

Phase I Environmental Assessment

Land Off Alchemy Way, Knowsley Industrial Park, Liverpool L33 7AH



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Contamination Risk Ranking

Hollis considers the site, in its current use, to represent a **Low/Medium** risk with regards to contaminated land liability issues. Where the recommendations, below, are implemented, the site is considered suitable for the proposed commercial use.

These opinions must be read in conjunction with the remainder of this Report.

Flood Risk Ranking

The EA Flood Maps for Planning currently show that the site is located in Flood Zone 1 (low probability).

According to the EA Long Term Flood Risk Map (Surface Water), the majority of the site is located within an area at a Very Low¹ risk of surface water flooding (i.e., pluvial flooding). Localised areas at a Low² risk of flooding are mapped in the north-eastern and southern areas of the site. However, the EA flood maps do not provide property-specific data and cannot specify whether individual buildings are themselves at risk.

The EA Long Term Flood Risk Maps for 2004 to 2060 show that the risk at the site remains generally unchanged; albeit, the surface water flood extents in the north-east and south increase slightly.

Recommendations

We recommend that the following recommendations are carried out to support the future redevelopment of the site as an open storage area:

- 1) The Made Ground is considered unlikely to be suitable for use in areas of soft landscaping. It is therefore recommended that in areas of soft landscaping, existing Made Ground is either removed and replaced with certified clean soils, or retained beneath a suitable clean cover system, designed to be appropriate for the proposed planting and end use. Natural site-won material may be suitable for use, and targeted chemical testing of the shallow soils should be undertaken at the detailed design stage to inform the requirement for, specification and thickness of any clean cover system within areas of soft landscaping.
- 2) Following finalisation of the development layout, a remediation strategy, including an appropriate verification plan, should be prepared to reflect the proposed commercial open storage end use. In addition to the specification of a capping area, the strategy should also allow for a watching brief during earthworks to address any unexpected contamination encountered and include recommendations regarding the testing of site-won and imported soils to demonstrate their suitability for use in soft landscaped areas. In addition, the strategy should address the suitability and, where necessary, upgrading of water supply pipe materials.
- 3) Groundworkers should adopt appropriate personal protective equipment (PPE) and clean working practices to mitigate any potential risks associated with the disturbance of soils during redevelopment.

¹ This means that each year, this area has a less than 0.1% chance of flooding.

² This means that each year, this area has between a 0.1% and a 1% chance of flooding.

- 4) An ecological survey should be conducted across the entire site for invasive species which may be present.
- 5) All necessary environmentally related approvals and permissions should be sought by the developer. All relevant documentation should be retained on file to aid any future transaction.

Executive summary

Hollis was instructed by NW1 IOS 3 Unit Trust ("the Client") to undertake a Phase I Environmental Assessment of the site at Land off Alchemy Way, Knowsley Industrial Estate, Liverpool, L33 7AH ("the site").

The assessment has been undertaken in connection with a planning application for the use of the site as Open Storage (Use Class B8), together with the laying of hardstanding and all other associated works. The works are detailed on the Proposed Site Plan, prepared by Ashton Smith (ref. MAR2-ASA-00-EX.SI-D-A-0003_(S0-P05).

The objectives of the assessment are to evaluate the potential for soil or groundwater contamination, both at and in the vicinity of the site, and its likely implications, and identify other environmental liabilities that need further consideration.

The site comprises an irregular-shaped plot of vegetated vacant land. No ongoing activities are undertaken on the site that are considered to represent a significant source of contamination. However, there was evidence that Made Ground had been imported onto the east of site, with inclusions of brick, concrete, metal, plastic, textiles and plant remains, the condition of which is not known. Fly tipping was also evident in the south-west of the site.

Earliest historical mapping (1850) showed the site comprised agricultural land, with a drainage ditch mapped to bisect the centre of the site in a general northeast-southwest orientation. The site remained generally unchanged until c.1976, by which time the drainage ditch was no longer mapped, presumably infilled. The site then remained generally unchanged until c.2024, by which time aerial imagery indicates that the eastern area of the site was used as a materials storage area associated with the development of the vehicle charging facility adjacent east. No further significant changes have been observed on subsequent map editions to the current day.

Earliest historical mapping (1850) showed the immediate surrounds to have comprised agricultural land. The immediate surrounds remained generally unchanged until c.1960, by which time assumed industrial units with tanks had been developed adjacent north-west, and railway sidings were mapped from c.135m east. By c.1970, the railway sidings were no longer mapped, and by c.1976 several industrial units³ had been developed from adjacent north-east, with dismantled railway labelled from c.125m east. By c.1990, the surrounding industrial land-uses had been labelled as Knowsley Industrial Park. Throughout the late-1990s and 2000s, additional assumed industrial buildings were developed from c.100m north and adjacent south, with Tokenspire Park labelled c.160m north-west. By c.2025, industrial units had been developed from c.100m south-west. No further significant changes have been observed on subsequent map editions to the current day.

³ Noted to include a vehicle repair depot, warehouses, works, depots, installation engineering works, body repair works, and a television repair depot.

Overall, the site is considered to be located within an area of low to moderate environmental sensitivity, due to the superficial Devensian Till designated by the EA as a Secondary Undifferentiated Aquifer and the Chester Formation bedrock designated by the EA as a Principal Aquifer; the absence of a shallow, continuous body of groundwater (around c.8.0m bgl), and the absence of any licensed potable water abstractions within a 500m radius of the site. The site is also situated within an EA designated groundwater Source Protection Zone III – Total Catchment.

An enquiry was submitted to Knowsley Metropolitan Borough Council's Environmental Health department, though a response was not received within the timescales of this report. However, a response received as part of Hollis' previous assessment (February 2024) confirmed that the site had not been identified as contaminated land under Part 2A of the Environmental Protection Act 1990 at the time of the enquiry. Hollis has not identified any evidence to suggest that the site's regulatory position may have changed since this response.

A search was conducted of Knowsley Metropolitan Borough Council's online planning portal. No planning applications were identified pertaining to the site.

