

Phase 1 Site Investigation & Preliminary Risk Assessment

Client: Lidl Great Britain Ltd

A470/A40 Brecon

Report No: 1522.01.01

April 2026





Executive Summary

Remada Ltd was commissioned by Lidl Great Britain Ltd (hereafter 'the client') to undertake a Phase 1 Site Investigation and Preliminary Risk Assessment for a proposed new store at the land off the corner of A470/A40, Brecon, LD3 8LQ. The objectives of this assessment were to present a preliminary conceptual site model to identify plausible pollutant linkages as a preliminary risk assessment and to provide recommendations for subsequent investigation work.

Site Setting

The site occupies a roughly triangular plot of land to the south-west of A40 and south-east of A470. At present the site is undeveloped land. A drain is present in the south-western area of the site, extending from the north-western boundary into the central area and trending approximately north-east to south-west. A partial surface road is present in the south-eastern area of the site, extending from the north-eastern boundary into the central area and trending approximately north-east to south-west. The north-western boundary is marked by the A470, the north-eastern boundary is marked by the A40 and the south-eastern boundary is marked by the Afon Tarell approximately 10m bgl, with the site surrounded by semi-mature and mature vegetation.

Site History

The earliest available historical mapping from 1887-1889 indicates records the site to comprise part of two larger agricultural fields. A road (later identified as A470) trending approximately north-east to south-west is mapped in the south of the site. A Mill Race trending approximately north-east to south-west is mapped in the central area of the site. In 1964 the Mill Race is no longer mapped in the central area. A drain is mapped trending approximately north-east to south-west is mapped along the A470 in the south-western area. Between 1984 to 1989 the A470 has been rerouted to the north-west of the site, a partial section of the old road is still mapped in the south-eastern area.

Geology / Hydrogeology

Published geological maps record that the site is underlain by Glaciofluvial Sheet Deposits, a Secondary (A) Aquifer and the St Maughans Formation, designated as a Secondary (A) Aquifer.

Mining

The site is located within an area which 'might not be' affected by coal mining activity and is not located within a Coal Authority designated Coal Mining Reporting Area. Consequently, no further action is considered necessary at this stage relating to coal mining at and beneath the site.

Radon

The site is located in an Intermediate Probability Radon Area as 5 to 10% of homes are estimated to be at or above the Action Level, therefore basic radon protective measures are necessary.

Recommendations

Environmental

The desk study has identified a number of on-site and off-site potential sources of contamination that would require further investigation. The following is recommended:

- Investigation of the lateral and vertical extent of made ground/fill beneath the proposed store footprint;
- Collection of soil and groundwater samples from the areas identified above for contaminants of concern; and
- Ground gas monitoring.

Geotechnical

It is recommended that a ground investigation is undertaken to enable preliminary foundation design.



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Issue No	Date	Prepared By	Technical Review	Authorised
01	30.04.2026	M Bell 	P Searing 	G Jones 



1. INTRODUCTION

Remada Ltd was commissioned by Lidl Great Britain Ltd (hereafter 'the client') to undertake a Phase 1 Preliminary Risk Assessment for a proposed new store at the land off the corner of A470/A40, Brecon, LD3 8LQ at the location indicated in **Figure 1**.

1.1. Objectives

The objectives of this assessment are as follows:

- to develop a preliminary conceptual model of the site to identify plausible pollutant linkages; and
- to provide recommendations for subsequent investigation work.

1.2. Scope of Work

The scope and layout of this investigation and report is generally in accordance with BS10175:2026 and the Environment Agency's Land Contamination Risk Management guidance for land contamination reports.

The scope of work comprised a:

- review of local geological, hydrogeological, ground stability, and environmental data and historical mapping pertaining to the site and surrounding area; and
- identification of potential sources, pathways, and receptors, and development of a preliminary conceptual site model.

The scope of work did not include a site reconnaissance visit.

Due to the study site's positioning within Wales, the scope was also designed in line with the Welsh Land Contamination Working Group's Development of Land Affected by Contamination: A Guide for Developers version 3: May 2017. This guidance represents the culmination of a co-operative effort involving the Welsh Local Government Association (WLGA) and Natural Resources Wales (NRW). For the purpose of this report, any references to the Environment Agency (EA) should be seen as interchangeable with NRW.

1.3. Previous Reports

No previous reports have been made available to Remada at the time of writing.

1.4. Limitations

The comments given in this report and the opinions expressed are based on the information reviewed and observations during site work. However, there may be conditions pertaining to the site that have not been disclosed by this assessment and therefore could not be taken into account.



2. DESK STUDY

2.1. Description of Site

Site Description	The site occupies a roughly triangular plot of land to the south-west of A40 and south-east of A470, as indicated in Figure 2. At present the site is undeveloped land. A drain is present in the south-western area of the site, extending from the north-western boundary into the central area and trending approximately north-east to south-west. A partial surface road is present in the south-eastern area of the site, extending from the north-eastern boundary into the central area and trending approximately north-east to south-west. The north-western boundary is marked by the A470, the north-eastern boundary is marked by the A40 and the south-eastern boundary is marked by the Afon Tarell approximately 10m bgl, with the site surrounded by semi-mature and mature vegetation.
Area of Site	11812 m ² .
Site Elevation	The topographic elevation of the site is approximately 139.97 - 142.02m aOD (metres above ordnance datum).
National Grid Co-ordinates	303170 (E), 228230 (N)

2.2. Site Setting

The site is situated in a mixed commercial and residential area.

North-east:	A40 with residential houses beyond.
North-west:	A470 with the Brecon Enterprise Park beyond
South-east:	Afon Tarell with the Ffrwdgrech Industrial Estate beyond.

2.3. Site History

A summary of the historical land use of the site and surrounding area follows. The full historical maps are presented in **Appendix A**.

