

# APPENDIX A

## HAYES FARM, LOWER ROAD, LIVERPOOL, L26 2XA

**Prepared for:**

**Mr P Natusch**  
**Estate Technical Solutions**  
**Units 4-5 Willow Mill**  
**Fell View**  
**Caton**  
**Lancaster**  
**LA2 9RA**

**Report Reference:** SAS\_49701198\_1\_1

**Report Date:** 03-OCT-2013

**Customer Reference:** ATD-1320672-WN1A

**National Grid Reference:** 345810 385920

**Site Area:** 24099 m<sup>2</sup>



If you have any questions on the contents of this Report please contact Landmark Customer Helpdesk which is open from 9:00am - 5:30pm, Monday - Friday, via one of the following channels:

**Telephone:** 0844 844 9966  
**Fax:** 0844 844 9980  
**Email:** [info@landmarkinfo.co.uk](mailto:info@landmarkinfo.co.uk)  
**Website:** [www.sitecheck.co.uk](http://www.sitecheck.co.uk)

# PASSED

The Sitecheck report dated 03-OCT-2013 and reference SAS\_49701198\_1\_1 for HAYES FARM, LOWER ROAD, LIVERPOOL, L26 2XA has examined the sources of potential contamination in terms of historical land use, environmental data and current land uses where known.

## INTRODUCTION

This professional opinion determines the level of environmental risk, as to whether a pollutant linkage exists which is created when there is a source of contamination, a pathway for it to travel along and receptors, which may be harmed. This risk-based approach underpins the government approach to contaminated land. If a pollutant linkage exists the property may be regarded by the local authority as being "Contaminated Land" for the purposes of Part 2A of the Environmental Protection Act 1990.

In completing this report, Argyll Environmental has undertaken a review of data made available to it. No site inspection, further enquiries or investigation of surface or ground conditions has been carried out by Argyll Environmental. No information as to the age, value and type of property has been made available. It is important to note that it is not known by Argyll Environmental for what purpose the report has been commissioned.

## CONCLUSIONS

In the professional opinion of Argyll Environmental, the level of risk associated with the information disclosed in the associated Sitecheck report:

- 1) is unlikely to have an adverse effect on the value of the property, and
- 2) is not such that the property would be designated "Contaminated Land" within the meaning of Part 2A of the Environmental Protection Act 1990.

## OTHER ENVIRONMENTAL FACTORS

In this case the following environmental factors have been identified which a client may wish to be investigated before proceeding further:

An area of Mining Instability  
An area of floodplain  
An area which may be affected by coal mining activity

Please refer to the relevant section in the report for each of the above factors.

Approved by

Christopher S. Taylor BSc (Hons), MSc, AIEMA  
Chartered Water and Environmental Manager  
Technical Director, Argyll Environmental Limited



## **Professional Opinion on environmental risk**

### **SOURCES OF ADDITIONAL PROFESSIONAL GUIDANCE:**

If the report is for valuation, or investment, or other forms of lending decision making there may be issues arising from the current occupation, which need to be examined. The Royal Institution of Chartered Surveyors has provided guidance with respect to such matters and specific reference should be made to the guidance note 'Contamination, the environment and sustainability - Implications for chartered surveyors and their clients' published April 2010. This guidance note is referred to in UKGN1.1 paragraph 2.2 of the RICS Valuation Standards (6th Edition) (The "Red Book").

It is recommended that the client reviews the outputs of any valuation report, which should include a Property Observation Checklist, contained at Appendix A for commercial property or Appendix B for rural property in the Royal Institution of Chartered Surveyors guidance note 'Contamination, the environment and sustainability - Implications for chartered surveyors and their clients'. Completion of these checklists does not constitute an environmental assessment for the purposes of Professional Indemnity Insurance where many surveyors are unlikely to have appropriate indemnity cover. Any contamination, which is observed on the site by the surveyor during the normal course of their inspection, can also be recorded.

If the property is let, the landlord or the tenant (as appropriate) should take legal advice as to whether the covenants in the lease constitute legal or financial burdens. The Law Society's "Environmental Law Handbook-6th Edition" provides valuable assistance.

In leases with no express covenants dealing with environmental matters, lawyers and surveyors need to be aware of the extent to which the repairing of covenants can be applied and, when advising tenant clients in particular, will need to draw attention to the client's obligations to comply with enacted legislation.

Should contamination have been observed on site a suitably qualified, insured and experienced professional, preferably with the Specialist in Land Condition (SiLC) accreditation, should quantify whether this could give rise to an action by a regulator or any other party. A suitable management plan for action incorporated in a Land Quality Statement in accordance with RICS guidance should be put in place and appropriate matters taken up with the tenant / occupier.

In terms of development this report should be seen as a precursor to a thorough investigation of the property for planning control purposes. The DTI funded guidance published by the Construction Industry Research and Information Association (CIRIA) Brownfields-managing the development of previously developed land-a clients guide may be a useful starting point.

This professional opinion forms part of the Sitecheck Assess report and is subject to Landmark Information Group's Terms and Conditions of Business in force from time to time. Further information on the methodology and the datasets examined in this professional opinion is included in the Sitecheck Asses Practitioner Guide.

| Report Sections and Details                                                                                                                                                                                                                 | Page |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|
| <b>Summary of Site</b>                                                                                                                                                                                                                      | -    |
| This section comprises contaminant, pathway and receptor information found on site. Other factors which may affect the site are also included.                                                                                              |      |
| <b>Aerial Photo</b>                                                                                                                                                                                                                         | 1    |
| The aerial photo gives an overall view of the area. The smaller large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m.                                                                                  |      |
| <b>Location Map</b>                                                                                                                                                                                                                         | 2    |
| The large-scale Ordnance Survey map includes the site boundary and search zone buffer at 500m. The smaller aerial photo also includes the site boundary.                                                                                    |      |
| <b>Summary Table</b>                                                                                                                                                                                                                        | 3    |
| This section comprises of a summary table of the information found on site and in its vicinity.                                                                                                                                             |      |
| <b>Current Land Use</b>                                                                                                                                                                                                                     | 7    |
| This section contains a map, which shows current land use features. The following pages detail these features and identify the Reference Number and direction.                                                                              |      |
| <b>Historical Land Use</b>                                                                                                                                                                                                                  | 9    |
| This section contains a map, which shows historical land use features. The following pages detail these features and identify the Reference Number and direction. A table listing all the maps used to source this information is included. |      |
| <b>Sensitivity</b>                                                                                                                                                                                                                          | 13   |
| This section contains a map, which shows pathway and receptor features. The following pages detail these features and identify the Reference Number and direction. This section also contains a separate Flood Map and flood details.       |      |
| <b>Other Factors</b>                                                                                                                                                                                                                        | 17   |
| This section contains information on other factors which may affect the site and its vicinity.                                                                                                                                              |      |
| <b>Useful Information</b>                                                                                                                                                                                                                   | 19   |
| This section contains information which may be of use when interpreting the report.                                                                                                                                                         |      |
| <b>Useful Contacts</b>                                                                                                                                                                                                                      | 20   |
| All textual information is linked by the 'Contact Ref' to this quick reference list of contacts. These contacts may be able to supply additional information or answer any subsequent query relating to that record.                        |      |

| <b>Current Land Use</b>                                                                                                                                                                                                                                                                | <b>Page No.</b> | <b>Reference Number (Map ID)</b> |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------------------------|
| <b>Discharge Consents</b>                                                                                                                                                                                                                                                              |                 |                                  |
| <b>Discharge Consents</b>                                                                                                                                                                                                                                                              |                 |                                  |
| United Utilities Water Plc, Lower Rd Ps, Halewood, Knowsley, Merseyside, Sewage Discharge, Reference: 01KNW0007, Version: 1, Status: Post National Rivers Authority Legislation where issue date > 31/08/1989, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1 | 8               | 3                                |
| United Utilities Water Plc, Lower Road Sps, Halewood, Merseyside, Sewage Discharge, Reference: 016982114, Version: 1, Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1         | 8               | 3                                |