A Preliminary Ground Investigation Report by Tetra Tech (2021) and a Generic Quantitative Risk Assessment by WSP (2021) were reviewed as part of Hollis' assessment. Hollis notes that the WSP report reviewed and incorporated the findings of the Tetra Tech report. The reports identified the absence of significant site-wide contamination, with a single exceedance of the commercial screening criteria for lead in Made Ground, and metals, polycyclic aromatic hydrocarbons and cyanide in perched groundwater. However, these were not considered to represent a potentially significant risk in the context of the proposed redevelopment to a commercial end use, given the depth to groundwater (c.8.0m bgl) as well as the absence of any sensitive receptors within the wider surrounds. In addition, peak concentrations of methane and carbon dioxide were recorded to be 21% v/v and 6.5% v/v; however, WSP reported that this was likely due to microbial respiration, due to the absence of any significant depths of Made Ground.

The following on-site potential sources of contamination have been identified: metals, petroleum hydrocarbons, polycyclic aromatic hydrocarbons (PAH), asbestos and ground gas.

Potentially contaminative land uses have also featured in the nearby surrounds (within 500m), including agricultural activities, railway sidings, and the wider Knowsley Industrial Estate.

We have developed a conceptual site model and identified one potential contaminant linkage pertaining to future site users via dermal contact and ingestion (Low/Medium risk). In this regard, exposure will be limited to areas of soft landscaping only, where soils should be tested.

Therefore, overall, it is considered unlikely that contamination will be present on-site to an extent that will hinder its suitability for the proposed commercial open storage end-use. However, considerations should be made during redevelopment to reduce the risk from any potential near surface contamination. Therefore, the site is considered to be a **Low/Medium risk** from a ground contamination perspective.

1. Introduction

1.1. Background

1.1.1. Hollis Global Ltd ("Hollis") was instructed by NW1 IOS 3 Unit Trust ("the Client") to undertake a Phase I Environmental Assessment of the site at Land off Alchemy Way, Knowsley Industrial Estate, Liverpool L33 7AH, herein referred to as "the site".

1.1.2. This Phase I Environmental Assessment was commissioned in connection with the Client's proposed submission of a planning application for the use of the site as Open Storage (Use Class B8), together with the laying of hardstanding and all other associated works. The works are detailed on the Proposed Site Plan, prepared by Ashton Smith (ref. MAR2-ASA-00-EX.SI-D-A-0003_(S0-P05). The proposed site plan is provided in Appendix D.

1.2. Objectives

1.2.1. The objectives of the assessment are to evaluate the potential for soil or groundwater contamination, both at and in the vicinity of the site, and its likely implications, and identify other environmental liabilities that need further consideration.

1.3. Scope of work

1.3.1. The scope of work included the following:

Site inspection	✓
Map history	✓
Environmental database review	✓
Review of Previous Reports	✓
Geological and hydrogeological review	✓
Review of Planning Portal	✓
Enquiry to Petroleum Licensing Authority	✗
Enquiry to Environmental Health Officer	✓
Enquiry to Environment Agency	✓
Coal Authority Report	✗

1.3.2. No sampling or analysis of soils, waters or other materials was undertaken as part of the review.

1.3.3. The assessment area is based on a site boundary plan provided by the Client.

1.3.4. The site inspection was undertaken on 02 February 2026 by Kate Bourdouane BSc (Hons) MSc. The weather conditions were overcast and windy. Access to the north-west corner and the far south of the site was not possible during the inspection due to dense vegetation.

2. Site description

2.1. Site setting

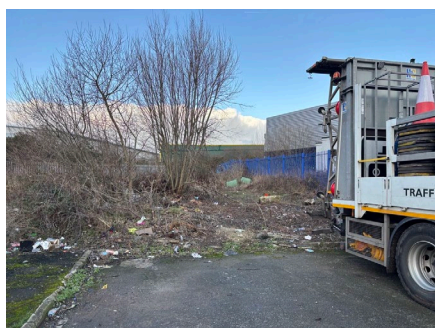


Photo of the site access from Faraday Road in the north-east of site.



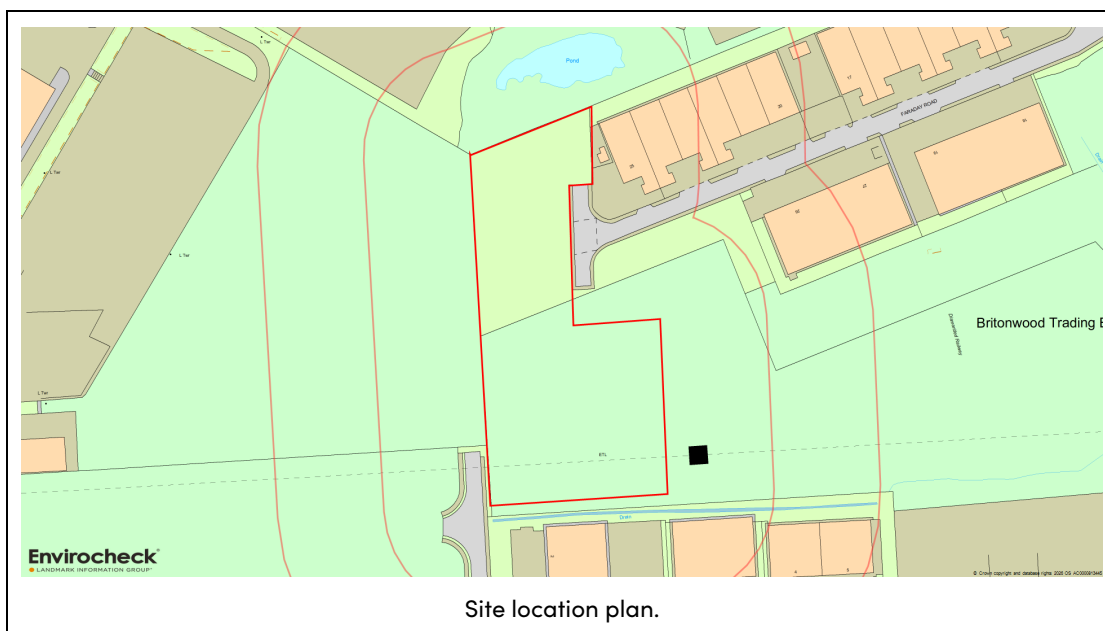
Photo across the site, looking east.

