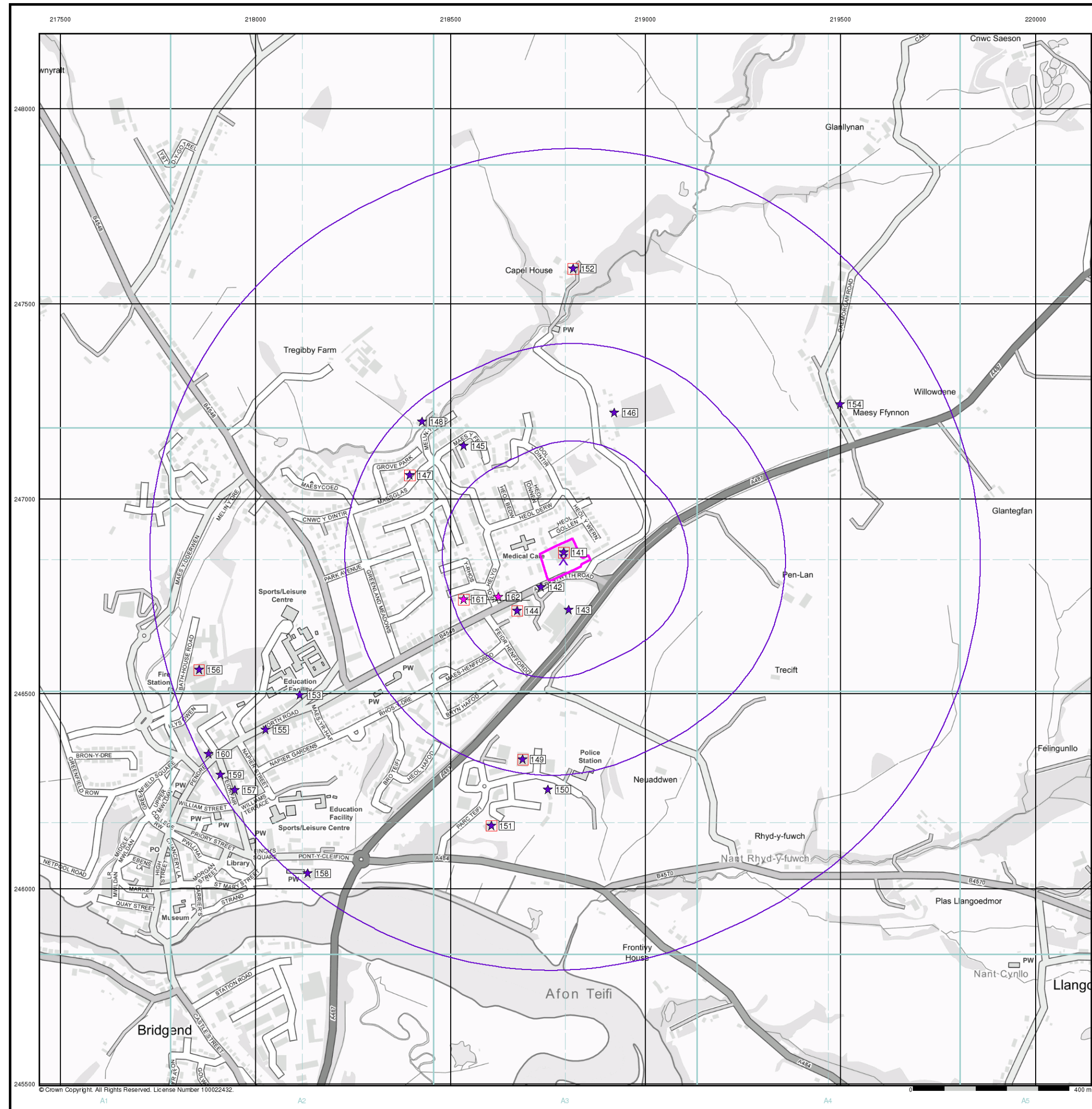




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Industrial Land Use Map

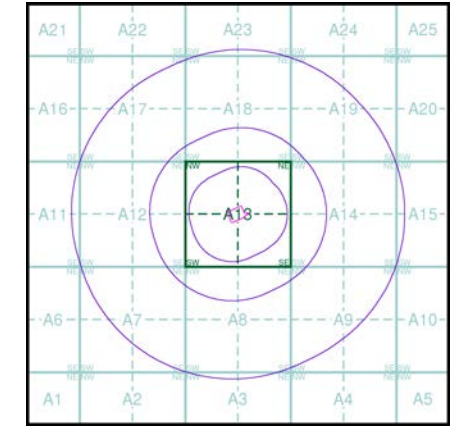
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Slice
- Map ID