| <b>Sensitivity</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>Page No.</b> | <b>Reference Number (Map ID)</b> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------------------------|
| <b>Pathways</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |                                  |
| <b>Groundwater Vulnerability</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                  |
| Geological Classification: Major Aquifer (Highly permeable) - These are highly permeable formations usually with a known or probable presence of significant fracturing. They may be highly productive and able to support large abstractions for public water supply and other purposes, Soil Classification: Soils of Low Leaching Potential - Soils in which pollutants are unlikely to penetrate the soil layer because water movement is largely horizontal or they have large ability to attenuate diffuse pollutants. Lateral flow from these soils contribute to groundwater recharge elsewhere in the catchment, Map Scale: 1:100,000, Map Name: Sheet 16 West Cheshire, Contact Ref: 1 | 15              | -                                |
| Geological Classification: Major Aquifer (Highly permeable) - These are highly permeable formations usually with a known or probable presence of significant fracturing. They may be highly productive and able to support large abstractions for public water supply and other purposes, Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Scale: 1:100,000, Map Name: Sheet 16 West Cheshire, Contact Ref: 1                                                                        | 15              | -                                |
| <b>Drift Deposits</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 |                                  |
| Drift Deposit: Low permeability drift deposits occurring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium, Contact Ref: 1                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 15              | -                                |
| <b>Extreme Flooding from Rivers or Sea without Defences</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 |                                  |
| Type: Extent of Extreme Flooding from Rivers or Sea without Defences, Flood Plain Type: Tidal Models, Contact Ref: 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 15              | -                                |
| <b>Flooding from Rivers or Sea without Defences</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 |                                  |
| Type: Extent of Flooding from Rivers or Sea without Defences, Flood Plain Type: Tidal Models, Contact Ref: 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 15              | -                                |

| <b>Sensitivity</b>                                                                                                                                                        | <b>Page No.</b> | <b>Reference Number (Map ID)</b> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------------------------|
| <b>Environmentally Sensitive Receptors</b>                                                                                                                                |                 |                                  |
| <b>Source Protection Zones</b>                                                                                                                                            |                 |                                  |
| Greensbridge Lane, Reference: Nw066, Type: Zone II (Outer Protection Zone): Either 25% of the source area or a 400 day travel time whichever is greater., Contact Ref: 1  | 16              | -                                |
| Various, Reference: Not Supplied, Type: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source., Contact Ref: 1 | 16              | -                                |
| <b>Nearest Surface Water Feature</b>                                                                                                                                      |                 |                                  |
| Distance: 0m                                                                                                                                                              | 16              | 1                                |

| <b>Other Factors</b>                                                                                                                                                                                                    | <b>Page No.</b> | <b>Reference Number (Map ID)</b> |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|----------------------------------|
| <b>Geological</b>                                                                                                                                                                                                       |                 |                                  |
| <b>Coal Mining Affected Areas</b>                                                                                                                                                                                       |                 |                                  |
| In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section., Contact Ref: 2 | 17              | -                                |
| <b>Mining Instability</b>                                                                                                                                                                                               |                 |                                  |
| Risk: Inconclusive Coal Mining,                                                                                                                                                                                         | 17              | -                                |
| <b>Radon Potential - Radon Affected Areas</b>                                                                                                                                                                           |                 |                                  |
| Affected Areas: The property is in a lower probability radon area, as less than 1% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3      | 17              | -                                |
| <b>Radon Potential - Radon Protection Measures</b>                                                                                                                                                                      |                 |                                  |
| Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3                                                                                             | 17              | -                                |
| <b>Potential for Landslide Ground Stability Hazards</b>                                                                                                                                                                 |                 |                                  |
| Hazard Potential: Very Low, Contact Ref: 3                                                                                                                                                                              | 17              | -                                |
| <b>Potential for Running Sand Ground Stability Hazards</b>                                                                                                                                                              |                 |                                  |
| Hazard Potential: Very Low, Contact Ref: 3                                                                                                                                                                              | 17              | -                                |
| <b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b>                                                                                                                                                |                 |                                  |
| Hazard Potential: Very Low, Contact Ref: 3                                                                                                                                                                              | 18              | -                                |

| Other Factors                                      | Page No. | Reference Number (Map ID) |
|----------------------------------------------------|----------|---------------------------|
| Geological                                         |          |                           |
| Potential for Collapsible Ground Stability Hazards |          |                           |
| Hazard Potential: Very Low, Contact Ref: 3         | 17       | -                         |