Address:	Land off Alchemy Way, Knowsley Industrial Park, Liverpool L33 7AH
NGR:	342720, 397190
Area:	1.14 hectares
Site use:	Vacant land
Date of construction:	N/A

- 2.1.1. The site comprises an irregular shaped plot of undeveloped, vacant land. The majority of site is vegetated with grasses, shrubs and trees, which are dense in parts (i.e. in the north-west and south). In the east and south-east, soil is exposed at the surface, which is discussed further in Section 2.8. The south and the north-east of the site, where they can be accessed from Alchemy Road and Faraday Road, respectively, have been secured with Heras fencing. The site is accessed from Faraday Road in the north-east.
- 2.1.2. No buildings or structures are located on site and 100% of the site supports unsealed ground. It is noted that overhead electricity cables pass at height over the south of the site, orientated approximately east to west.
- 2.1.3. Available proposed layout plans provided by the Client⁴ show the development to comprise concrete hardstanding across c.90% of the site, labelled as an open storage area. The remaining 10% of the site is mapped to comprise soft landscaping around the perimeter of the site. Furthermore, an additional site entrance will be developed along Alchemy Way adjacent south-west, and two gatehouses may be developed adjacent to the northern and south-western site boundaries.

⁴ Proposed Site Plan – Open Storage at Marchmont Open Storage Facility, Knowsley. Ashton Smith, on behalf of Marchmont, dated 23 March 2026, ref. MAR2-ASA-00-EX.SI-D-A-0003_(S0-P05).

- 2.1.4. Topographically, the site undulates, however, gently slopes from an approximate elevation of c.32.6m Above Ordnance Datum (AOD) in the north-east to 30m AOD in the centre-west, according to a third-party topographical survey, dated July 2020⁵. Alchemy Road (adjacent to the south-west) is approximately 3m lower than the site, with an embankment located along the south-west boundary to accommodate the elevation change.
- 2.1.5. The site is located in Knowsley Industrial Park, a well-established industrial area in the north-west of Knowsley, approximately 10.5km north-east of Liverpool City Centre. Industrial units border the north-east and south of the site, with further industrial units beyond vacant land from c.35m north and c.110m west. A vehicle charging facility operated by Amazon is located adjacent to the east. In addition, a pond is located c.5m north and vacant land is located adjacent to the south-east. Notable industrial activities in the surrounding area include a lorry repair garage, c.30m east, a plastic fabrication company (c.120m east), a laser cutter (c.110m east) and a hydraulic repair service (c.180m east).
- 2.1.6. The LinesearchbeforeUdig database lists pipelines distributing crude oil and refined hydrocarbon products owned and/or operated by a number of UK pipeline operators. According to the database, there are no records of underground oil or refined hydrocarbon products distribution pipelines on the site or within 250m.
- 2.1.7. A site location plan is provided below.



⁵ Existing Site Plan, prepared by Ashton Smith, dated 17 July 2020, reference: 20048-ASA-VS-SI-DR-A-P02-S4.

2.2. Storage of chemicals and hazardous substances

Underground storage tanks (USTs)

- 2.2.1. No evidence of underground storage tanks (USTs, such as refuelling dispensers, above ground infrastructure, manhole covers or scarred hardstanding) was observed during the site inspection.

Aboveground storage tanks (ASTs)

- 2.2.2. No above ground storage of fuel or hazardous materials was observed on site.

2.3. Water, wastewater and drainage

- 2.3.1. The site comprises vacant undeveloped land and is not anticipated to be served by a formal drainage system. No drainage features, such as gullies or oil-water interceptors, were observed on the site.
- 2.3.2. Surface water ponding was observed in the east and south-east of the site, correlating with where soil is exposed at the surface.



Surface water ponding in the east of site.



Surface water ponding in the south-east.

2.4. Deleterious materials

Asbestos containing materials (ACMs)

- 2.4.1. Given the absence of buildings on site, the potential for asbestos containing materials to be present within building fabric is considered to be negligible.

Polychlorinated biphenyls (PCBs)

- 2.4.2. No potential sources of polychlorinated biphenyls (such as transformers or sub-stations) were observed on site.

2.5. Waste storage and disposal

- 2.5.1. No waste is currently generated from site activities, given that the site is vacant.

- 2.5.2. However, fly tipping of commercial waste in rubble bags (including insulation), along with general litter, was observed in the south-west of the site, adjacent to Alchemy Way. Further rubble bags were observed beneath vegetation in this location, the contents of which were not visible. Discarded materials and litter were also observed at the site entrance in the north-east, including a tyre, plant remains, wheelie bins and a petrol can.



Photo of the fly tipped commercial waste in the south-west.



Photo of the litter in the south-west.



Photo of the discarded wheelie bins in the north-east.



Photo of the litter in the north-east.

2.6. Nuisance issues

- 2.6.1. No nuisance issues were identified during the site inspection or from review of available information.

2.7. Invasive species

- 2.7.1. Hollis has not undertaken an ecological survey of the site, as this is beyond the scope of the assessment. However, no suspected invasive species listed under Schedule 9 to the Wildlife and Countryside Act 1981, such as Japanese Knotweed or Giant Hogweed, were identified in the accessible areas of the site or in the immediate vicinity of the site. However, seasonal die-back can impair the identification of these species.

2.8. Other issues

- 2.8.1. As mentioned above, soil is exposed at the surface in the east and south-east of the site (approximately 20% of the total site area). The soil was observed to comprise Made Ground (i.e. fill material) that consists of sand with inclusions of brick, concrete, plastic, textiles, plant remains and metal that appeared to have been deposited on the site, potentially from recent development activities in the surrounding area. The thickness of the material could not be established.



Photo of the Made Ground in the south-east.



Photo of the Made Ground in the east.

3. Historical information

3.1. Introduction

- 3.1.1. Hollis has undertaken a review of historical maps and aerial photography (where available) to determine the historical development of the site and nearby surrounds. A summary is provided below together with extracts from key historical maps. A detailed description of the history of the site and surrounding area is provided in Appendix A.