Industrial Land Use

- Contemporary Trade Directory Entry
- Fuel Station Entry
- Gas Pipeline
- Underground Electrical Cables

Industrial Land Use Map - Slice A

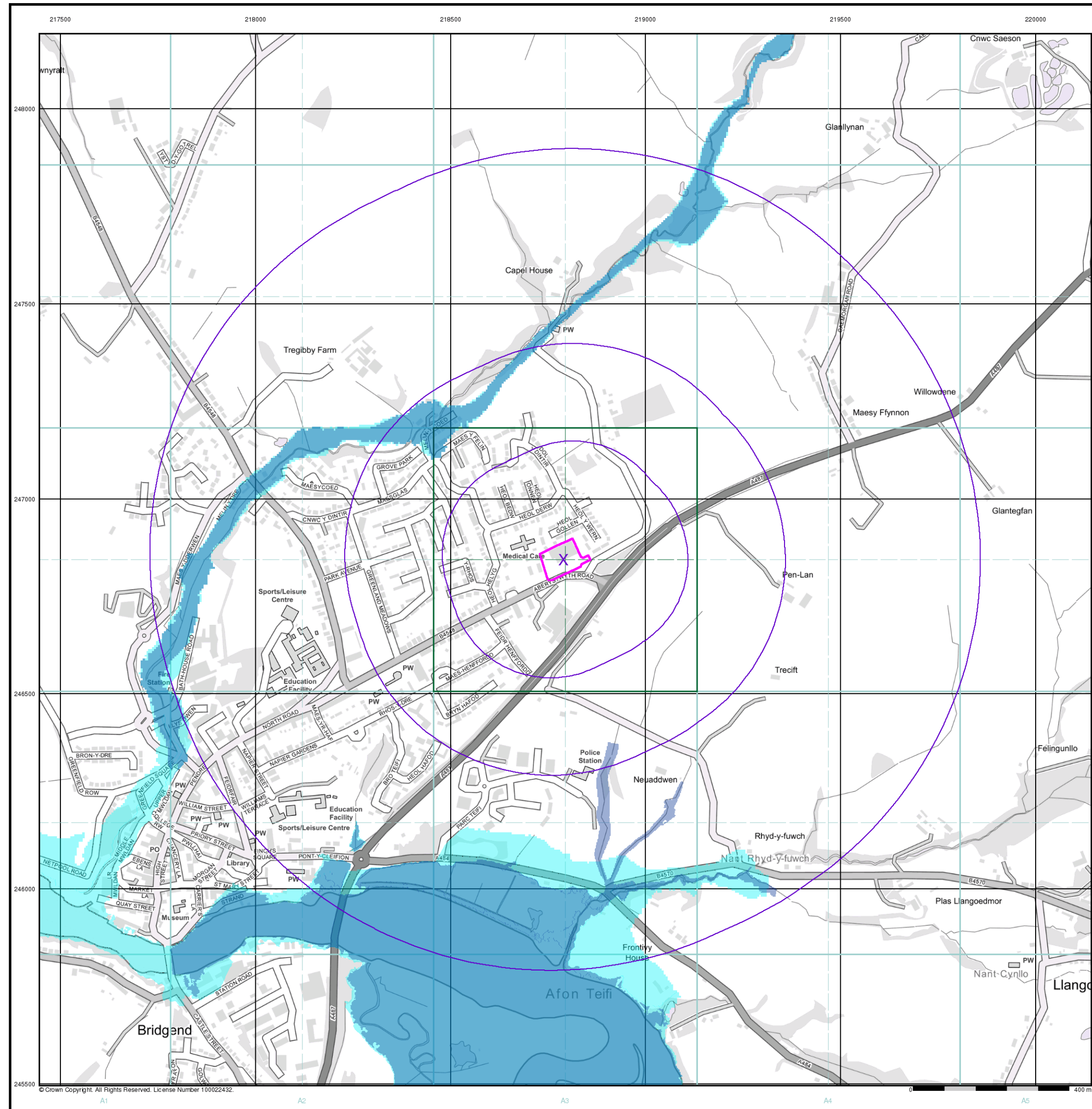


Order Details

Order Number: 290048455_1_1
Customer Ref: 941.01
National Grid Reference: 218790, 246840
Slice: A
Site Area (Ha): 0.75
Search Buffer (m): 1000