#### Site

HAYES FARM, LOWER ROAD, LIVERPOOL, L26 2XA

#### Grid Reference

345810, 385920

#### Report Reference

SAS\_49701198\_1\_1

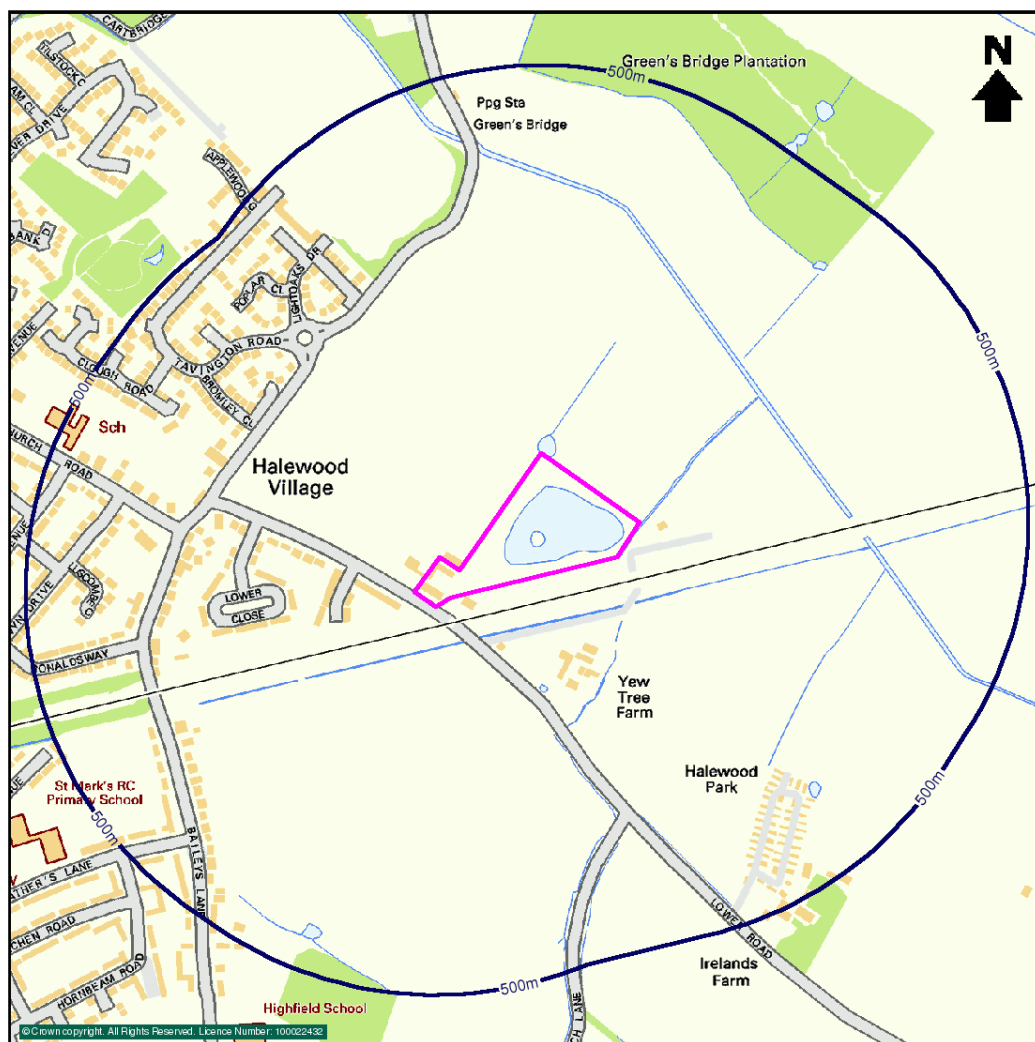
#### Customer Reference

ATD-1320672-WN1A

#### Size of Site

24099 m<sup>2</sup>





#### Site

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#### Grid Reference

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#### Size of Site

24099 m<sup>2</sup>



| Current Land Use                                                    | On Site | 0-250m | 250-500m |
|---------------------------------------------------------------------|---------|--------|----------|
| Contaminants                                                        | 2       | 0      | 3        |
| <b>Waste / Landfill Sites</b>                                       |         |        |          |
| BGS Recorded Landfill Sites                                         | 0       | 0      | 0        |
| Licensed Waste Management Facilities (Landfill Boundaries)          | 0       | 0      | 0        |
| Licensed Waste Management Facilities (Locations)                    | 0       | 0      | 0        |
| Local Authority Recorded Landfill Sites                             | 0       | 0      | 0        |
| Registered Landfill Sites                                           | 0       | 0      | 0        |
| Registered Waste Transfer Sites                                     | 0       | 0      | 0        |
| Registered Waste Treatment or Disposal Sites                        | 0       | 0      | 0        |
| <b>Statutory Authorisations</b>                                     |         |        |          |
| Local Authority Pollution Prevention and Controls                   | 0       | 0      | 0        |
| Contaminated Land Register Entries and Notices                      | 0       | 0      | 0        |
| Registered Radioactive Substances                                   | 0       | 0      | 0        |
| <b>Discharge Consents</b>                                           |         |        |          |
| Discharge Consents                                                  | 2       | 0      | 0        |
| Water Industry Act Referrals                                        | 0       | 0      | 0        |
| <b>Industrial Processes</b>                                         |         |        |          |
| Integrated Pollution Controls                                       | 0       | 0      | 0        |
| Integrated Pollution Control Registered Waste Sites                 | 0       | 0      | 0        |
| Integrated Pollution Prevention And Control                         | 0       | 0      | 0        |
| Local Authority Integrated Pollution Prevention And Control         | 0       | 0      | 0        |
| <b>Storage of Hazardous Substances</b>                              |         |        |          |
| Control of Major Accident Hazards Sites (COMAH)                     | 0       | 0      | 0        |
| Explosive Sites                                                     | 0       | 0      | 0        |
| Notification of Installations Handling Hazardous Substances (NIHHS) | 0       | 0      | 0        |
| Planning Hazardous Substance Consents                               | 0       | 0      | 0        |
| <b>Contraventions</b>                                               |         |        |          |
| Local Authority Pollution Prevention and Control Enforcements       | 0       | 0      | 0        |
| Enforcement and Prohibition Notices                                 | 0       | 0      | 0        |
| Planning Hazardous Substance Enforcements                           | 0       | 0      | 0        |
| Prosecutions Relating to Authorised Processes                       | 0       | 0      | 0        |
| Prosecutions Relating to Controlled Waters                          | 0       | 0      | 0        |
| Substantiated Pollution Incident Register                           | 0       | 0      | 0        |

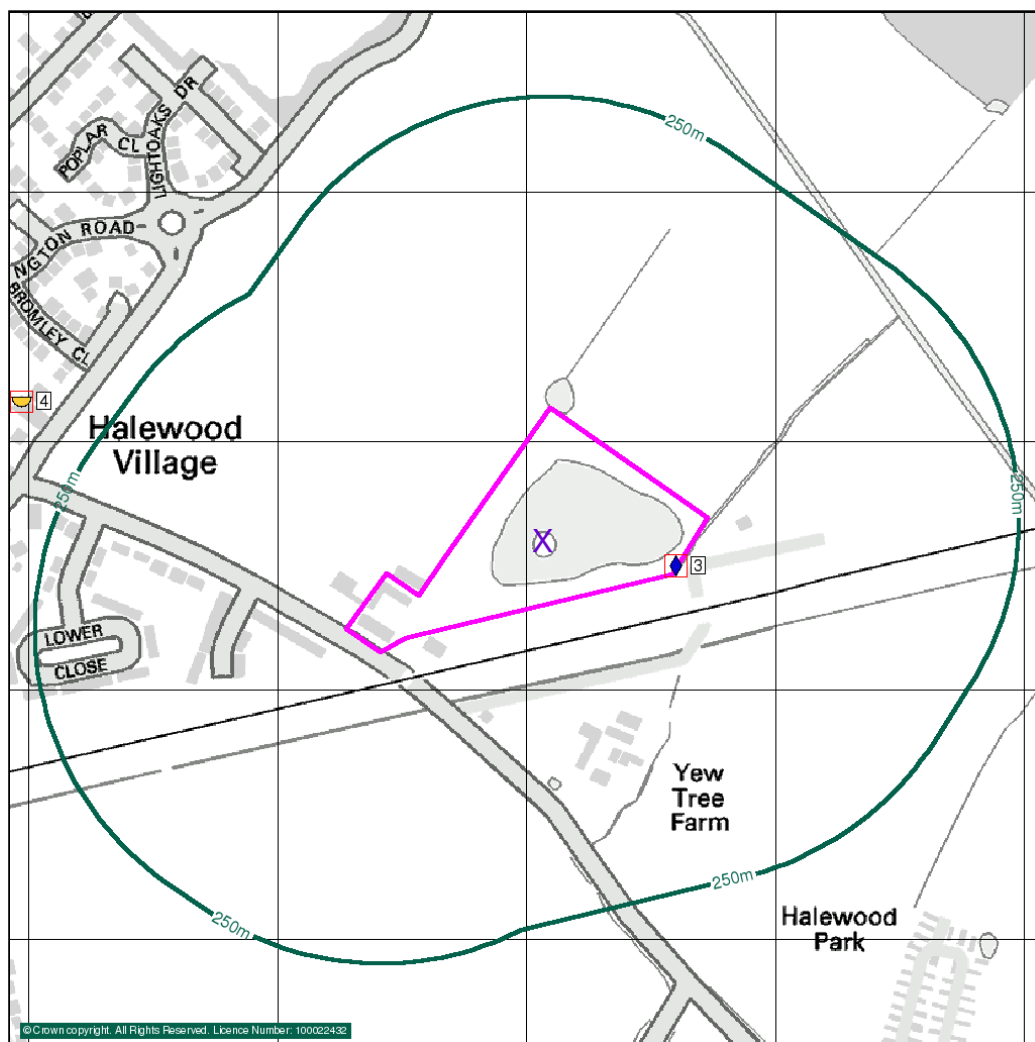
| <b>Current Land Use</b>               | <b>On Site</b> | <b>0-250m</b> | <b>250-500m</b> |
|---------------------------------------|----------------|---------------|-----------------|
| <b>Contaminants</b>                   | <b>2</b>       | <b>0</b>      | <b>3</b>        |
| <b>Potentially Contaminative Uses</b> |                |               |                 |
| Contemporary Trade Directory Entries  | 0              | 0             | 2               |
| Fuel Station Entries                  | 0              | 0             | 1               |
| <b>Miscellaneous</b>                  |                |               |                 |
| BGS Recorded Mineral Sites            | 0              | 0             | 0               |

| <b>Historical Land Use</b>                                | <b>On Site</b> | <b>0-250m</b> | <b>250-500m</b> |
|-----------------------------------------------------------|----------------|---------------|-----------------|
| <b>Contaminants</b>                                       | <b>0</b>       | <b>8</b>      | <b>16</b>       |
| <b>Potentially Contaminative Uses</b>                     |                |               |                 |
| Historical Tanks And Energy Facilities                    | 0              | 0             | 7               |
| Potentially Contaminative Industrial Uses (Past Land Use) | 0              | 3             | 1               |
| <b>Potentially Infilled Land</b>                          |                |               |                 |
| Former Marshes                                            | 0              | 0             | 0               |
| Potentially Infilled Land (Non-Water)                     | 0              | 0             | 0               |
| Potentially Infilled Land (Water)                         | 0              | 5             | 8               |

| <b>Sensitivity</b>                                   | <b>On Site</b> | <b>0-250m</b> | <b>250-500m</b> |
|------------------------------------------------------|----------------|---------------|-----------------|
| <b>Pathways and Receptors</b>                        | <b>8</b>       | <b>0</b>      | <b>5</b>        |
| <b>Pathways</b>                                      |                |               |                 |
| Groundwater Vulnerability                            | 2              | n/a           | n/a             |
| Drift Deposits                                       | 1              | n/a           | n/a             |
| Historical Flood Liabilities                         | 0              | 0             | 1               |
| Extreme Flooding from Rivers or Sea without Defences | 1              | 0             | n/a             |
| Flooding from Rivers or Sea without Defences         | 1              | 0             | n/a             |
| Areas Benefiting from Flood Defences                 | 0              | 0             | n/a             |
| Flood Water Storage Areas                            | 0              | 0             | n/a             |
| Flood Defences                                       | 0              | 0             | n/a             |