3.2. The site

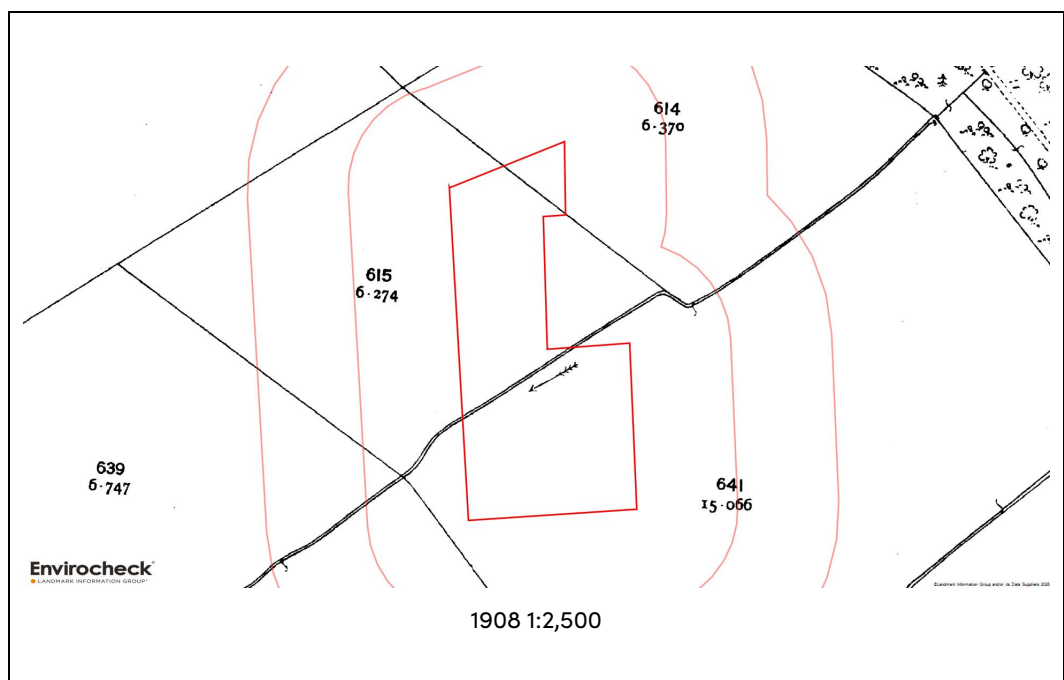
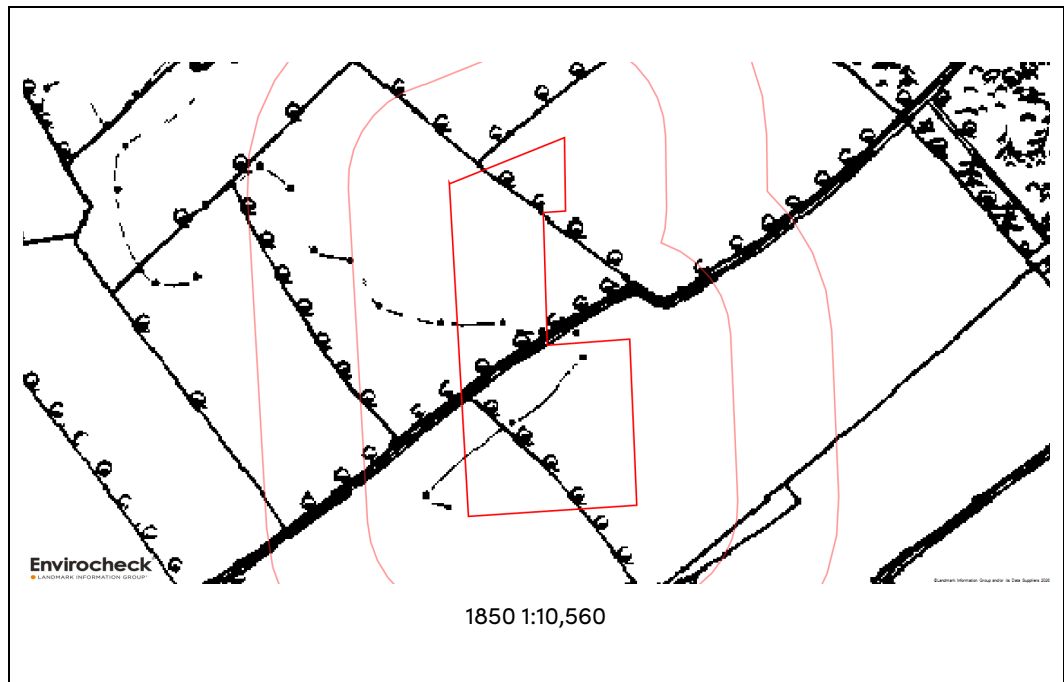
- 3.2.1. Earliest historical mapping (1850) showed that the site comprised agricultural land, with a drainage ditch mapped to bisect the centre of the site in a general north-east-south-west orientation. The site remained generally unchanged until c.1976, by which time the drainage ditch was no longer mapped, presumably infilled. The site then remained generally unchanged until c.2024, by which time aerial imagery indicates that the eastern area of the site was used as a materials storage area associated with the development of the vehicle charging facility adjacent east. No further significant changes have been observed on subsequent map editions to the current day.