Map Date	Description of on-site activities
1887-1889	The earliest available mapping from 1887-1889 records the site to comprise part of two larger agricultural fields. A road (later identified as A470) trending approximately north-east to south-west is mapped in the south of the site. A Mill Race is mapped trending approximately north-east to south-west in the central area of the site.
1904-1905	No significant changes are mapped.
1938	No significant changes are mapped.
1953	No significant changes are mapped.
1964	The Mill Race is no longer mapped in the central area. A drain is mapped trending approximately north-east to south-west is mapped along the A470 in the south-western area.
1976-1979	No significant changes are mapped.
1984-1989	The A470 has been rerouted to the north-west of the site, a partial section of the old road is still mapped in the south-eastern area.
1995	No significant changes are mapped.



2000	No significant changes are mapped.
2006	No significant changes are mapped.
2025	No significant changes are mapped.

Map Date	Description of off-site activities
1887-1889	The area surrounding the site is predominantly rural, with the site surrounded fields. The Afon Tarell is mapped adjacent to the southern boundary of the site, flowing south-west to north-east. A saw mill is mapped approximately 110m north-east of the site. A prison and a row of residential properties are mapped approximately 120m east of the site. Residential properties associated with Brecon are mapped approximately 600m east of the site. A pump is mapped approximately 600m north of the site. A malthouse is mapped approximately 650m east of the site. The Neath and Brecon Railway is mapped running approximately north-west to south-east 750m north-east of the site. A reservoir (Brecon Water Works) is mapped approximately 750m south-east of the site. A cemetery is mapped approximately 1000m north-east of the site. A nursery is mapped approximately 950m north-east of the site. A quarry is mapped 950m south-east of the site.
1904 -1905	Residential houses are mapped approximately 70m north-east of the site. A laundry is mapped 450m east of the site. An isolation hospital is mapped approximately 600m west of the site. A saw mill is mapped approximately 1000m north-east of the site. The malthouse is no longer mapped. The quarry 950m south-east is not labelled as 'Old Quarry'.
1938	A tannery is mapped approximately 1000m east of the site.
1953	A residential development is mapped approximately 350m and 500m east of the site. The isolation hospital 600m west of the site is no longer labelled.
1964	The saw mill 110m north-east of the site is relabelled as builder's yard. Two 'works' are mapped approximately 150m south-east of the site. The prison 120m east of the site is no longer mapped with residential properties in its place. The tannery 1000m east of the site is relabelled as works. The saw mill 1000m north-east of the site is relabelled as mill.
1974-1979	Several industrial type building buildings labelled as works and engineering works are mapped in the area 50m to 250m south of the site. Two electrical substations are mapped approximately 70m and 150m south of the site. An oil depot is mapped approximately 150m south of the site. Two tanks are mapped approximately 110m and 200m south of the site associated with the oil depot. A depot is mapped approximately 500m north-west of the site. A hospital is mapped 500m east of the site. Allotment gardens are mapped approximately 600m north and north-east of the site. The reservoir (Brecon Water Works) 750m south-east of the site is relabelled as water works with filter beds and a reservoir. Allotment gardens are mapped approximately 750m north-east of the site. The mill 1000m north-east of the site is no longer mapped. The old quarry is no longer labelled. The tannery is no longer mapped. A telephone exchange is mapped approximately 800m north-east.
1984-1989	Major changes to the highway infrastructure are mapped, as mentioned above the A470 is no longer mapped through the site and is remapped along the north-western boundary. The A40 is mapped along the north-eastern boundary of the site on an embankment. A large roundabout is mapped adjacent the north-eastern corner of the site. The works and engineering works mapped in the area 50m to 200m south of the site are labelled as Ffrwdgrech Industrial estate. A coal yard is mapped approximately 120m south of the site,



	though by 1989 it is no longer mapped. The builder's yard 100m north-east of the site is no longer mapped. Commercial-type buildings labelled as Warren Road Enterprise Park are mapped approximately 120m north-west of the site. An electrical substation is mapped approximately 50m north-west of the site.
1995	No significant changes are mapped.
2000	Further expansion to the Warren Road Enterprise Park is mapped 90m north-west of the site. Further expansion to the Ffrwdgrech Industrial estate is mapped approximately 300m south-west of the site. The allotment gardens 600m north of the site are no longer mapped.
2006	The Warren Road Enterprise Park is relabelled as Brecon Enterprise Park. A large cattle market is mapped approximately 350m north-west of the site. The hospital 500m south-east is no longer labelled.
2025	The hospital is now labelled as a school. Expansion of the depot 500m north-west of the site is mapped. Further expansion of the Brecon Enterprise Park is mapped 200m north-west of the site. A recycling site is mapped approximately 400m south-west of the site. The water works and reservoir 750m south-east of the site are relabelled as reservoirs (covered). The telephone exchange is no longer mapped.

2.4. Proposed Site Use

It is understood that the proposed use for the site will be a Lidl retail store with associated car park and soft landscaping. A proposed indicative site layout plan is presented as **Figure 3**, with the site being accessed from the A470 along the north-western boundary. The proposed store footprint is indicated to be in the northern area of the site, with the remaining areas being a combination of car parking, HGV access and soft landscaping.

2.5. Environmental Setting

2.5.1. Made Ground and Superficial Geology

Information from the environmental report and the British Geological Survey (BGS) 1:50,000 scale map Sheet 213 (Brecon) does not indicate any artificial ground either on, or in the immediate vicinity of, the study site. Artificial Ground is a term used by the BGS for those areas where the ground surface has been significantly modified by human activity, and includes made ground, worked ground, infilled ground, landscaped ground and disturbed ground. It is not expected to be encountered according to the mapping; however, taking consideration of the site's historic use and satellite imagery it is likely that made ground will be encountered underlying the site.

The superficial deposits underlying the site are indicated to comprise Glaciofluvial Sheet Deposits. The BGS describe these as typically comprising *'sand and gravel, locally with lenses of silt, clay or organic material; characteristic 'sandur' (sheet) and valley train form; of glaciofluvial origin'*

The superficial deposits are designated as a Secondary (A) Aquifer (ref Envirocheck **Appendix B**).

