

Our Ref: 794-ENV-GDE-23372– Version 2

19 January 2026

MOORGATE RD NORTH, LIVERPOOL: LAND CONTAMINATION SUMMARY

Introduction and Context

Tetra Tech Limited ('Tetra Tech') was commissioned by Lysander Associates (the client) to prepare a short land contamination assessment summary in relation to development proposals for the installation of new external plant for a site at Moorgate Road North, Liverpool, (known hereafter as "the site").

The site comprises external areas surrounding an existing commercial logistics and distribution facility at Moorgate Road North, Liverpool, L33 7RX. The proposals are for a full application for site alterations to include new external plant equipment and associated compounds and elevation alterations to include new louvres. No change of use is proposed.

The location of the site is shown in Figure 1 and Figure 2, appended.

Site Description

Whilst a site walkover was not undertaken as part of this assessment, publicly available aerial imagery and client provided information has been reviewed.

The site forms a non-linear feature wrapping around an existing warehouse facility primarily on the west, north-west and southern sides of the building. It also includes part of the loading / unloading areas on the southern side, a gatehouse at the site entrance vehicular and pedestrian access routes.

No fuel storage tanks are noted within the site area.

The site is located within a mixed use area including other commercial / industrial premises and industrial estates adjacent and residential areas beyond.

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Site History

The site was largely undeveloped and assumed to be agricultural land until 1978 when a small pavilion was constructed in the south, possibly associated with use as a sports pitch. This was demolished and replaced by a works building and associated car park by 2001. In the 2000s, a number of above ground tanks were mapped straddling the site boundary in the south-east. In 2016 and 2018, the works building was demolished and the site appeared to be subject to significant earthworks and construction activity during 2018. The site was constructed in its present-day site layout by 2019.

The area surrounding the site underwent a significant expansion of industrial and large-scale residential buildings throughout the 20th Century, with several different industries mapped within the Kirkby and Knowsley Industrial parks such as a Telephone Equipment and Engineering Works in the immediately surrounding area.

Ground and Groundwater Conditions

From a review of British Geological Survey (BGS) mapping, the site is likely to have a cover of Made Ground underlain by Shirdley Hill Sand Formation (Secondary A Aquifer) overlying sandstone of the Chester Formation (Principal Aquifer). The Shirdley Hill Sand Formation may locally be absent in the west and south-west of the site.

The site is not in a radon affected area.

There are no watercourses / surface water bodies recorded within 250m of the site.

Other Pertinent Environmental Information

There are no records of historic landfills within 250m of the site however, there are 9 records of waste exemptions within 250m, largely associated with the storage of waste in a secure place or preparatory treatments.

There are 33 entries in the contemporary trade directory within 250m of the site area. None of these are on-site. There are 14 Tanks identified within 250m.

There is one record of a COMAH (Control of Major Accident Hazards) location 274 m north. The site is not reported as being in a flood risk area from rivers or the sea.

The site is located within a Low Bomb Risk Density Area with regards to Unexploded Ordnance (UXO).

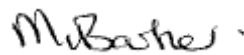
Summary of Findings

In the context of the proposals, which are not anticipated to require breaking of ground and are for the installation of new external plant and equipment only, no new risks in relation to contaminated land are considered likely. Accordingly, no further assessment (including ground investigation) is considered to be necessary from a contamination perspective in relation to the proposals.