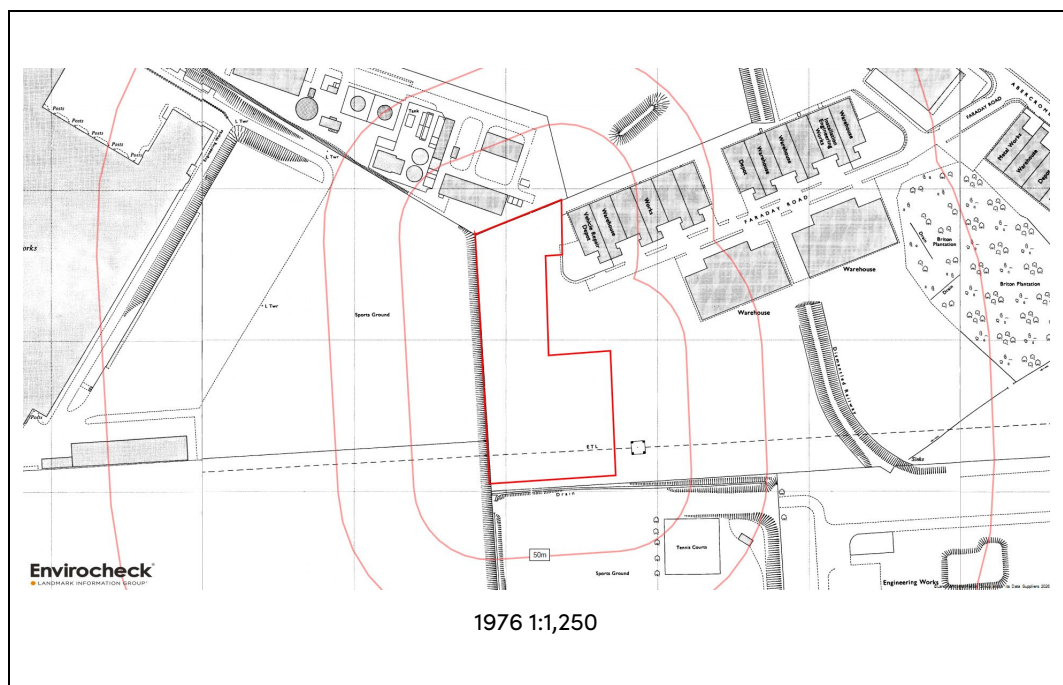
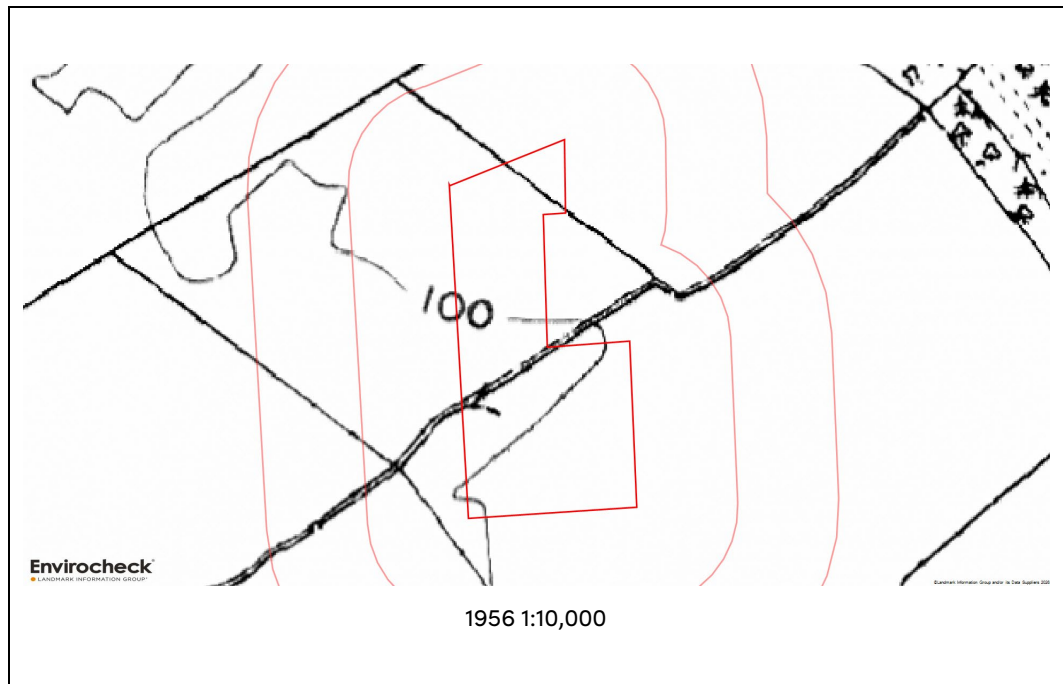
3.3. The surrounding area