| <b>Sensitivity</b>                         | <b>On Site</b> | <b>0-250m</b> | <b>250-500m</b> |
|--------------------------------------------|----------------|---------------|-----------------|
| <b>Pathways and Receptors</b>              | <b>8</b>       | <b>0</b>      | <b>5</b>        |
| <b>Environmentally Sensitive Receptors</b> |                |               |                 |
| Areas of Outstanding Natural Beauty        | 0              | 0             | 0               |
| Environmentally Sensitive Areas            | 0              | 0             | 0               |
| Local Nature Reserves                      | 0              | 0             | 0               |
| Marine Nature Reserves                     | 0              | 0             | 0               |
| National Nature Reserves                   | 0              | 0             | 0               |
| Nearest Surface Water Feature              | 1              | 0             | 0               |
| Ramsar Sites                               | 0              | 0             | 0               |
| Sites of Special Scientific Interest       | 0              | 0             | 0               |
| Source Protection Zones                    | 2              | 0             | 2               |
| Special Areas of Conservation              | 0              | 0             | 0               |
| Special Protection Areas                   | 0              | 0             | 0               |
| Water Abstractions                         | 0              | 0             | 2               |
| <b>Protected Countryside Areas</b>         |                |               |                 |
| Forest Parks                               | 0              | 0             | 0               |
| National Parks                             | 0              | 0             | 0               |
| National Scenic Areas                      | 0              | 0             | 0               |

| Other Factors                                                     | On Site | 0-250m | 250-500m |
|-------------------------------------------------------------------|---------|--------|----------|
| Geological                                                        | 9       | 3      | 0        |
|                                                                   |         |        |          |
| Brine Compensation Area                                           | 0       | n/a    | n/a      |
| Coal Mining Affected Areas                                        | 1       | n/a    | n/a      |
| Mining Instability                                                | 1       | 0      | n/a      |
| Man-Made Mining Cavities                                          | 0       | 0      | 0        |
| Natural Cavities                                                  | 0       | 0      | 0        |
| Non Coal Mining Areas of Great Britain                            | 0       | 0      | n/a      |
| Radon Potential - Radon Affected Areas                            | 1       | n/a    | n/a      |
| Radon Potential - Radon Protection Measures                       | 1       | n/a    | n/a      |
| Potential for Collapsible Ground Stability Hazards                | 1       | 1      | n/a      |
| Potential for Compressible Ground Stability Hazards               | 1       | 1      | n/a      |
| Potential for Ground Dissolution Stability Hazards                | 0       | 0      | n/a      |
| Potential for Landslide Ground Stability Hazards                  | 1       | 0      | n/a      |
| Potential for Running Sand Ground Stability Hazards               | 1       | 1      | n/a      |
| Potential for Shrinking or Swelling Clay Ground Stability Hazards | 1       | 0      | n/a      |

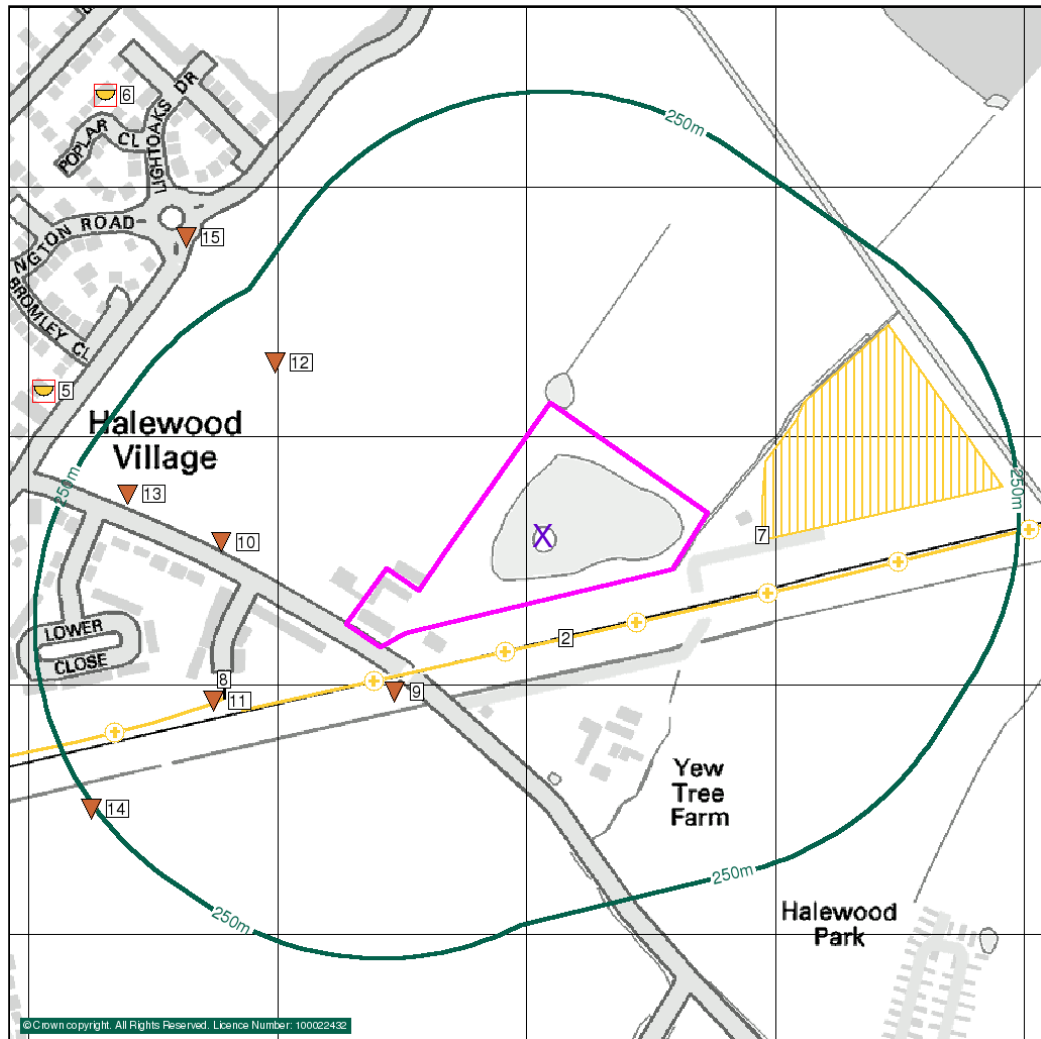


| General                                                                                                                                                                 | Waste/Landfill Sites                                                                                                                                                                                                                                                                                                                                                     | Contraventions                                                                                                                                                                                                                                                                                                                                                                 | Storage Of Hazardous Substances                                                                                                                                                                                                                                                                                                                                                                                | Statutory Authorisations                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Site Boundary</li> <li>Search Buffer</li> <li>Bearing Reference Point</li> <li>Reference Number</li> </ul>                       | <ul style="list-style-type: none"> <li>BGS Recorded Landfill Site</li> <li>Licensed Waste Management Facilities (Landfill)</li> <li>Local Authority Recorded Landfill Site</li> <li>Registered Waste Transfer Site</li> <li>Registered Waste Treatment or Disposal Site</li> <li>Registered Landfill Site</li> <li>Point Location of Registered Landfill Site</li> </ul> | <ul style="list-style-type: none"> <li>BGS Recorded Landfill Site (Point)</li> <li>Licensed Waste Management Facilities (Location)</li> <li>Local Authority Recorded Landfill Site (Point)</li> <li>Registered Waste Transfer Site (Point)</li> <li>Registered Waste Treatment or Disposal Site (Point)</li> <li>Registered Landfill Site Potential Landfill Buffer</li> </ul> | <ul style="list-style-type: none"> <li>Local Authority Pollution Prevention and Control</li> <li>Planning Hazardous Substance Consent</li> <li>Explosive Site</li> <li>NHHS</li> <li>Integrated Pollution Control</li> <li>Integrated Pollution Prevention Control</li> <li>Integrated Pollution Control Registered Waste Site</li> <li>Local Authority Integrated Pollution Prevention and Control</li> </ul> | <ul style="list-style-type: none"> <li>Local Authority Pollution Prevention and Control</li> <li>Contaminated Land Register Entry or Notice (Point)</li> <li>Contaminated Land Register Entry or Notice</li> <li>Registered Radioactive Substance</li> <li>Discharge Consents</li> <li>Discharge Consent</li> <li>Water Industry Act Referral</li> </ul> |
| <b>Miscellaneous</b> <ul style="list-style-type: none"> <li>BGS Recorded Mineral Site</li> </ul>                                                                        |                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                          |
| <b>Potentially Contaminative Use</b> <ul style="list-style-type: none"> <li>Potentially Contaminative Use</li> <li>Potentially Contaminative Use (High Risk)</li> </ul> |                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                          |