2.5.2. Bedrock Geology

The bedrock directly underlying the site is formed of the St Maughans Formation. The BGS describes this Formation as typically comprising *'Interbedded purple, brown and green sandstones and red mudstones with intraformational conglomerates containing calcrete clasts.'*

The bedrock is designated as a Secondary (A) Aquifer (ref Envirocheck **Appendix B**).

2.5.3. Historic BGS Borehole Records

There are twenty-one (21 No.) historic BGS borehole records within 250m of the site. The nearest is mapped 22m north-east of the site (BGS ID: 261308). The reported ground conditions are 'TOPSOIL' to 0.4m below ground level (bgl), underlain by 'red-brown clayey fine SAND' to 0.8m bgl, 'medium dense SAND and GRAVEL with cobbles and



boulders' to 6.40m bgl, 'very dense SAND and GRAVEL with boulders' to 7.35m bgl, 'sandstone COBBLES and BOULDERS with some clay' to 8.70m 'red-brown argillaceous fine SANDSTONE with sinuous horizontal calcite filled veins; core jointed generally at 0° or 90°' to 10.70m and 'red-brown sandy MUDSTONE with occasional patches of grey-green siltstone and small segregations of calcite; joints generally at 0° or 70°; core broken in parts i.e. 10.80m to 11.20m' to the base at 12.00m bgl.

Relevant BGS borehole logs are displayed in **Appendix D**.

2.5.4. Groundwater Abstractions

There is one (1 No.) groundwater abstraction point within 500m of the site. This is located 169m south-west of the site, operated by Dwr Cymru Cyfyngedig at Fennifach Road, Fennifach, Brecon for Public Water Supply: Potable Water Supply - Direct (ref Envirocheck **Appendix C**).

2.5.5. Source Protection Zones

The site is located within an Environment Agency designated Zone II (Outer Protection Zone) Source Protection Zone. This is defined by the EA as 'either 25% of the source area or a 400-day travel time whichever is greater' (ref Envirocheck **Appendix C**).

2.5.6. Surface Water Features and Abstractions

There is an unnamed drain present on the site. The Afon Tarell is also mapped 6m south-east of the site (ref Envirocheck **Appendix B**).

There are four (4 No.) surface water abstraction points within 500m of the site. The nearest is located 169m south-west of the site operated by Dwr Cymru Cyfyngedig at Fennifach, Brecon for Public Water Supply: Potable Water Supply - Direct (ref Envirocheck **Appendix C**).

2.5.7. Flooding Vulnerability

The site is located in an area with the potential for groundwater flooding to occur at the surface. There is a Low (1000 year return) risk of flooding from surface water along the south-eastern and north-eastern boundaries. The site is in a Flood Zone 2 (Extreme Flooding from Rivers or Sea without Defences) along the south-eastern boundary of the site (ref Envirocheck **Appendix C**).

2.5.8. Ground Stability

The Envirocheck Report (**Appendix C**) provides the following information regarding ground stability.

Collapsible Deposits	There is a 'very low' hazard rating from collapsible rocks.
Compressible Ground	There is a 'no' hazard rating from compressible ground.
Rock Solubility / Dissolution	There is a 'no' hazard rating from rock solubility at the site.
Landslides	There is a 'very low' hazard rating from landslides.
Running Sand	There is a 'very low' hazard rating for running sands.
Shrinking / Swelling of Clay	There is a 'very low' hazard rating for shrinkage / swelling of clay.

2.5.9. Radon

The site is located in an Intermediate Probability Radon Area as 5 to 10% of homes are estimated to be at or above the Action Level, therefore basic radon protective measures are necessary (ref Envirocheck **Appendix C**).

2.5.10. Environmentally Sensitive Site Designations

There are four (4 No.) environmentally sensitive zones within the site. The site is fully designated within the Brecon Beacons National Park. The site is designated as a Site of Special Scientific Interest (SSSI) and Special Areas of Conservation for the River Usk (Upper Usk) / Afon Wysg (Wysg Uchaf). There is an unnamed restored Ancient Woodland on site (ref Envirocheck **Appendix C**).



2.6. Industrial Land Use

There are seventeen (17 No.) contemporary trade directory entries locations within 250m of the site. The nearest is 62m south and pertains to Hay & Brecon Farmers as Agricultural Merchants and is recorded as active (ref Envirocheck **Appendix C**).

There is one fuel station entry within 1000m of the study site. This is located 580m to the East on Church Street operated by Gulf and is recorded as being open (ref Envirocheck **Appendix C**).

2.7. Environmental Permits, Incidents & Registers

There is one (1 No.) Local Authority Pollution Prevention and Controls within 250m of the site. This is 125m south-east at Ffrwdgrech Workshops, Ffrwdgrech, Brecon by Powys County Council and is for PG1/1Waste oil burners, less than 0.4MW net rated thermal input for Local Authority Air Pollution Control. The status is recorded as authorisation revoked (ref Envirocheck **Appendix C**).

There are four (4 No.) recorded pollution incidents to controlled water within 250m of the site. All four pertain to oils - diesel (including agricultural) at Llanfaes Bridge, Brecon 97-104m south of the site impacting the Afron Tarell in June 1998. The incident is recorded as being a Category 3 (Minor Incident) (ref Envirocheck **Appendix C**).

There are two (2 No.) historical prosecutions within 250m of the site. The nearest is 170m west at Unit 3-4 Brecon Enterprise Park for nearby fields used for discharging waste water had become saturated leading to the waste running into the nearby watercourse in June 2003 and is recorded as a guilty verdict (ref Envirocheck **Appendix C**).

There is one (1 No.) substantiated pollution incident register within 250m of the site. This is located 8m south of the site as Inorganic Chemical: Alkalis in August 2009. The water impact is recorded as Category 1 (Major Incident), air impact as Category 3 (Minor Impact) and land impact as Category 4 (No Impact) (ref Envirocheck **Appendix C**).