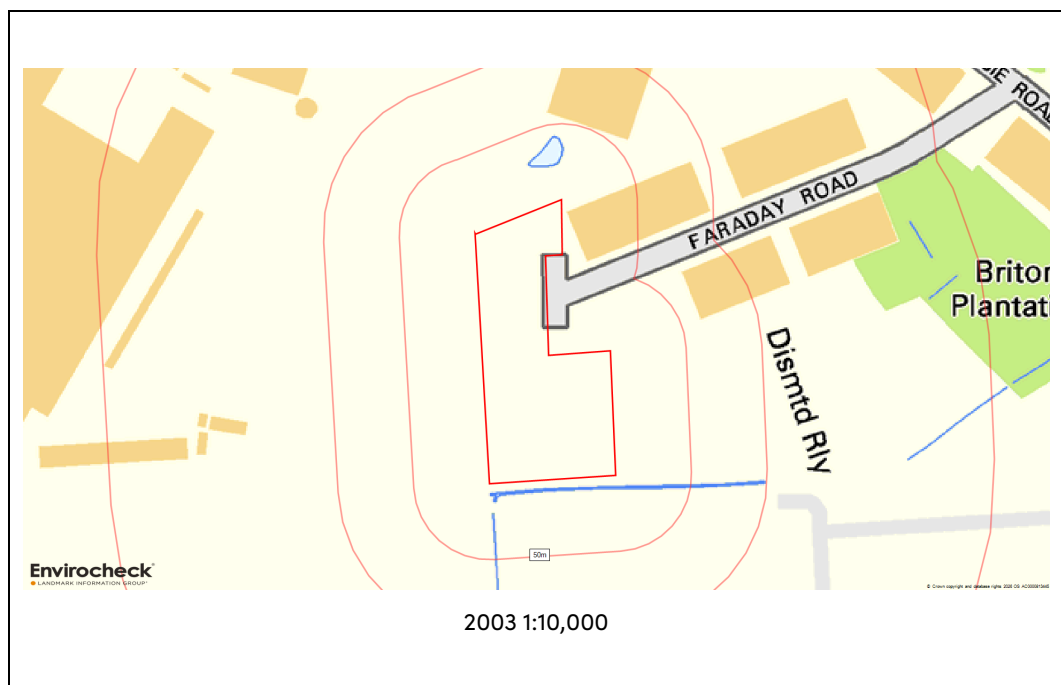
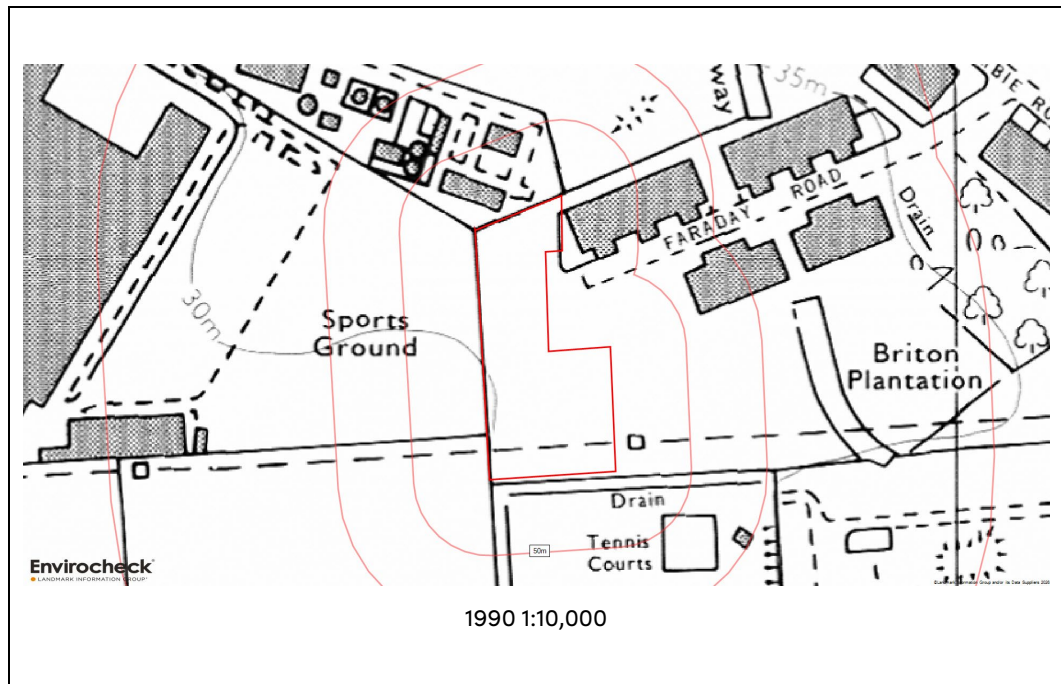
- 3.3.1. Earliest historical mapping (1850) showed the immediate surrounds to have comprised agricultural land. The immediate surrounds remained generally unchanged until c.1960, by which time assumed industrial units with tanks had been developed adjacent north-west, an engineering works was located c.105m south-east and railway sidings were mapped from c.135m east, with several factories and works noted in the wider surrounds.
- 3.3.2. By c.1970, the railway sidings were no longer mapped, and the wider surrounds comprised warehouses (c.410m west), factories (c.360m south-west and c.435m north-west), and Kirkby Industrial Estate from c.420m north. By c.1976, several industrial units⁶ had been developed from adjacent north-east, and a dismantled railway was labelled from c.125m east, with a metal works and paper works from c.285m east and c.325m south respectively.
- 3.3.3. By c.1990, the surrounding industrial land-uses had been labelled as Knowsley Industrial Park, with additional industrial buildings mapped from c.400m south-east. Throughout the late-1990s and 2000s, additional assumed industrial buildings were developed from c.100m north and adjacent south, with Tokenspire Park labelled c.160m north-west. By c.2025, industrial units had been developed from c.100m south-west. No further significant changes have been observed on subsequent map editions to the current day.
- 3.3.4. Parts of the UK were significantly bombed between 1940 and 1941. According to the ZeticaUXO Risk Maps⁷, the site is located in an area with a low risk of unexploded ordnance.

⁶ Noted to include a vehicle repair depot, warehouses, works, depots, installation engineering works, body repair works, and a television repair depot.

⁷ <https://zeticauxo.com/guidance/risk-maps/> accessed on 03 February 2026.







4. Regulatory information

4.1. Environmental database

4.1.1. We have procured an Envirocheck™ report for the site from Landmark Information Group. The following features of interest were noted within a 500m radius of the site:

On-site:

- One record on the Substantiated Pollution Incident Register, which occurred in the east of the site on 06 May 2005, for the release of 'inert, other' pollutants. The event was classified as a Category 2 – Significant Incident to land, and a Category 4 – No Impact to air and water environments. An enquiry to the EA (see Section. 4.4.) confirmed that the pollution incident referred to the illegal dumping of 120,000m³ of sandstone on the site without a waste management license. Following review, the investigation was closed and a casefile was sent to the EA's legal team.
- One record of Potentially Infilled Land (water), mapped to bisect the centre of the site in a general north-east-south-west orientation by 1928, and identified as 'unknown filled ground (pond, marsh, river, stream, dock, etc.)'. The entry pertains to the infilling of a drainage ditch by c.1976.

Off-site:

- Two records of Part A(1) Environmental Permits, the closest of which is located 235m north, licensed to Factory Services UK Ltd for 'animal, vegetable & food treating: vegetable raw materials for food at a rate greater than 300 tonnes per day', permit ref. LP3837FX.
- Three records of Environmental Permits to operate Part B Processes, the closest of which is located 330m west of the site, licensed to Otis Plc for 'PG6/23 – coating of metal and plastic', permit ref. B3/0992/6.5/05.
- Seven records of Pollution Incidents to Controlled Waters, the closest of which occurred 230m east of the site on 09 September 1995, for an accidental spillage of 'other chemicals'. The event was classified as a Category 3 – Minor Incident. A note attached to the record confirms that photographic liquid was identified in the nearby Knowsley Brook.
- One record on the Substantiated Pollution Incident Register, which occurred 405m east of the site on 06 September 2003 for the release of 'inorganic chemicals – acids'. The event was classified as a Category 2 – Significant Incident to land, and a Category 4 – No Impact to air and water environments.
- Seventeen records of Potentially Infilled Land (water), the closest of which is located 110m south-east of the site, mapped by 1850 as 'unknown filled ground (pond, marsh, river, stream, dock, etc.)'. The entry pertains to the infilling of a drainage ditch by c.1960.
- One record of a Planning Hazardous Substance Consent, licensed to Contract Chemicals Ltd from 430m south for the storage of both sodium and bromine, license ref. 99/00694/HSC.