Site Details

B & M Bargains, Aberystwyth Road, CARDIGAN, SA43 1NA



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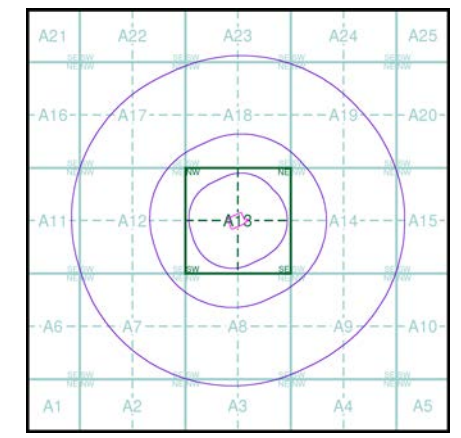
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

Agency and Hydrological (Flood)

- Extreme Flooding from Rivers or Sea without Defences (Zone 2)
- Flooding from Rivers or Sea without Defences (Zone 3)
- Area Benefiting from Flood Defence
- Flood Water Storage Areas
- Flood Defence

Flood Map - Slice A

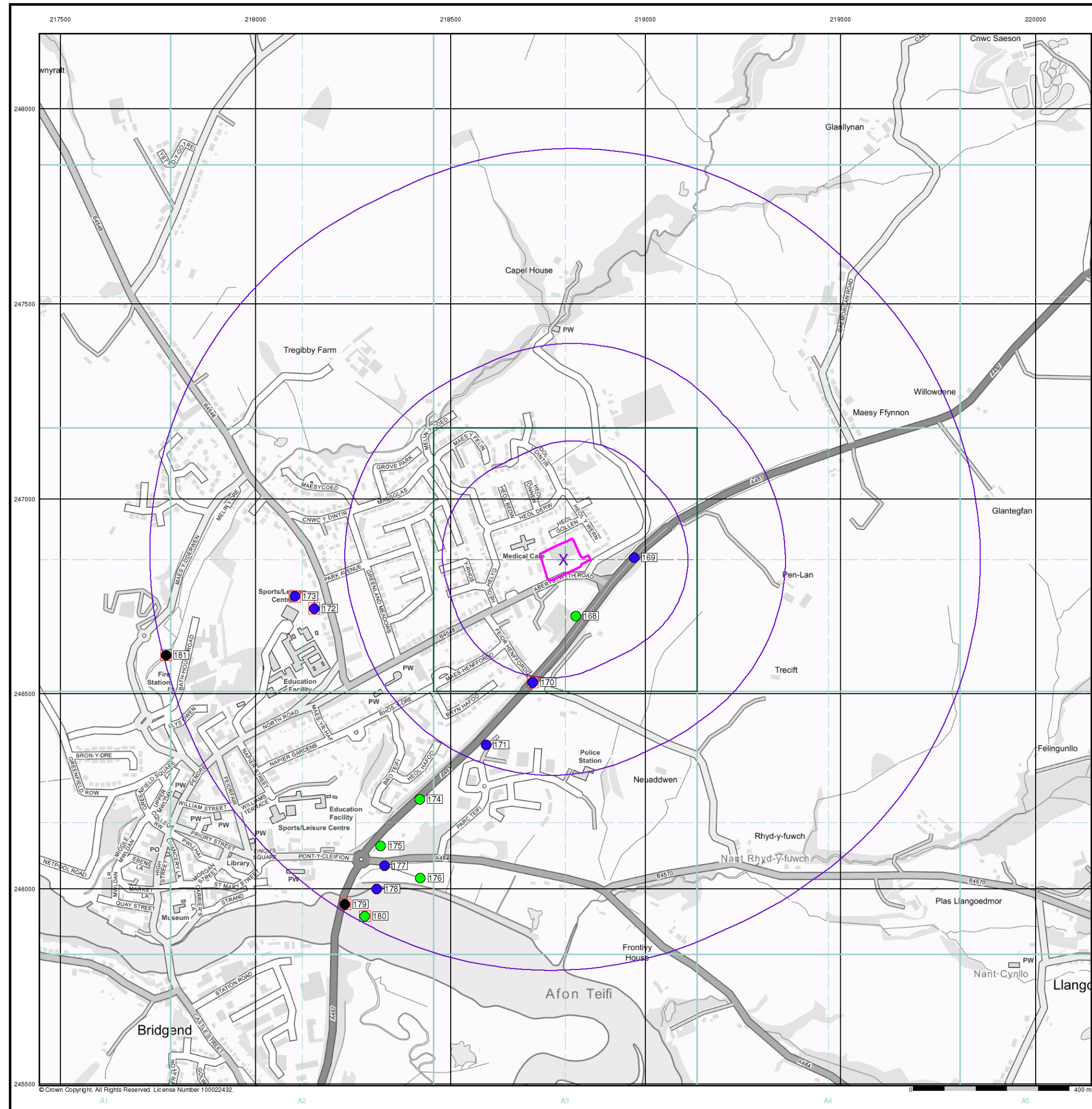


Order Details

Order Number: 290048455_1_1
Customer Ref: 941.01
National Grid Reference: 218790, 246840
Slice: A
Site Area (Ha): 0.75
Search Buffer (m): 1000

Site Details

B & M Bargains, Aberystwyth Road, CARDIGAN, SA43 1NA