Olly Squire

Associate Director



Mike Barker

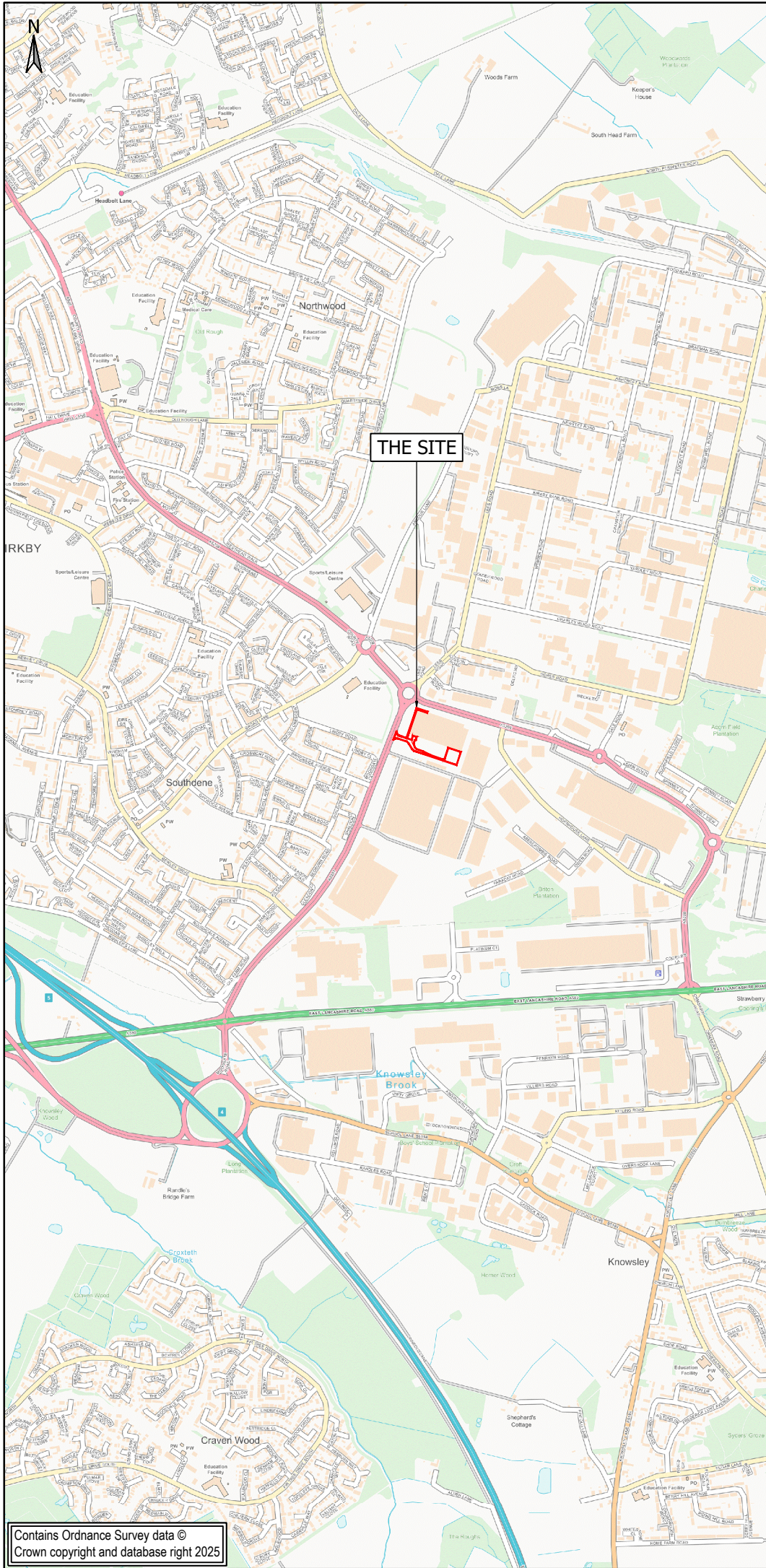
Technical Director

Encl.

Figure 1 - Site Location Plan

Figure 2 - Site Layout Plan

FIGURES



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PRELIMINARY ISSUE

P02	SITE BOUNDARY UPDATED	16.01.2026	CM	GR	OS
P01	PRELIMINARY FIRST ISSUE	02.12.2025	PP	GR	OS
Rev	Description	Date	Drn	Chk	App