4.1.2. The datasheet summary is provided in Appendix B.

4.2. Planning department

- 4.2.1. A search was conducted of Knowsley Metropolitan Borough Council's online planning portal⁸. No planning applications were identified pertaining to the site.
- 4.2.2. Given the absence of any planning applications for the subject site, a general enquiry was submitted to the Local Planning Authority (LPA); however, a response was not received within the timescales of Hollis's assessment.

4.3. Environmental health department

- 4.3.1. An enquiry was submitted to Knowsley Metropolitan Borough Council's Environmental Health department; however, a response was not received within the timescales of Hollis's assessment.
- 4.3.2. Hollis' previous report⁹ (12 February 2024) received a response from Knowsley Metropolitan Borough Council's Environmental Health department, which confirmed the below (provided as Appendix C – Supporting information). Only pertinent information has been reproduced below:
- The Council confirmed that the site had not been identified as contaminated land under Part 2A of the Environmental Protection Act 1990 at the time of the enquiry, and the Council had not yet determined any sites as 'contaminated land' within this area of the County Borough.
 - The Council confirmed there are no historical or current landfill sites within a 250m radius of the site.
 - The Council confirmed there are no Part A(2) or Part B Environmental Permits licensed to the site or adjoining properties.
 - The Council confirmed there are no private water supplies registered with the Local Authority within a 2km radius of the site.
 - The Council confirmed there have been no current or former nuisance issues on the site.
- 4.3.3. Hollis has not identified any evidence to suggest that the site's regulatory position may have changed since this response.

4.4. Environment Agency (EA)

- 4.4.1. Given the historical pollution event (see Section 4.1.1), an enquiry was submitted to the EA, and a response was received on 17 February 2026 (provided as Appendix C – Supporting Information). Only pertinent information is provided below:
- The EA confirmed that they do not hold any records of flooding at the subject site.
 - The EA confirmed that they do not hold any records of intrusive investigation at the subject site.

⁸ <https://planapp.knowsley.gov.uk/online-applications/> accessed on 03 February 2026.

⁹ Phase I Environmental Assessment of Amazon Vehicle Charging Facility, Knowsley Industrial Estate, Liverpool, L33 7AH. Hollis Global, on behalf of Marchmont Investment Management, dated 12 February 2024, report ref. 124697-100/VA/RG.

5. Environmental setting

5.1. Geology/hydrogeology

Geology

- 5.1.1. According to the British Geological Survey (BGS) online digital map viewer¹⁰ and 1:50,000 mapping of the area (Sheet 84, Wigan), the site and wider surrounds are mapped as being underlain by Made Ground (i.e. fill material), the composition of which is discussed further below. The underlying superficial geology comprises Till (diamicton) which is in turn underlain by bedrock geology of the Chester Formation (sandstone).
- 5.1.2. Information derived from previous third-party ground investigations (2021; see Section. 6) identified ground conditions in line with the published mapping. The investigations confirmed the ground conditions at the site to comprise soft sandy clay topsoil to a maximum depth of 0.60m below ground level (bgl), underlain by Made Ground described as a clayey gravelly sand or slightly sandy, slightly gravelly clay to a maximum depth of 1.80m bgl, noted to include variable amounts of quartzite, brick, slate, concrete, clinker, coal, and glass. No putrescible material was identified. The underlying Glacial Till was described as a clayey gravelly sand or a silty, sandy, slightly gravelly clay to a maximum depth of 3.40m bgl, underlain by Chester Formation bedrock described as weathered, weak sandstone to 4.00m bgl (maximum depth of investigation).
- 5.1.3. No borehole records are located on-site. One borehole record is located within a 50m radius of the site, identified as 'Langtree Development Knowsley 1' and mapped from c.35m south (borehole ref. SJ49NW1075). The recorded generally supported the published geology and identified Made Ground comprising very sandy, very silty clay with organic traces to 1.60m bgl, underlain by clay to 5.0m bgl and weathered clayey sandstone to the maximum depth of investigation (6.0m bgl).
- 5.1.4. According to the Coal Authority, the site is not located in a Coal Mining Affected Area.
- 5.1.5. According to information provided within the Landmark Envirocheck report, the site is not located in a Radon Affected Area.

Hydrogeology

- 5.1.6. The superficial Devensian Till (diamicton) is designated by the EA as a Secondary Undifferentiated Aquifer. These are indicative of aquifers which cannot be categorised into Type A or Type B due to their variable characteristics, and are considered to be of only minor value. The underlying Chester Formation sandstone is designated by the EA as a Principal Aquifer, indicative of strategically important rock units that have high permeability and water capacity, and that may form an important base flow to river.

¹⁰ <https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/> accessed on 03 February 2026.