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General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point
- Map ID
- Several of Type at Location

Agency and Hydrological (Boreholes)

- BGS Borehole Depth 0 - 10m
- BGS Borehole Depth 10 - 30m
- BGS Borehole Depth 30m +
- Confidential
- Other

For Borehole information please refer to the Borehole .csv file which accompanied this slice.

A copy of the BGS Borehole Ordering Form is available to download from the Support section of www.envirocheck.co.uk.

Borehole Map - Slice A

Order Details

Order Number:	290048455_1_1
Customer Ref:	941.01
National Grid Reference:	218790, 246840
Slice:	A
Site Area (Ha):	0.75
Search Buffer (m):	1000

Site Details

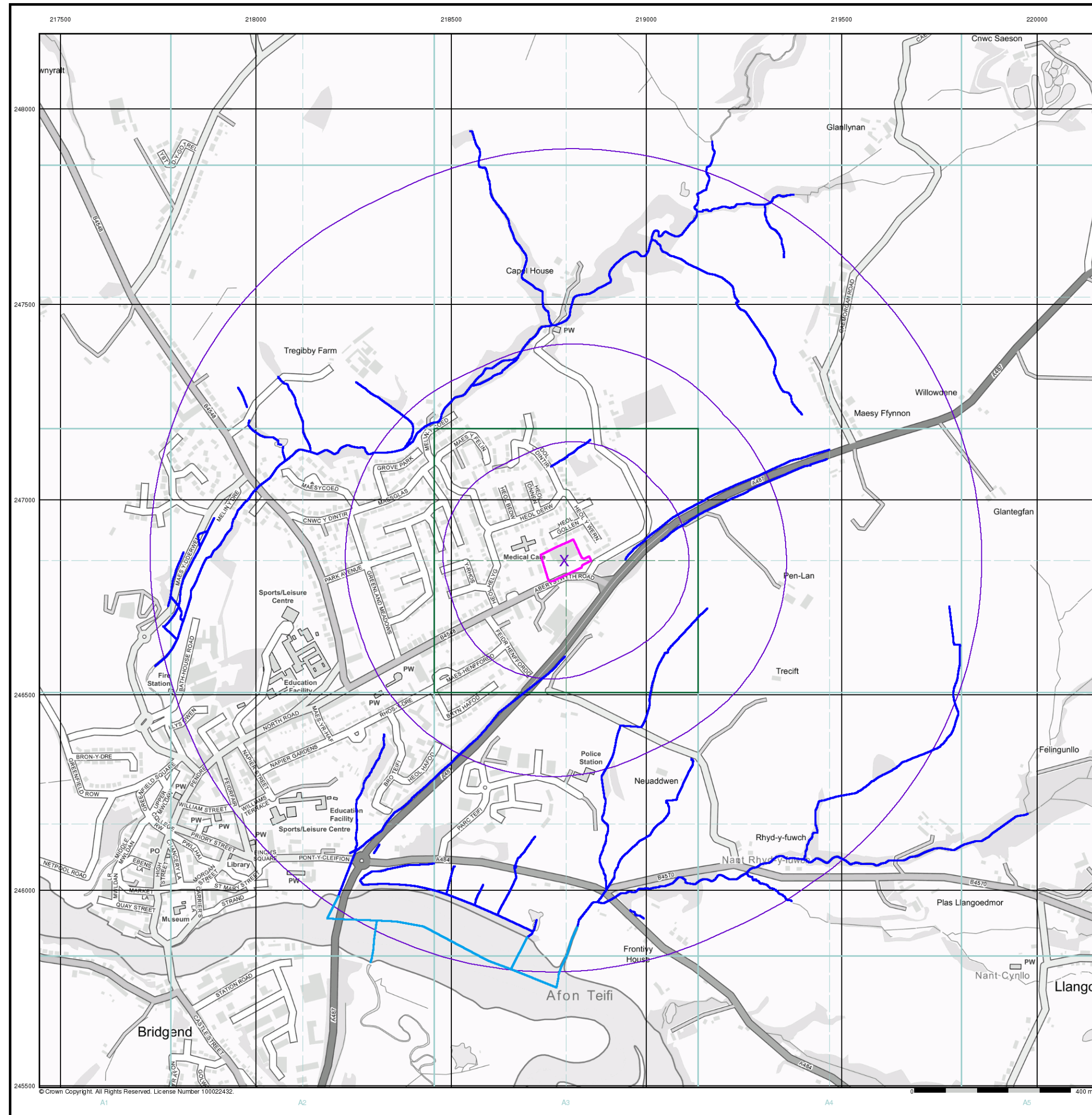
B & M Bargains, Aberystwyth Road, CARDIGAN, SA43 1NA