| Contaminants                                                                              | Ref No. | Search Buffer | Direction |
|-------------------------------------------------------------------------------------------|---------|---------------|-----------|
| <b>Waste / Landfill Sites</b>                                                             |         |               |           |
| <b>Local Authority Landfill Coverage</b>                                                  |         |               |           |
| Name: Knowsley Metropolitan Borough Council, - Has supplied landfill data, Contact Ref: 4 | -       | On Site       | E         |
| Name: Merseyside Waste Disposal Authority, - Has supplied landfill data, Contact Ref: 5   | -       | On Site       | E         |

| Discharge Consents                                                                                                                                                                                                                                                                     | Ref No. | Search Buffer | Direction |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------|-----------|
| <b>Discharge Consents</b>                                                                                                                                                                                                                                                              |         |               |           |
| United Utilities Water Plc, Lower Rd Ps, Halewood, Knowsley, Merseyside, Sewage Discharge, Reference: 01KNW0007, Version: 1, Status: Post National Rivers Authority Legislation where issue date > 31/08/1989, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1 | 3       | On Site       | E         |
| United Utilities Water Plc, Lower Road Sps, Halewood, Merseyside, Sewage Discharge, Reference: 016982114, Version: 1, Status: Pre National Rivers Authority Legislation where issue date < 01/09/1989, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1         | 3       | On Site       | E         |

| Potentially Contaminative Uses                                                                                                                                           | Ref No. | Search Buffer | Direction |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------|-----------|
| <b>Contemporary Trade Directory Entries</b>                                                                                                                              |         |               |           |
| W H Tuer, Greensbridge Lane, Liverpool, Merseyside, L26 6LE, Garage Services, Status: Active, Positional Accuracy: Automatically positioned to the address               | 4       | 250-500m      | W         |
| J & M Haulage Ltd, 32, Baileys Lane, Halewood, Liverpool, L26 0TZ, Road Haulage Services, Status: Inactive, Positional Accuracy: Automatically positioned to the address | -       | 250-500m      | SW        |
| <b>Fuel Station Entries</b>                                                                                                                                              |         |               |           |
| Tuers Garage, Greensbridge Lane, Liverpool, L26 6LE, Fuel Station, Status: Open, Positional Accuracy: Manually positioned to the address or location,                    | 4       | 250-500m      | W         |



| General                 | Potentially Contaminative Use | Potentially Infilled Land |
|-------------------------|-------------------------------|---------------------------|
| Site Boundary           | Point Feature                 | Point Feature             |
| Search Buffer           | Area Feature                  | Point Feature (High Risk) |
| Bearing Reference Point | Area Feature (High Risk)      | Area Feature              |
| Reference Number        | Line Feature                  | Area Feature (High Risk)  |
|                         | Line Feature (High Risk)      | Line Feature              |
|                         |                               | Line Feature (High Risk)  |

| <b>Contaminants</b>                                                                 | <b>Ref No.</b> | <b>Search Buffer</b> | <b>Direction</b> |
|-------------------------------------------------------------------------------------|----------------|----------------------|------------------|
| <b>Potentially Contaminative Uses</b>                                               |                |                      |                  |
| <b>Historical Tanks And Energy Facilities</b>                                       |                |                      |                  |
| Potential Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1984                   | 5              | 250-500m             | W                |
| Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1970 | -              | 250-500m             | SW               |
| Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1971 | -              | 250-500m             | SW               |
| Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1984 | 6              | 250-500m             | NW               |
| Tanks, Scale of Mapping: 1:1,250, Date of Mapping: 1984                             | 6              | 250-500m             | NW               |
| Electrical Sub Station Facilities, Scale of Mapping: 1:1,250, Date of Mapping: 1970 | -              | 250-500m             | W                |
| Electrical Sub Station Facilities, Scale of Mapping: 1:2,500, Date of Mapping: 1971 | -              | 250-500m             | W                |
| <b>Potentially Contaminative Industrial Uses (Past Land Use)</b>                    |                |                      |                  |
| Railways,<br>Date of Mapping: 1894 - 1990                                           | 2              | 0-250m               | S                |
| Heap, unknown constituents,<br>Date of Mapping: 1990                                | 7              | 0-250m               | E                |
| Railways,<br>Date of Mapping: 1894 - 1982                                           | 8              | 0-250m               | SW               |
| Motor vehicles: maintenance & repair e.g. garages,<br>Date of Mapping: 1990         | 5              | 250-500m             | W                |

| <b>Potentially Infilled Land</b>                                                       | <b>Ref No.</b> | <b>Search Buffer</b> | <b>Direction</b> |
|----------------------------------------------------------------------------------------|----------------|----------------------|------------------|
| <b>Potentially Infilled Land (Water)</b>                                               |                |                      |                  |
| Unknown Filled Ground (Pond, marsh, river, stream, dock etc),<br>Date of Mapping: 1849 | 9              | 0-250m               | SW               |
| Unknown Filled Ground (Pond, marsh, river, stream, dock etc),<br>Date of Mapping: 1849 | 10             | 0-250m               | W                |
| Unknown Filled Ground (Pond, marsh, river, stream, dock etc),<br>Date of Mapping: 1849 | 11             | 0-250m               | SW               |
| Unknown Filled Ground (Pond, marsh, river, stream, dock etc),<br>Date of Mapping: 1849 | 12             | 0-250m               | NW               |
| Unknown Filled Ground (Pond, marsh, river, stream, dock etc),<br>Date of Mapping: 1849 | 13             | 0-250m               | W                |
| Unknown Filled Ground (Pond, marsh, river, stream, dock etc),<br>Date of Mapping: 1849 | 14             | 250-500m             | SW               |

| Contaminants                                                                           | Ref No. | Search Buffer | Direction |
|----------------------------------------------------------------------------------------|---------|---------------|-----------|
| Potentially Infilled Land                                                              |         |               |           |
| Potentially Infilled Land (Water)                                                      |         |               |           |
| Unknown Filled Ground (Pond, marsh, river, stream, dock etc),<br>Date of Mapping: 1849 | 15      | 250-500m      | NW        |
| Unknown Filled Ground (Pond, marsh, river, stream, dock etc),<br>Date of Mapping: 1849 | -       | 250-500m      | SW        |
| Unknown Filled Ground (Pond, marsh, river, stream, dock etc),<br>Date of Mapping: 1849 | -       | 250-500m      | SW        |
| Unknown Filled Ground (Pond, marsh, river, stream, dock etc),<br>Date of Mapping: 1849 | -       | 250-500m      | E         |
| Unknown Filled Ground (Pond, marsh, river, stream, dock etc),<br>Date of Mapping: 1849 | -       | 250-500m      | NW        |
| Unknown Filled Ground (Pond, marsh, river, stream, dock etc),<br>Date of Mapping: 1928 | -       | 250-500m      | W         |
| Unknown Filled Ground (Pond, marsh, river, stream, dock etc),<br>Date of Mapping: 1849 | -       | 250-500m      | SW        |