There are twenty-two (22 No.) recorded discharge consents within 250m of the site. The nearest is mapped 1m south-west of the site at Brecon Foods Ltd, Unit 2 Warren Road for Trade Discharges - Process Effluent - Not Water Company to a freshwater stream or river, issued December 2018.

2.8. Landfill & Waste Sites

The Envirocheck search has included a check on the Local Authority's landfill coverage at the site. Powys County Council has supplied landfill data.

There is one (1 No.) BGS recorded landfill sites within 1000m of the site. This is located 988m east of the site in Brecon, Powys operated by Dinas with no other information provided (ref Envirocheck **Appendix C**).

There are two (2 No.) recorded historical landfill sites within 1000m of the site. The nearest is located 667m north-east of the site at Llanfaes, Brecon, which received Deposited Waste, including Commercial and Household Waste between December 1955 and December 1974 (ref Envirocheck **Appendix C**).

There are six (6 No.) licensed waste management facilities within 1000m of the site. The two nearest records pertain to a site 122m south-east Brecon, Powys operated by Powys County Council which is categorised as Household, Commercial and Industrial Transfer Stations. The status is recorded as effective September 2015 (ref Envirocheck **Appendix C**).

There are two (2 No.) local authority recorded landfill sites within 1000m of the site. The nearest is 667m north-east of the site at Tarrel, no other information is supplied, though is assumed to be the same as the nearest historical landfill site (ref Envirocheck **Appendix C**).

There is one (1 No) record of potentially infilled land within the site boundary, recorded as unknown Filled Ground (Pond, marsh, river, stream, dock etc) (ref Envirocheck **Appendix C**).

2.9. Mining

The site is located within an area which might not be affected by coal mining activity (ref Envirocheck **Appendix C**). Consequently, no further action is considered necessary at this stage relating to coal mining at and beneath the site.



2.10. Unexploded Ordnance (UXO) Risk

A non-specialist UXO screening exercise was initially carried out for the site by considering (a) any evidence of UK defence activities on or near the site evident from the gathered desk study information and (b) the unexploded aerial-delivered ordnance (UXO) regional risk mapping produced by Zetica.

There is no indication of former military use from the desk study.

Furthermore, the freely available Zetica UXO risk mapping (presented in **Appendix E**) indicates the site to be located within an area where the bomb risk is 'Low'. This is defined by Zetica as an area having an indicated bombing density of 15 bombs per 1000 acres or less.



3. PRELIMINARY RISK ASSESSMENT

3.1. Introduction

A Preliminary Risk Assessment (PRA) has been completed for the site. This PRA identifies the potential sources, pathways, and receptors for the site, in order to assess the potential risks posed by identified potential sources to human health and / or controlled waters receptors. When required, the viability of the Source-Pathway-Receptor pollutant linkage must be evaluated further to determine whether an actual risk is present.

3.2. Potential Sources

On-site Historical

- Made Ground associated with A470.
- Infilled Mill Race.

On-site Current

- None

Off-site Historical

- Construction of A470 and A40
- Saw Mill

Off-site Current

- Brecon Enterprise Park
- Electrical substations

3.3. Potential Contaminants of Concern (PCOCs)

- Metals
- Asbestos (associated with demolition and redevelopment of the existing site).
- Total petroleum hydrocarbons (TPH)
- Polycyclic aromatic hydrocarbons (PAH).
- Ground gases (carbon dioxide and methane)
- Polychlorinated Biphenyls (PCBs)
- Radon gas

3.4. Potential Receptors

Human Health

- On-site Lidl store staff.
- Construction workers.
- On-site general public and visiting staff (such as contractors, including those conducting excavation works).
- Neighbouring residents

Controlled Waters

- Secondary (A) Aquifer in Superficial Deposits
- Secondary (A) Aquifer in bedrock;
- Afon Tarell.



3.5. Preliminary Conceptual Model

The Preliminary Conceptual Site Model of the site has been prepared and illustrates the potentially active pollutant linkages. A pollutant linkage is present only when a source, pathway and receptor exist together.

- A **source** is a substance that has potential to cause harm or adversely affect human health, water resources or the wider environment.
- A **pathway** is the route or means by which a source of contamination can migrate resulting in exposure to a receptor.
- A **receptor** is something that could be adversely affected by a contaminant such as human health, an ecological system, animals or crops, buildings or controlled waters.

The Preliminary Conceptual Site Model is presented in **Table 1**.



Potential Source Areas	Potential Contaminant of Concern	Pathways	Potential Receptor	Exposure Route (Human unless otherwise stated)	Potential Identified Linkage (unmitigated)	Findings of Ground investigation	Risk (Un-mitigated)	Proposed Remediation (Mitigation) Measures	Residual Risk Estimation
<u>On-site Sources</u>				Direct Soil Ingestion	N/A	Not Applicable (N/A)	N/A	N/A	N/A
Made Ground associated with A470 and infilling of Mill Race.		Disturbance due to construction plant causing direct contact, dusts, vapours.		Indoor Dust ingestion	Yes	To be assessed (TBA)	Potential risk	TBA	TBA
				Skin Contact with Soils	Yes	As above	Potential risk	TBA	TBA
				Skin Contact with Dust	Yes	As above	Potential risk	TBA	TBA
<u>Off-site Sources</u>		Direct Contact with occupants of the proposed development and building fabric.	Occupants of the development / building fabric	Inhalation of Outdoor Dust	Yes	As above	Potential risk	TBA	TBA
Construction of A470 and A40	Asbestos / Metals As, Be, Cd, Cu, Cr (VI), Cr (III) Hg, Ni, Se, Va, Zn, Boron, TPH /PAH	Ingestion of home grown produce		Ingestion of home grown produce	N/A	Commercial end-use - devoid of garden	N/A	N/A	N/A
Saw Mill		Inhalation of fibres / vapours / gases by occupants of proposed development	Adjacent residents during construction	Inhalation of Outdoor Vapours	Yes	TBA	Potential risk	TBA	TBA
				Inhalation of Indoor Vapours	Yes	As above	Potential risk	TBA	TBA
Brecon Enterprise Park				Inhalation of ground gas	Yes	As above	Potential risk	TBA	TBA
Electrical substations		Permeation of water supply pipework	Afon Tarell.	Inhalation of radon gas	Yes	Intermediate Probability Area	Potential risk	Basic radon protective measures	Negligible
		Surface water runoff	Secondary (A) Aquifer	Direct contact - building materials	Yes	TBA	Potential risk	TBA	TBA
				Ingestion via permeated water supply pipework	Yes	TBA	Potential risk	TBA	TBA
				Surface water runoff	Yes	TBA	Potential risk	TBA	TBA
				Direct contact with Secondary (A) Aquifer in Superficial Deposits	Yes	As above	Potential risk	TBA	TBA
		Leachate		In-direct contact with Secondary (A) Aquifer in bedrock	Yes	As above	Potential risk	TBA	TBA