Landmark[®]

INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk

A Landmark Information Group Service v50.0 21-Jan-2022 Page 4 of 5



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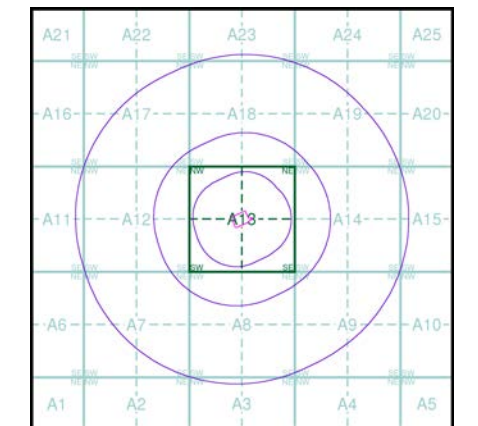
General

- Specified Site
- Specified Buffer(s)
- Bearing Reference Point

OS Water Network Data

- | | |
|--------------|-------------------------|
| Canal | Drain |
| Reservoir | Other |
| Foreshore | Lake |
| Marsh | Transfer |
| Tidal River | Lock Or Flight Of Locks |
| Inland River | Sea |

OS Water Network Map - Slice A



Order Details

Order Number: 290048455_1_1
Customer Ref: 941.01
National Grid Reference: 218790, 246840
Slice: A
Site Area (Ha): 0.75
Search Buffer (m): 1000

Site Details

B & M Bargains, Aberystwyth Road, CARDIGAN, SA43 1NA

Landmark
INFORMATION GROUP

Tel: 0844 844 9952
Fax: 0844 844 9951
Web: www.envirocheck.co.uk



APPENDIX C

Petroleum Officer Correspondence

Callum Whitehead

From: Richard Davies <Richard.Davies@ceredigion.gov.uk>
Sent: 24 January 2022 17:05
To: Callum Whitehead
Subject: RE: Enquiry: Former PFS at Aberystwyth road Cardigan SA43 1NA

Mr Whitehead.

The validation report would provide the necessary confirmation you need.

Kind regards



Richard Davies
Uwch Swyddog Diogelu'r Cyhoedd/Senior Public Protection Officer
Diogelu'r Cyhoedd/Public Protection
Polisi a Pherfformiad / Policy and Performance
Cyngor Sir Ceredigion County Council
Penmorfa
Aberaeron
SA46 0PA
richard.davies@ceredigion.gov.uk Ffôn / Tel No: 01545572105
www.ceredigion.gov.uk



From: Callum Whitehead <callum.whitehead@remada.co.uk>
Sent: 24 January 2022 16:22
To: Richard Davies <Richard.Davies@ceredigion.gov.uk>
Subject: RE: Enquiry: Former PFS at Aberystwyth road Cardigan SA43 1NA

You don't often get email from callum.whitehead@remada.co.uk. [Learn why this is important](#)

Thank you for your prompt reply, just so I can be certain I understand your email, do you have a record of the tanks being removed or do we need to obtain the validation report in order to have that record.