Document Control

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LYSANDER ASSOCIATES

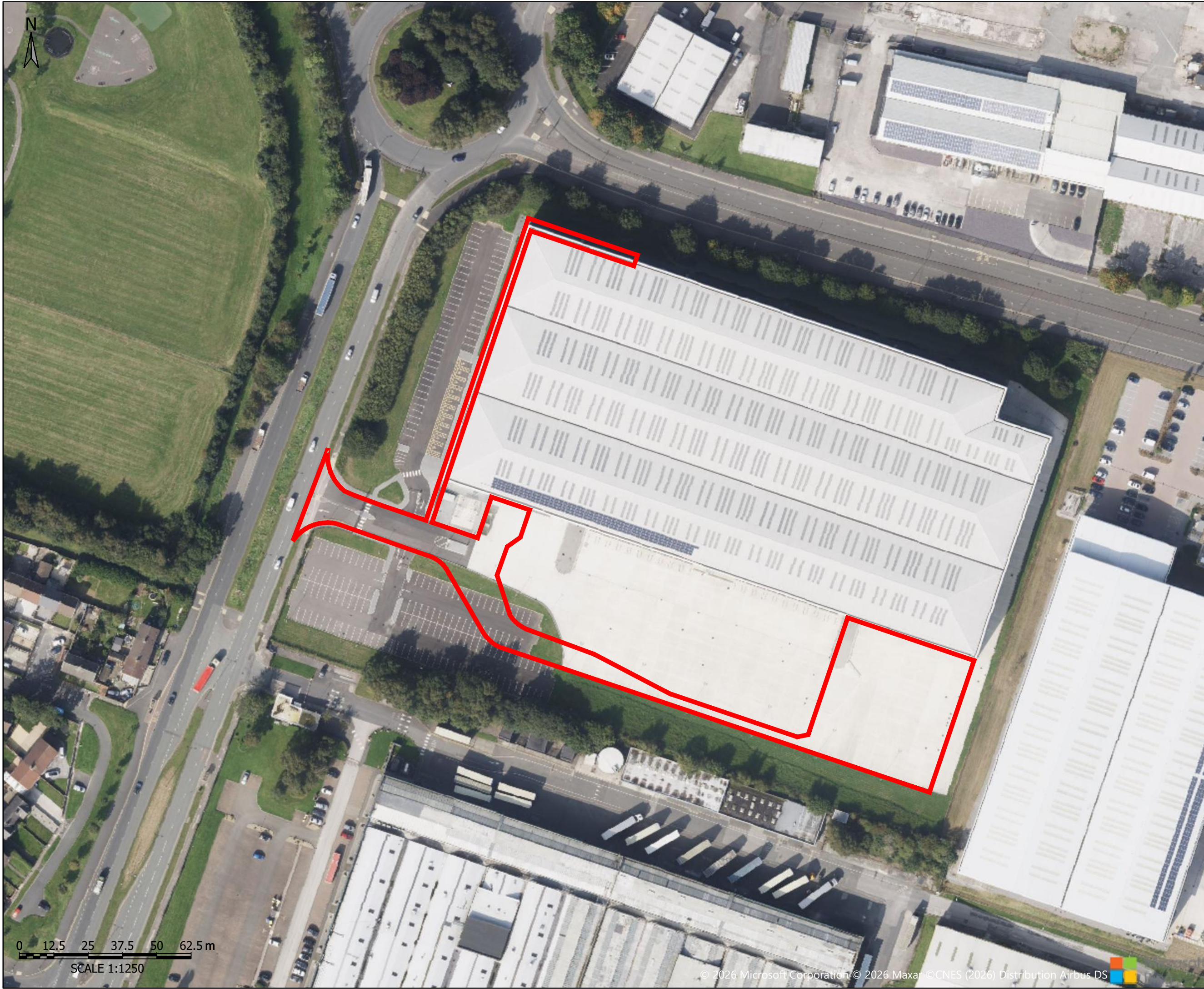
Project Name
MOORGATE ROAD NORTH, LIVERPOOL

Sheet Title
SITE LOCATION PLAN

TTE Project Number	Drawn By	Date	Checked By	Date	Approved By	Date	Scale @ A4	Suitability
784-B075616	PP	02.12.25	GR	02.12.25	OS	02.12.25	1:20,000	S0
Client Project Number	Originator	Volume/System	Level/Location	Type/Code	Role	Number	Revision	
B075616	- TTE	- 00	- XX	- DR	- U	- 0001LP	P02	

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LEGEND:

— SITE BOUNDARY

PRELIMINARY ISSUE

P02	SITE BOUNDARY UPDATED			16.01.26	CM	GR	OS
P01	PRELIMINARY FIRST ISSUE			02.12.2025	PP	GR	OS
Rev	Description	Date	By	App	Rev	Rev	Rev

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Project Name:
MOORGATE ROAD NORTH, LIVERPOOL

Sheet Title:
SITE LAYOUT PLAN

TTE Project Number	Drawn By	Date	Checked By	Date	Approved By	Date	Scale @ A3	Suitability
784-B075616	PP	02.12.25	GR	02.12.25	-		1:1250	50
Client Project Number	Originator	Volume/System	Level/Location	Type/Code	Role	Number	Revision	
B075616	- TTE	- 00	- XX	- DR	- U	- 0002LP		P02