Table 1: Preliminary Conceptual Site Model

Direct contact with subsurface soil and/or groundwater during redevelopment works are not assessed as part of the CSM. It is considered that risks to workers will be managed as part of any the redevelopment works at the site through the application of health and safety procedures, where required.



4. CONCLUSIONS & RECOMMENDATIONS

4.1. Conclusions

The site occupies a roughly triangular plot to the south-west of A40 and south-east of A470. At present the site is undeveloped land with the site surrounded by semi-mature and mature vegetation. A drain is present in the south-western area of the site, extending from the north-western boundary into the central area and trending approximately north-east to south-west. A partial surface road is present in the south-eastern area of the site, extending from the north-eastern boundary into the central area and trending approximately north-east to south-west. The north-western boundary is marked by the A470, the north-eastern boundary is marked by the A40 and the south-eastern boundary is marked by the Afon Tarell.

The earliest available historical mapping from 1887-1889 indicates records the site to comprise part of two larger agricultural fields. A road (later identified as A470) trending approximately north-east to south-west is mapped along the southern boundary. A Mill Race trending approximately north-east to south-west is mapped in the central area of the site. In 1964 the Mill Race is no longer mapped in the central area. A drain is mapped trending approximately north-east to south-west is mapped along the A470 in the south-western area. Between 1984 to 1989 the A470 is no longer mapped along the southern boundary, a partial section of the road is mapped in the south-eastern area.

Published geological maps record that the site is underlain by Glaciofluvial Sheet Deposits, a Secondary (A) Aquifer and the St Maughans Formation, designated as a Secondary (A) Aquifer.

The site is located within an area which 'might not be' affected by coal mining activity and is not located within a Coal Authority designated Coal Mining Reporting Area. Consequently, no further action is considered necessary at this stage relating to coal mining at and beneath the site.

The site is located in an Intermediate Probability Radon Area as 5 to 10% of homes are estimated to be at or above the Action Level, therefore basic radon protective measures are necessary.

4.2. Recommendations

Environmental

The desk study has identified a number of on-site and off-site potential sources of contamination that would require further investigation. The following is recommended:

- Investigation of the lateral and vertical extent of made ground/fill beneath the proposed store footprint.
- Collection of soil and groundwater samples from the areas identified above for contaminants of concern; and
- Ground gas monitoring.

In accordance with CIRIA C665 the monitoring period should comprise not less than four visits for a proposed commercial development and should cover the "worst case" scenario which would occur during falling atmospheric pressure and, in particular, weather conditions such as rainfall and frost.

Geotechnical

It is recommended that a ground investigation is undertaken to enable preliminary foundation design.



REFERENCES & GUIDANCE

- AGS, *Guidance on the Waste Classification for Soils – A Practitioners' Guide* 2019.
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STUDY LIMITATIONS

IMPORTANT. This section should be read before reliance is placed on any of the information, opinions, advice, recommendations or conclusions contained in this report.

1. This report has been prepared by Remada, Ltd with all reasonable skill, care and diligence within the terms of the Appointment and with the resources and manpower agreed with (the 'Client'). Remada does not accept responsibility for any matters outside the agreed scope.

2. This report has been prepared for the sole benefit of the Client unless agreed otherwise in writing.

3. Unless stated otherwise, no consultations with authorities or funders or other interested third parties have been carried out. Remada is unable to give categorical assurance that the findings will be accepted by these third parties as such bodies may have published, more stringent objectives. Further work may be required by these parties.

4. All work carried out in preparing this report has used, and is based on, Remada's professional knowledge and understanding of current relevant legislation. Changes in legislation or regulatory guidance may cause the opinion or advice contained in this report to become inappropriate or incorrect. In giving opinions and advice pending changes in legislation, of which Remada is aware, have been considered. Following delivery of the report Remada has no obligation to advise the Client or any other party of such changes or their repercussions.

5. This report is only valid when used in its entirety. Any information or advice included in the report should not be relied upon until considered in the context of the whole report.

6. Whilst this report and the opinions made are to the best of Remada's belief, Remada cannot guarantee the accuracy or completeness of any information provided by third parties.

7. This report has been prepared based on the information reasonably available during the project programme. All information relevant to the scope may not have received.

8. This report refers, within the limitations stated, to the condition of the site at the time of the inspections. No warranty is given as to the possibility of changes in the condition of the site since the time of the investigation.

9. The content of this report represents the professional opinion of experienced environmental consultants. Remada does not provide specialist legal or other professional advice. The advice of other professionals may be required.

10. Where intrusive investigation techniques have been employed they have been designed to provide a reasonable level of assurance on the conditions. Given the discrete nature of sampling, no investigation technique is capable of identifying all conditions present in all areas. In some cases the investigation is further limited by site operations, underground obstructions and above ground structures. Unless otherwise stated, areas beyond the boundary of the site have not been investigated.