## Map Details

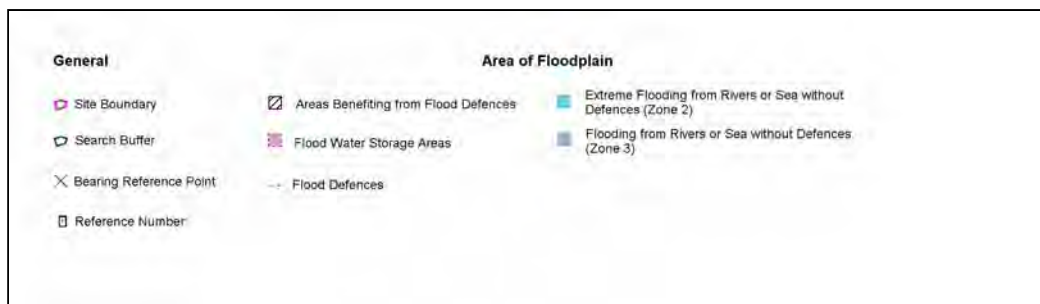
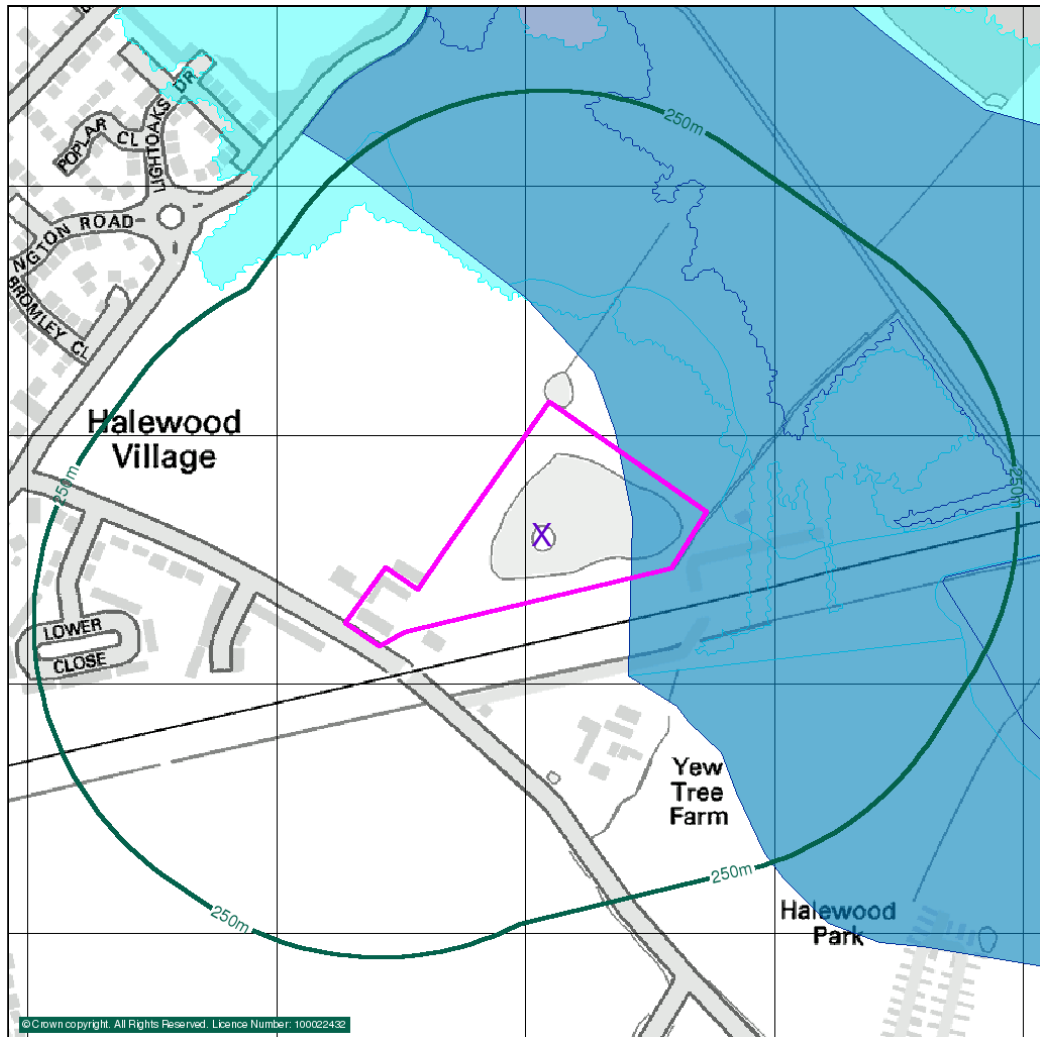
The following maps have been analysed for Historical Tanks and Energy Facilities

| 1:1,250              | Mapsheet | Published |
|----------------------|----------|-----------|
| Ordnance Survey Plan | SJ4585NE | 1964      |
| 1:2,500              | Mapsheet | Published |
| Ordnance Survey Plan | SJ4586   | 1959      |
| Ordnance Survey Plan | SJ4585   | 1965      |
| Ordnance Survey Plan | SJ4585   | 1971      |

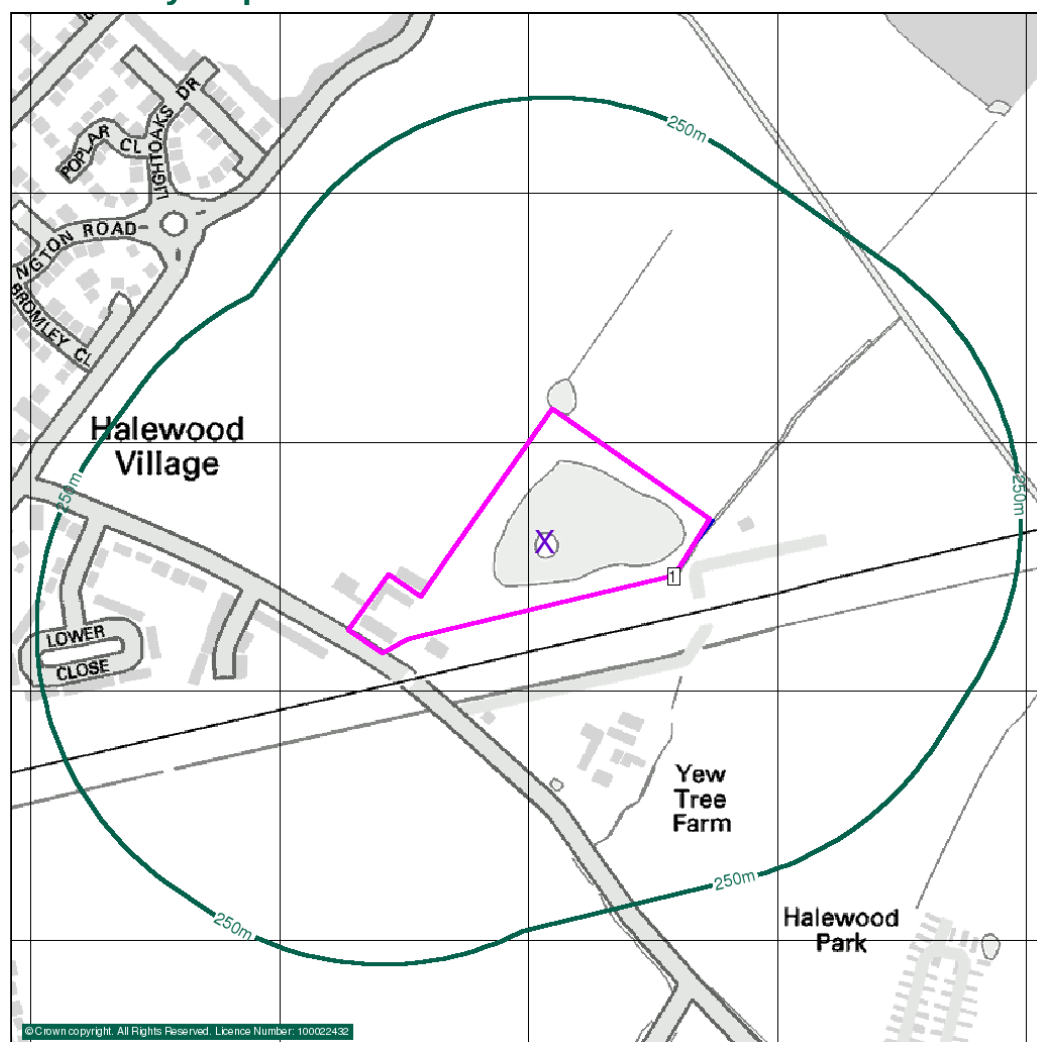
The following maps have been analysed for Potentially Contaminative Uses and Potentially Infilled Land information

| 1:10,000               | Mapsheet | Published |
|------------------------|----------|-----------|
| Ordnance Survey Plan   | SJ48NE   | 1990      |
| 1:10,560               | Mapsheet | Published |
| Lancashire And Furness | 114_00   | 1849      |
| Cheshire               | 015_00   | 1881      |
| Lancashire And Furness | 114_NE   | 1894      |
| Lancashire And Furness | 114_NW   | 1894      |
| Cheshire               | 015_SW   | 1899      |
| Lancashire And Furness | 114_NE   | 1908      |
| Lancashire And Furness | 114_NW   | 1908      |
| Cheshire               | 015_SW   | 1911      |
| Lancashire And Furness | 114_NE   | 1928      |
| Lancashire And Furness | 114_NW   | 1928      |
| Cheshire               | 015_SW   | 1938      |
| Ordnance Survey Plan   | SJ48NE   | 1955      |