Regards,
Callum Whitehead
Remada Ltd

|07471 154277 | 0333 123 5222|www.remada.co.uk



Remada has the experience and capability to identify land liability at an early stage and to implement environmental, geotechnical and engineering solutions to increase land value for its clients. Services include 3rd party reviews of investigation and remediation costs, due diligence auditing, abnormal cost estimates, acquisition assessments and buyer negotiations, project management, specification and tendering, and regulatory negotiations for planning permission.

Technical disciplines include phase 1 and 2 site investigation, quantitative risk assessment, geotechnical investigation, mining investigation, foundation design, earthworks, remediation options appraisal and design, supervision and validation. In addition experience of turnkey projects has given us a capability to design and implement a range of in-situ and ex-situ soil and groundwater remediation technologies.

Remada Ltd. Forward House, 17 High Street, Henley in Arden, B95 5AA. Registered in England & Wales No: 08302458.

From: Richard Davies <Richard.Davies@ceredigion.gov.uk>
Sent: 24 January 2022 14:45
To: Callum Whitehead <callum.whitehead@remada.co.uk>
Subject: RE: Enquiry: Former PFS at Aberystwyth road Cardigan SA43 1NA

Dear Mr Whitehead

I can confirm that the site was formerly used as a petrol filling station between 1962 and 2006. There were six fuel tanks on site. The site was subject of a planning application in 2005.

Planning Application A050561 - Demolition of existing buildings and erection of a non-retail (Class A1), bulky goods retail warehouse, outdoor garden Centre, Land at Lloyd Motors and WESLEC, Aberystwyth Road, Cardigan.

A condition of planning required the submission of a remediation strategy to be agreed with the local planning authority and a validation certificate to be submitted on completion of the remediation works. I attach for your information a copy of correspondence from the Contaminated Land Officer relating to the remediation of the site; however, unfortunately I have not got a copy of the validation report as indicated. This may well be retained in planning archive.

Kind regards



Richard Davies
Uwch Swyddog Diogelu'r Cyhoedd/Senior Public Protection Officer
Diogelu'r Cyhoedd/Public Protection
Polisi a Pherfformiad / Policy and Performance
Cyngor Sir Ceredigion County Council
Penmorfa
Aberaeron
SA46 0PA
richard.davies@ceredigion.gov.uk Ffôn / Tel No: 01545572105
www.ceredigion.gov.uk



From: Callum Whitehead <callum.whitehead@remada.co.uk>

Sent: 21 January 2022 10:59

To: Richard Davies <Richard.Davies@ceredigion.gov.uk>; Edward Dumbrill <Edward.Dumbrill@ceredigion.gov.uk>

Cc: Greg Jones <greg.jones@remada.co.uk>

Subject: Enquiry: Former PFS at Aberystwyth road Cardigan SA43 1NA

Some people who received this message don't often get email from callum.whitehead@remada.co.uk. [Learn why this is important](#)

Remada has been asked by a potential landowner to assess potential contamination at a site in Cardigan that was previously a petrol filling station at Aberystwyth road Cardigan SA43 1NA. The site is currently a B&M store, but we do not know if it was decommissioned or remediated. Would it be possible to have an email copy of your petroleum licensing officers report for the site?

Please could you advise on cost?

Regards,

Callum Whitehead

Remada Ltd

| 07471 154277 | 0333 123 5222 | www.remada.co.uk



Remada has the experience and capability to identify land liability at an early stage and to implement environmental, geotechnical and engineering solutions to increase land value for its clients. Services include 3rd party reviews of investigation and remediation costs, due diligence auditing, abnormal cost estimates, acquisition assessments and buyer negotiations, project management, specification and tendering, and regulatory negotiations for planning permission.

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Remada Ltd. Forward House, 17 High Street, Henley in Arden, B95 5AA. Registered in England & Wales No: 08302458.

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Rydym yn croesawu gohebiaeth yn Gymraeg a Saesneg. Cewch ateb Cymraeg i bob gohebiaeth Gymraeg ac ateb Saesneg i bob gohebiaeth Saesneg. Ni fydd gohebu yn Gymraeg yn arwain at oedi.

