



To: Indurent Limited

Date: 28th November 2025

Reference: HSP2025-C4884-G-LR-3816

By email

Dear Sirs

Re: A General Scope of Further Intrusive and Localised Remediation Works for a site known as Moorgate Point, Knowsley on behalf of Indurent Limited.

This letter is provided with reference to outlining the scope of the further works for the above site.

Summary of Works

For clarity there are several parts to the further works, and these are broken down into the following:

- Further windowless sampling exercise for establishing geotechnical parameters for the design team
- Further topsoil sampling for contamination testing as per MEAS requirements
- Observation of the removal from site of the Above Ground Storage Tanks and determination of the likelihood for the potential of contamination
- Once we are allowed to be present on site to carry out intrusive works in the former AST area (should this be necessary): Attendance to break up the slab and excavate the near surface and sub-soils for contamination testing.

Windowless Sampling Exercise

There is a requirement to obtain further ground condition/strength information on the site. A windowless sampling exercise is required to carry out SPTs.

Topsoil Sampling

With regard to the comments received back from MEAS there is further sampling of the topsoil to be carried out on the site. Locations are to be determined but it is expected that up to 5No. further samples are required for testing.

Tank Removal Watching Brief

We are to monitor the removal of the above ground storage tanks (ASTs) when that occurs (assumed December 2025). The Desk Study noted no significant/gross contamination (only light staining) was present on the surface visible at the time and that the surrounding concrete was in a generally good condition on the periphery of the AST areas. We will examine the condition of the concrete surface and obtain a photographic record. Also, on the same site visit as the tank removal, we will be obtaining further samples of the topsoil in the eastern section of the site (see topsoil sampling above).

Excavation of the Concrete Slab and Near-Surface and Sub-Surface Soils

Once the tank removal exercise is complete, and we are able to attend site, we can then investigate the ground/slab conditions in the AST area to determine if there has been any significant contamination (leaks/spills) which is presently not visible beneath the AST area, also in any areas of associated pipework (if present, again we cannot determine this at present) and the drainage run/interceptor in front of the refuelling area.

If necessary, we will sample any contaminated materials and excavated until “clean”/uncontaminated ground is encountered*. Any contaminated materials will be duly segregated and contained accordingly. We understand that this exercise is to be conducted in early January 2026.

*This will be assessed on site by both visual/olfactory observation and also using a PID monitor to determine the presence/absence of hydrocarbons.

The materials will be logged, tested and a report will be issued to document excavation back to “clean”/uncontaminated material (should it be necessary).

Should any material need to be removed from the site then we would require the documentation for this as we can then utilise it if necessary for corroboration to the LPA that the material has been disposed of at a suitably licenced facility.

Informative

This letter is presented as a **scope of works** only for the purpose of clarifying ongoing site works and providing the client and LPA with confidence for suitable environmental control at the site. This letter does not, as is not intended to, form a **remediation method statement** for this or any part of the wider site.

Should a remediation method statement and any subsequent verification works need to be presented then these shall be quoted for and completed as separate items and at the relevant juncture in the investigative process.

I trust this to be in order.

Yours sincerely

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For and on behalf of
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