11. If below ground intrusive investigations have been conducted as part of the scope, service tracing for safe location of exploratory holes has been carried out. The location of underground services shown on any drawing in this report has been determined by visual observations and electromagnetic techniques. No guarantee can be given that all services have been identified. Additional services, structures or other below ground obstructions, not indicated on the drawing, may be present on site.

12. Unless otherwise stated the report provides no comment on the nature of building materials, operational integrity of the facility or on any regulatory compliance issues.

13. Unless otherwise stated, samples from the site (soil, groundwater, building fabric or other samples) have NOT been analysed or assessed for waste classification purposes.



FIGURES

- Figure 1 Site Location Plan**
Figure 2 Existing Site Layout
Figure 3 Proposed Indicative Site Layout



APPENDIX A

1:2500 & 1:10000 Scale Historical Mapping



APPENDIX B

Envirocheck Report – Mapping



APPENDIX C

Envirocheck Report – Datasheet



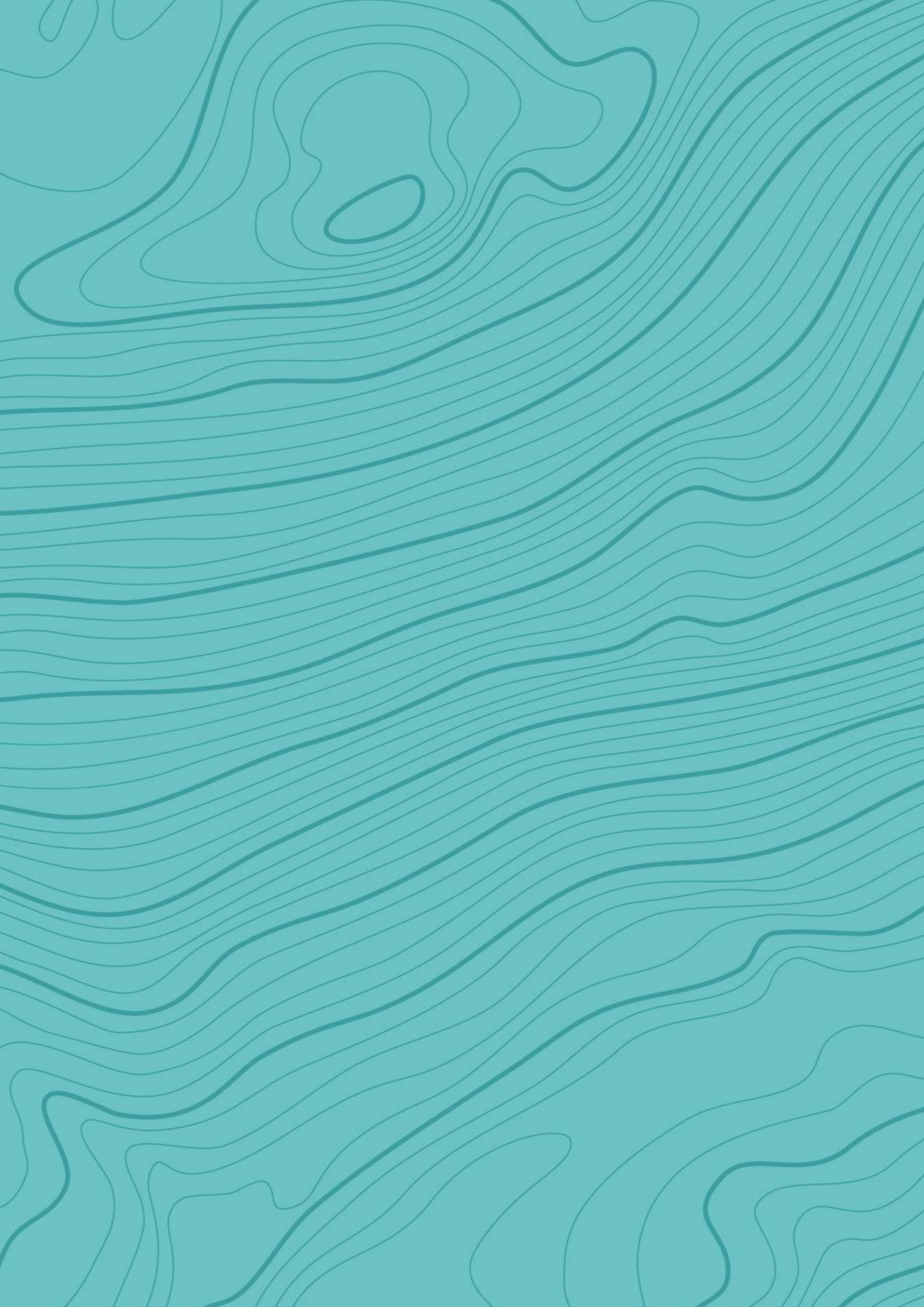
APPENDIX D

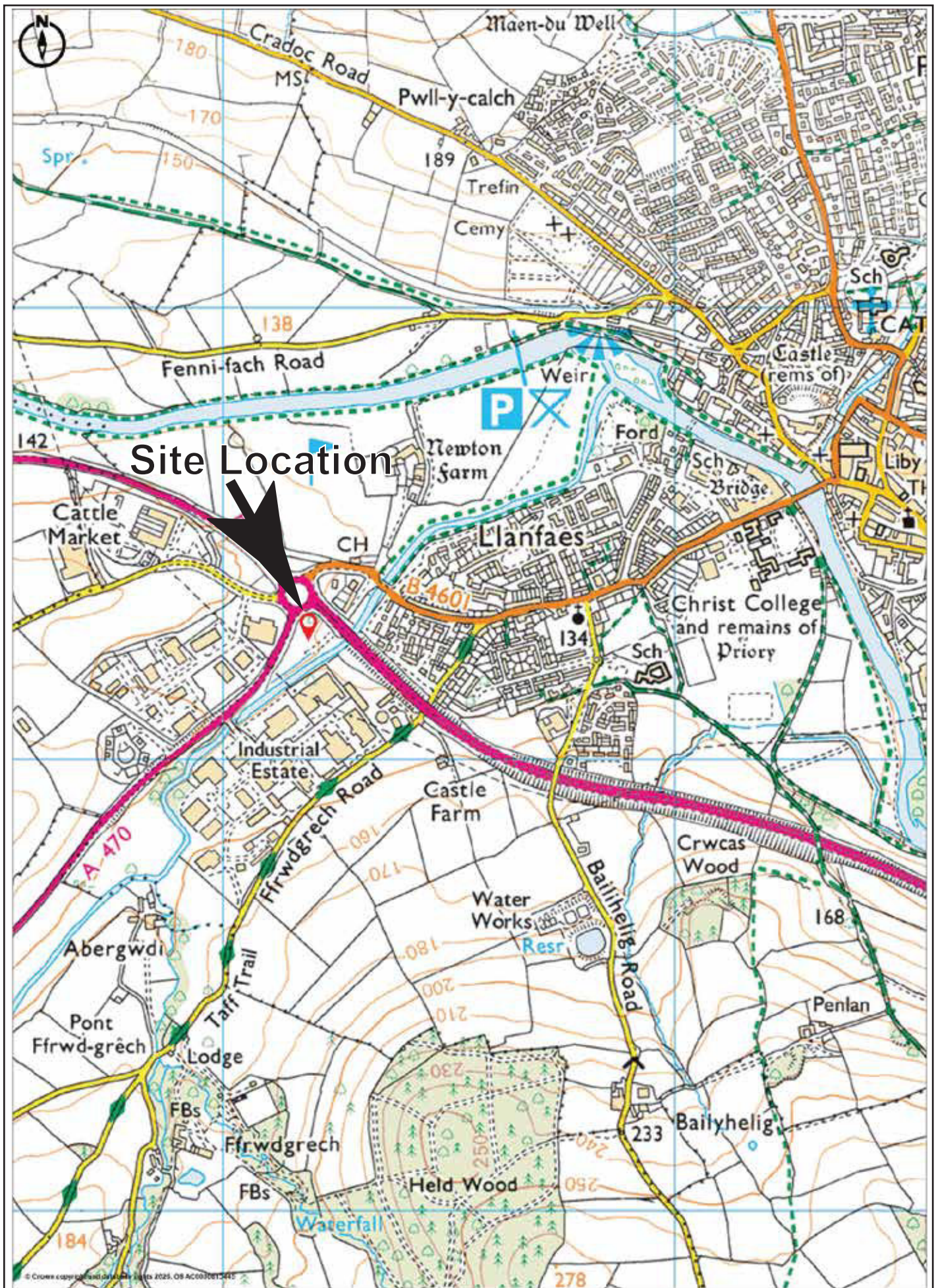
Historic BGS Borehole Logs



APPENDIX E

Zetica UXO Risk Mapping



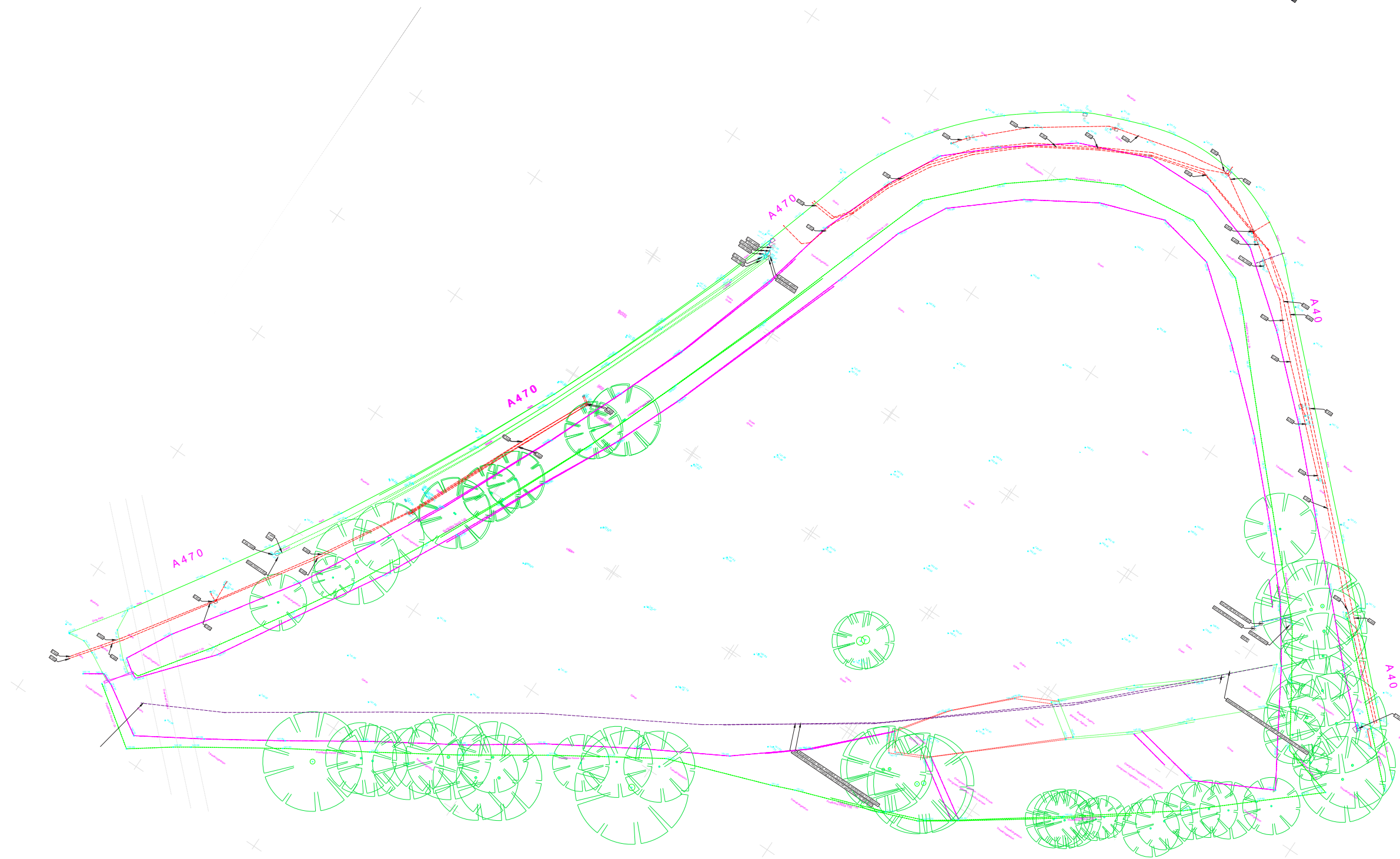


Notes



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Plotted Scale - 1:15000. Paper Size - A4