Ymwadiad:

Er y cymerir pob gofal posib i sicrhau cywirdeb unrhyw wybodaeth a chynghor a roddir yn yr ohebiaeth hon, ni dderbynnir atebolrwydd am unrhyw golledion a all godi o unrhyw gamgymeriadau sy'n gynwysedig ac fe'ch atgoffir o'r angen i chi ofyn am gynghor proffesiynol eich hun.

Bwriedir y neges ebost hon, ac unrhyw atodiadau iddi, at sylw'r person(au) y'i danfonwyd atynt yn unig. Os nad chi yw'r derbynnydd y cyfeiriwyd y neges hon ato ef neu hi, neu'r person sydd gyfrifol am drosglwyddo'r neges hon iddo ef neu hi, mi ddylech hysbysu'r anfonwr ar eich union. Oni bai mai chi yw'r person neu gynrychiolydd y person y

cyfeiriwyd y neges hon at ef neu hi nid ydych wedi eich awdurdodi i, ac ni ddylech chi, ddarllen, copio, dosbarthu, defnyddio na chadw'r neges hon nac unrhyw gyfran ohoni.

O dan GDPR y DU, Deddf Diogelu Data 2018, a Deddf Rhyddid Gwybodaeth 2000, gellir datgelu cynnwys yr e-bost hwn.

We welcome correspondence in Welsh and English. Correspondence received in Welsh will be answered in Welsh and correspondence in English will be answered in English. Corresponding in Welsh will not involve any delay.

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Ymwadiad:

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Bwriedir y neges ebost hon, ac unrhyw atodiadau iddi, at sylw'r person(au) y'i danfonwyd atynt yn unig. Os nad chi yw'r derbynnydd y cyfeiriwyd y neges hon ato ef neu hi, neu'r person sydd gyfrifol am drosglwyddo'r neges hon iddo ef neu hi, mi ddylech hysbysu'r anfonwr ar eich union. Oni bai mai chi yw'r person neu gynrychiolydd y person y cyfeiriwyd y neges hon at ef neu hi nid ydych wedi eich awdurdodi i, ac ni ddylech chi, ddarllen, copio, dosbarthu, defnyddio na chadw'r neges hon nac unrhyw gyfran ohoni.

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APPENDIX D

Planning Authority Correspondence

Callum Whitehead

From: clic@ceredigion.gov.uk
Sent: 01 February 2022 15:58
To: Callum Whitehead
Subject: General Enquiry Planning (Cyfeirnod / Reference: 353863)



Cyfeirnod yr ymholiad / Enquiry Reference: **353863**

Dear Callum,

Good afternoon

The file you refer to A050561 is a historic file held in archives and as staff are continuing working from home, therefore cannot access the file, and therefore unfortunately cannot fulfil your request at this time.

Regards

Development Management

Os hoffech anfon ymateb atom, defnyddiwch y ddolen a'r rhif PIN a ddarperir isod. Sylwer: mae'r rhif PIN a ddarperir ond yn ddilys am 8 diwrnod. / If you would like to send us a reply, please use the link and PIN number provided below. Please note: The PIN provided is only valid for 8 days.

753664

[Cliciwch yma i ymateb i'r e-bost hwn / Click here to reply to this email](#)

Cyngor Sir Ceredigion / Ceredigion County Council

Neuadd Cyngor Ceredigion Penmorfa

Aberaeron

Ceredigion

--

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Ymwadiad:

Er y cymerir pob gofal posib i sicrhau cywirdeb unrhyw wybodaeth a chynghor a roddir yn yr ohebiaeth hon, ni dderbynnir atebolrwydd am unrhyw golledion a all godi o unrhyw gamgymeriadau sy'n gynwysedig ac fe'ch atgoffir o'r angen i chi ofyn am gynghor proffesiynol eich hun.

Bwriedir y neges ebost hon, ac unrhyw atodiadau iddi, at sylw'r person(au) y'i danfonwyd atynt yn unig. Os nad chi yw'r derbynnydd y cyfeiriwyd y neges hon ato ef neu hi, neu'r person sydd gyfrifol am drosglwyddo'r neges hon iddo ef neu hi, mi ddylech hysbysu'r anfonwr ar eich union. Oni bai mai chi yw'r person neu gynrychiolydd y person y cyfeiriwyd y neges hon at ef neu hi nid ydych wedi eich awdurdodi i, ac ni ddylech chi, ddarllen, copio, dosbarthu, defnyddio na chadw'r neges hon nac unrhyw gyfran ohoni.

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