## Flood Map



## Sensitivity Map



| General                                                                                                                                           | Environmentally Sensitive Land Use                                                                                                                                                                                                              | Protected Countryside Areas                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li>Site Boundary</li> <li>Search Buffer</li> <li>Bearing Reference Point</li> <li>Reference Number</li> </ul> | <ul style="list-style-type: none"> <li>Area of Outstanding Natural Beauty</li> <li>Environmentally Sensitive Area</li> <li>Local Nature Reserve</li> <li>Marine Nature Reserve</li> <li>National Nature Reserve</li> <li>Ramsar Site</li> </ul> | <ul style="list-style-type: none"> <li>Site of Special Scientific Interest</li> <li>Special Area of Conservation</li> <li>Special Protection Area</li> <li>Nearest Surface Water Feature</li> <li>Water Abstractions</li> <li>Forest Park</li> <li>National Park</li> <li>National Scenic Area</li> </ul> |

| Pathways and Receptors                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Ref No. | Search Buffer | Direction |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------|-----------|
| <b>Pathways</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |               |           |
| <b>Groundwater Vulnerability</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |         |               |           |
| Geological Classification: Major Aquifer (Highly permeable) - These are highly permeable formations usually with a known or probable presence of significant fracturing. They may be highly productive and able to support large abstractions for public water supply and other purposes, Soil Classification: Soils of Low Leaching Potential - Soils in which pollutants are unlikely to penetrate the soil layer because water movement is largely horizontal or they have large ability to attenuate diffuse pollutants. Lateral flow from these soils contribute to groundwater recharge elsewhere in the catchment, Map Scale: 1:100,000, Map Name: Sheet 16 West Cheshire, Contact Ref: 1 | -       | On Site       | E         |
| Geological Classification: Major Aquifer (Highly permeable) - These are highly permeable formations usually with a known or probable presence of significant fracturing. They may be highly productive and able to support large abstractions for public water supply and other purposes, Soil Classification: Soils of High Leaching Potential (U) - Soil information for restored mineral workings and urban areas is based on fewer observations than elsewhere. A worst case vulnerability classification (H) assumed, until proved otherwise, Map Scale: 1:100,000, Map Name: Sheet 16 West Cheshire, Contact Ref: 1                                                                        | -       | On Site       | SW        |
| <b>Drift Deposits</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |         |               |           |
| Drift Deposit: Low permeability drift deposits occurring at the surface and overlying Major and Minor Aquifers are head, clay-with-flints, brickearth, peat, river terrace deposits and marine and estuarine alluvium, Contact Ref: 1                                                                                                                                                                                                                                                                                                                                                                                                                                                            | -       | On Site       | E         |
| <b>Historical Flood Liabilities</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |         |               |           |
| Area liable to flood,<br>Date of Mapping: 1894,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | -       | 250-500m      | NE        |
| <b>Extreme Flooding from Rivers or Sea without Defences</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |               |           |
| Type: Extent of Extreme Flooding from Rivers or Sea without Defences, Flood Plain Type: Tidal Models, Contact Ref: 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | -       | On Site       | E         |
| <b>Flooding from Rivers or Sea without Defences</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |         |               |           |
| Type: Extent of Flooding from Rivers or Sea without Defences, Flood Plain Type: Tidal Models, Contact Ref: 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | -       | On Site       | E         |
| <b>Areas Benefiting from Flood Defences</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |               |           |
| None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | -       |               | -         |
| <b>Flood Water Storage Areas</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |         |               |           |
| None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | -       |               | -         |
| <b>Flood Defences</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |         |               |           |
| None                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | -       |               | -         |

| Pathways and Receptors                                                                                                                                                                                                                                                                                    | Ref No. | Search Buffer | Direction |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|---------------|-----------|
| <b>Environmentally Sensitive Receptors</b>                                                                                                                                                                                                                                                                |         |               |           |
| <b>Nearest Surface Water Feature</b>                                                                                                                                                                                                                                                                      |         |               |           |
| Distance: 0m                                                                                                                                                                                                                                                                                              | 1       | On Site       | E         |
| <b>Source Protection Zones</b>                                                                                                                                                                                                                                                                            |         |               |           |
| Greensbridge Lane, Reference: Nw066, Type: Zone II (Outer Protection Zone): Either 25% of the source area or a 400 day travel time whichever is greater., Contact Ref: 1                                                                                                                                  | -       | On Site       | N         |
| Various, Reference: Not Supplied, Type: Zone III (Total Catchment): The total area needed to support the discharge from the protected groundwater source., Contact Ref: 1                                                                                                                                 | -       | On Site       | E         |
| Greensbridge Lane, Reference: Nw066, Type: Zone I (Inner Protection Zone): Travel time of 50 days or less to the groundwater source., Contact Ref: 1                                                                                                                                                      | -       | 250-500m      | N         |
| Greensbridge Lane, Reference: Nw066, Type: Groundwater Source, Contact Ref: 1                                                                                                                                                                                                                             | -       | 250-500m      | N         |
| <b>Water Abstractions</b>                                                                                                                                                                                                                                                                                 |         |               |           |
| United Utilities Water Plc, Boreholes (2) At Greensbridge Lane Pumping Station, Whiston, Abstractions Public Water Supply, Reference: 2569028014, Permit Version: 100, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1 | -       | 250-500m      | N         |
| United Utilities Water Plc, Boreholes (2) At Greensbridge Lane Pumping Station, Whiston, Abstractions Public Water Supply, Reference: 2569028014, Permit Version: 101, Authorised Start: 01 January, Authorised End: 31 December, Positional Accuracy: Located by supplier to within 100m, Contact Ref: 1 | -       | 250-500m      | N         |

| Other Factors                                                                                                                                                                                                           | Search Buffer | Direction |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|-----------|
| <b>Geological</b>                                                                                                                                                                                                       |               |           |
| <b>Brine Compensation Area</b>                                                                                                                                                                                          |               |           |
| No                                                                                                                                                                                                                      |               | -         |
| <b>Coal Mining Affected Areas</b>                                                                                                                                                                                       |               |           |
| In an area which may be affected by coal mining activity. It is recommended that a coal mining report is obtained from the Coal Authority. Contact details are included in the Useful Contacts section., Contact Ref: 2 | On Site       | E         |
| <b>Mining Instability</b>                                                                                                                                                                                               |               |           |
| Risk: Inconclusive Coal Mining,                                                                                                                                                                                         | On Site       | E         |
| <b>Non Coal Mining Areas of Great Britain</b>                                                                                                                                                                           |               |           |
| No Hazard                                                                                                                                                                                                               |               | -         |
| <b>Radon Potential - Radon Affected Areas</b>                                                                                                                                                                           |               |           |
| Affected Areas: The property is in a lower probability radon area, as less than 1% of homes are above the action level, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3      | On Site       | E         |
| <b>Radon Potential - Radon Protection Measures</b>                                                                                                                                                                      |               |           |
| Radon Protection Measures: None, Source: British Geological Survey, National Geoscience Information Service, Contact Ref: 3                                                                                             | On Site       | E         |
| <b>Potential for Collapsible Ground Stability Hazards</b>                                                                                                                                                               |               |           |
| Hazard Potential: Very Low, Contact Ref: 3                                                                                                                                                                              | On Site       | E         |
| Hazard Potential: No Hazard, Contact Ref: 3                                                                                                                                                                             | 0-250m        | NE        |
| <b>Potential for Compressible Ground Stability Hazards</b>                                                                                                                                                              |               |           |
| Hazard Potential: No Hazard, Contact Ref: 3                                                                                                                                                                             | On Site       | E         |
| Hazard Potential: Moderate, Contact Ref: 3                                                                                                                                                                              | 0-250m        | NE        |
| <b>Potential for Ground Dissolution Stability Hazards</b>                                                                                                                                                               |               |           |
| No Hazard                                                                                                                                                                                                               |               | -         |
| <b>Potential for Landslide Ground Stability Hazards</b>                                                                                                                                                                 |               |           |
| Hazard Potential: Very Low, Contact Ref: 3                                                                                                                                                                              | On Site       | E         |
| <b>Potential for Running Sand Ground Stability Hazards</b>                                                                                                                                                              |               |           |
| Hazard Potential: Very Low, Contact Ref: 3                                                                                                                                                                              | On Site       | E         |
| Hazard Potential: Low, Contact Ref: 3                                                                                                                                                                                   | 0-250m        | NE        |

| Other Factors                                                            |               |           |
|--------------------------------------------------------------------------|---------------|-----------|
| Geological                                                               | Search Buffer | Direction |
| <b>Potential for Shrinking or Swelling Clay Ground Stability Hazards</b> |               |           |
| Hazard Potential: Very Low, Contact Ref: 3                               | On Site       | E         |