Revision	Approved	Date	Project Title	Scale	Drawn	Size
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			Drawing Title	Date	Job No.	Figure No.
			Site Location Plan	25.03.26	1522	01
			Client	 		
			Lidl Great Britain Ltd			



Legend

Notes

Existing site plan reproduced from Cube Surveys Utility Survey PAS-128B Land off A470/A40, drawing ref: CUB-L-050-Brecon dated March 2026.

Revision	Approved	Date

Project Title
A470/A40 Brecon

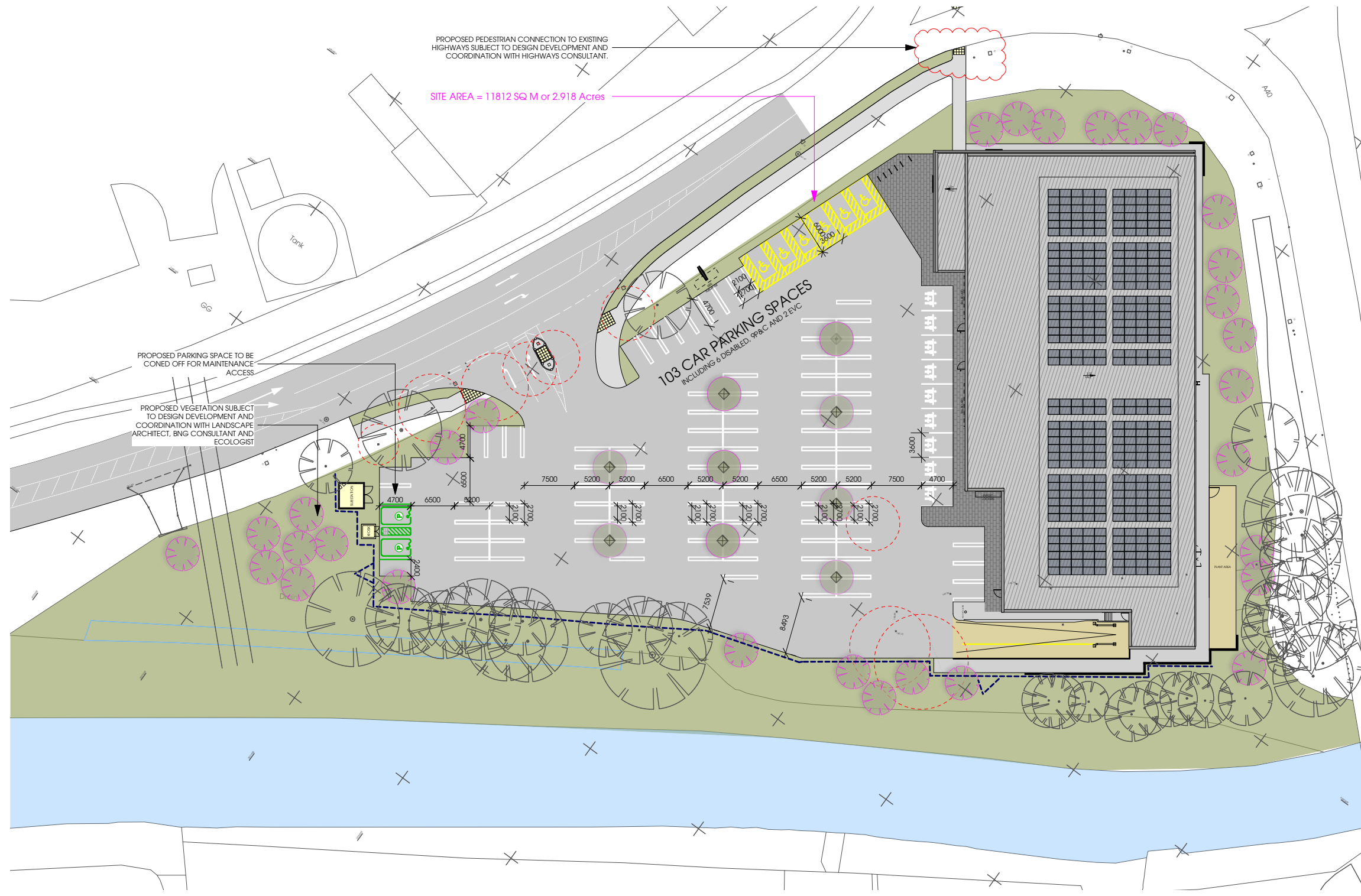
Drawing Title
Existing Layout

Client
Lidl Great Britain Ltd



Scale	Drawn	Size
NTS	MB	A4
Date	Job No.	Figure No.
20.04.26	1522	02





Legend

Notes
Proposed layout plan reproduced from HTC Architects Proposed Setting Out Site Plan, drawing ref: 3223 P410 rev F dated April 2026.

The proposed site layout is indicative only and subject to change.

Revision	Approved	Date

Project Title
A470/A40 Brecon

Drawing Title
Proposed Site Layout

Client
Lidl Great Britain Ltd

Scale	Drawn	Size
NTS	JS	A4
Date	Job No.	Figure No.
25.09.26	1522	03