### Registered Landfill Sites

At present no complete national data set exists for landfill site boundaries, therefore a point grid reference, provided by the data supplier, is used for some landfill sites. In certain cases the point grid references supplied provide only an approximate position and can vary from the site entrance to the centre of the site. Where the exact position of the site is unclear, Landmark construct either a 100 metre or 250 metre "buffer" around the point to warn of the possible presence of landfill. The size of this "buffer" relates to the positional accuracy that can be attributed to the site. The "buffer" is shown on the map as an orange cross-hatched circle and is referred to in the map legend as Potential Landfill Buffer. Where actual boundaries are available, the landfill site area is shown on the map as a red diagonal hatched polygon and referred to in the map legend as Registered Landfill Site.

### Local Authority Recorded Landfill Sites

Local Authority landfill data are sourced from individual local authorities that were able to provide information on sites operating prior to the introduction of the Control of Pollution Act (COPA) in 1974. Appropriate authorities are listed under Local Authority Landfill Coverage with an indication of whether or not they were able to make landfill data available. Details of any records identified are disclosed. You should be aware that if the local authority 'Had landfill data but passed it to the relevant environment agency' it does not necessarily mean that local authority landfill data is included in our other Landfill datasets. In addition if no data has been made available, for all or part of the search area, you should be aware that a negative response under 'Local Authority Recorded Landfill Sites' does not necessarily confirm that no local authority landfills exist.

### Flooding

The Sitecheck report flood map plots all flood related features revealed within the search area as supplied by the relevant agency. However, to avoid confusion, the text entry in the body of the report only reveals the detail of the nearest feature in each flood data set. This is also reflected in the summary table where only a single entry is included to indicate the search buffer of the nearest occurrence.

### Mining Instability Data

The Mining Instability data was obtained on Licence from Ove Arup + Partners Limited (for further information, contact [mining.review@arup.com](mailto:mining.review@arup.com)). No reproduction or further use of such data is to be made without the prior written consent of Ove Arup + Partners Limited. The information and data supplied in the Product are derived from publicly available records and other third party sources and neither Ove Arup + Partners nor Landmark warrant the accuracy or completeness of such information or data.

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The Sitecheck Assess User guide is available free of charge from our website [www.sitecheck.co.uk](http://www.sitecheck.co.uk)

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**Contact Names and Addresses****1 Environment Agency National Customer Contact Centre (NCCC)**

PO Box 544  
Templeborough  
Rotherham  
S60 1BY

Telephone 08708 506 506

[enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk)

Please note that the Environment Agency/SEPA have a charging policy in place for enquiries.

**2 The Coal Authority Mining Report Service**

200 Lichfield Lane  
Mansfield  
Nottinghamshire  
NG18 4RG

Telephone 0845 7626848

[thecoalauthority@coal.gov.uk](mailto:thecoalauthority@coal.gov.uk)

**3 British Geological Survey Enquiry Service**

British Geological Survey  
Kingsley Dunham Centre  
Keyworth  
Nottingham  
Nottinghamshire  
NG12 5GG

Telephone 0115 936 3143  
Fax 0115 936 3276

[enquiries@bgs.ac.uk](mailto:enquiries@bgs.ac.uk)  
[www.bgs.ac.uk](http://www.bgs.ac.uk)

**4 Knowsley Metropolitan Borough Council**

Archway Road  
Huyton  
Liverpool  
Merseyside  
L36 9YU

Telephone 0151 489 6000  
Fax 0151 443 2298

[www.knowsley.gov.uk](http://www.knowsley.gov.uk)

**5 Merseyside Waste Disposal Authority**

2nd Floor  
North House  
17 North John Street  
Liverpool  
Merseyside  
L2 5QY

Telephone 0151 2551444  
Fax 0151 2271848

[enquiries@merseysidewda.gov.uk](mailto:enquiries@merseysidewda.gov.uk)

**Other Contacts****Institution of Civil Engineering Surveyors**

26 Market Street  
ALTRINCHAM  
Cheshire  
WA14 1PF

Telephone 0161 928 8074

[www.ices.org.uk/ices.asp](http://www.ices.org.uk/ices.asp)

**The Association of Geotechnical and Geoenvironmental Specialists**

Foreham Street  
83 Copers  
Cope Road  
Beckenham  
Kent  
BR3 1NR

Telephone 020 86588212

[www.ags.org.uk/](http://www.ags.org.uk/)

**The Environmental Auditors Registration Association**

Welton House  
Limekiln Way  
Lincoln  
LN2 4US

Telephone 01522 540069

[www.greenchannel.com/iea/earahome.htm](http://www.greenchannel.com/iea/earahome.htm)

**The Environmental Industries Commission**

45 Weymouth Street  
London  
W1N 3LD

Telephone 020 79351675

[www.eic-uk.co.uk/](http://www.eic-uk.co.uk/)

**The Institution of Civil Engineers**

One Great George Street  
Westminster  
LONDON  
SW1P 3AA

Telephone 0207 222 7722  
Fax 0207 222 7500

[www.ice.org.uk](http://www.ice.org.uk)

**The Royal Institution of Chartered Surveyors**

12 Great George Street  
Parliament Square  
London  
SW1P 3AD

Telephone 020 7222 7000

[www.rics.org.uk/](http://www.rics.org.uk/)

**Argyll Environmental Ltd**

Lees House  
21-33 Dyke Road  
Brighton  
BN1 3FE

Telephone 0845 458 5250  
Fax 0845 458 5260

[info@argyllenviro.com](mailto:info@argyllenviro.com)  
[www.argyllenvironmental.com](http://www.argyllenvironmental.com)

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## **Search Code**

### **IMPORTANT CONSUMER PROTECTION INFORMATION**

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD. Telephone: 0844 844 9966, Fax No: 0844 844 9980, email: [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk) which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered firms maintain compliance with the Code.

The Search Code:

- Provides protection for homebuyers, sellers, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

### **The Code's core principles**

Firms which subscribe to the Code will:

- Display the Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that all search services comply with the law, registration rules and standards.
- Monitor their compliance with the Code.

### **COMPLAINTS**

If you have a query or complaint about your search, you should raise it directly with the firm, and if appropriate ask for your complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award compensation of up to £5,000 to you if it finds that you have suffered actual loss as a result of your search provider failing to keep to the Code.

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#### **TPOs Contact Details:**

The Property Ombudsman Scheme  
Milford House  
43-55 Milford Street  
Salisbury  
Wiltshire SP1 2BP  
Tel: 01722 333306  
Fax: 01722 332296  
Email: [admin@tpos.co.uk](mailto:admin@tpos.co.uk)

You can get more information about the PCCB from [www.propertycodes.org.uk](http://www.propertycodes.org.uk).

**PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE**



## **Search Code**

### **COMPLAINTS PROCEDURE**

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of its receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

#### **Complaints should be sent to:**

Head of Customer Relations  
Landmark Information Group Ltd  
Landmark UK Property  
Imperium  
Imperial Way  
Reading  
RG2 0TD

Telephone: 0844 844 9966

E-mail: [helpdesk@landmark.co.uk](mailto:helpdesk@landmark.co.uk)

Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs): Tel: 01722 333306, E-mail: [admin@tpos.co.uk](mailto:admin@tpos.co.uk).

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

## **LANDMARK STANDARD TERMS & CONDITIONS**

Full Terms and Conditions can be found on the following link:

<http://www.landmarkinfo.co.uk/Terms/Show/515>