- 5.1.7. Information derived from third party ground investigations (2021; see Section. 6) recorded groundwater to lie between 0.35–0.40m bgl in the east and 1.05–1.39m bgl in the south-east during post-investigation monitoring in two of the four on-site monitoring wells, with the other two found to be dry. This groundwater is therefore considered to be perched and discontinuous. WSP reported that nearby boreholes recorded groundwater at 8.0m bgl within the Chester Formation, with an inferred groundwater direction of east to west. As such, a continuous body of shallow groundwater is considered unlikely beneath the site and surrounding area.
- 5.1.8. The EA currently classifies the groundwater body at the site (Lower Mersey Basin and North Merseyside Permo-Triassic Sandstone Aquifers Water Body) as being of Poor Quantitative and Poor Chemical status under the Water Framework Directive (WFD) classification scheme, 2019 cycle.
- 5.1.9. According to EA information provided in the Landmark Envirocheck™ database, there is one licensed groundwater abstraction within a 500m radius of the site, licensed to Dairy Crest Ltd for both evaporative cooling and process water, permit ref. 2569031142r01.
- 5.1.10. There may also be private (unlicensed) abstractions in the vicinity of the site, that are generally of smaller scale. This information is provided by the Local Authority Environmental Health department.
- 5.1.11. The site is situated within an EA designated groundwater Source Protection Zone (SPZ) III – Total Catchment, relating to potable water supplies operated by United Utilities 1.25km east and 1.85km west.
- 5.2. Hydrology**
- 5.2.1. The nearest surface water course is a small pond located c.10m north of the site.. The closest significant surface water course is a tributary of the Knowsley Brook (Croxteth/Knowsley Brook Water Body), located from c.330m south-east of the site. The EA currently classifies this section of the Knowsley Brook as being of Moderate Ecological Status under the Water Framework Directive (WFD), 2019 cycle. The EA has identified that the Chemical category does not require assessment in 2022, however, it was classified as a Fail in the 2019 cycle. In addition, it is noted that a drainage channel is located adjacent to the south, orientated east-west. The channel is shown to be discontinuous and does not appear to discharge into a surface water course.
- 5.2.2. According to EA information provided in the Landmark Envirocheck™ database, there are no licensed surface water abstractions within a 500m radius of the site.
- 5.3. Flood risk**
- 5.3.1. The EA Flood Maps for Planning¹¹ currently show that the site is located in Flood Zone 1 (low probability). This zone comprises land assessed as having a less than 1 in 1000 annual probability of river or sea flooding (<0.1% in any year).

¹¹ <https://flood-map-for-planning.service.gov.uk/>

- 5.3.2. According to the EA Long Term Flood Risk Map (Surface Water)¹², the majority of the site is located within an area at a Very Low¹³ risk of surface water flooding (i.e., pluvial flooding). Localised areas at a Low¹⁴ risk of flooding are mapped in the north-eastern and southern areas of the site. The majority of surface water flooding on site is shown to be shallow (i.e. <0.2m). However, the EA flood maps do not provide property-specific data¹⁵.
- 5.3.3. The EA Long Term Flood Risk Maps for 2004 to 2060 show that the risk at the site remains generally unchanged; albeit, the surface water flood extents and severity in the north-east and south increase slightly.
- 5.3.4. According to the BGS Groundwater Flooding Susceptibility Map, the site is within an area with limited potential for groundwater flooding to occur. The BGS map provides an indication of where groundwater flooding could occur based on geological and hydrogeological information. However, the map does not define the risk (i.e. likelihood) for such flooding to occur.
- 5.4. **Sensitive land uses**
- 5.4.1. No sensitive or ecologically protected land uses (e.g. Sites of Special Scientific Interest (SSSIs) or Special Areas of Protection (SPAs)) have been identified within a 250m radius of the site.
- 5.4.2. The nearest residential land uses are located from c.420m north-west, comprising low-rise housing with garden access.
- 5.5. **Environmental sensitivity**
- 5.5.1. Overall, the site is considered to be located in an area of low to moderate environmental sensitivity due to the following:
- The superficial Devensian Till is designated by the EA as a Secondary Undifferentiated Aquifer, and while it is mixed granular and cohesive in nature, the cohesive layers are anticipated to provide a degree of protection from the vertical migration of contaminants (if present) into the underlying Principal Aquifer within the Chester Formation, where groundwater is indicated to locally rest at 8m bgl. A continuous body of shallow groundwater is therefore not anticipated beneath the site and surrounding area.
 - The site is situated within an EA designated groundwater Source Protection Zone III – Total Catchment relating to the Principal Aquifer within the Chester Formation.
 - The absence of any licensed potable water abstractions within a 500m radius of the site.
 - The distance to the nearest down-gradient surface water receptor, a tributary of the Knowsley Brook, located from c.330m south-east of the site.

¹² <https://flood-warning-information.service.gov.uk/long-term-flood-risk/postcode> accessed on 03 February 2026.

¹³ This means that each year, this area has a less than 0.1% chance of flooding.

¹⁴ This means that each year, this area has between a 0.1% and a 1% chance of flooding.

¹⁵ Risk of Flooding From Surface Water – context accessed on 03 February 2026.

6. Review of previous reports

6.1.1. Hollis was provided with the following reports as part of a previous assessment completed on behalf of the Client in February 2024 (report ref. 124697-100/VA/RG):

- Preliminary Ground Investigation Report. Land at Britonwood, Knowsley. Tetra Tech on behalf of Network Space Land Ltd, report reference 784-AA117384, dated February 2021.
- Generic Quantitative Risk Assessment. Land Off Faraday Road, Knowsley. WSP on behalf of Gleave Partnership, report reference: 70087211/11868, dated October 2021.

6.1.2. The reports have been reviewed for information only. A summary of these reports is provided below followed by our comments. Both reports included the subject site and a wider off-site area to the east (now developed to comprise an Amazon vehicle charging facility). Only on-site data has been included within this review.

6.2. Report 1 – Preliminary Ground Investigation Report, February 2021

6.2.1. Tetra Tech Environment Planning Transport Ltd (“Tetra Tech”) were instructed by Network Space Land Ltd to undertake a preliminary ground investigation at the site as part of a wider investigation boundary, following the Client’s proposed development of the adjacent site. The assessment covered the entire subject site (referred to as the ‘residual plot’) which was in its current use at the time of the report, as well as a larger off-site area to the east. At the time of the report, the subject site was not proposed to be developed.

6.2.2. Tetra Tech undertook a Phase I Environmental Assessment of the site, which was generally commensurate with Hollis’ own assessment. Pertinent information has been incorporated into the body of this report, where relevant.

6.2.3. The scope of Tetra Tech’s ground investigation was as follows: 1No. dynamic sample borehole (BH05) located in the east of the site and drilled to 3.30m below ground level (bgl), and 1No. mechanically excavated trial pit (TP01) located in the north of the site, advanced to 3.40m bgl. A total of 2No. soil samples were collected from TP01 for chemical laboratory testing of a range of contaminants including metals, total petroleum hydrocarbons (TPH), polycyclic aromatic hydrocarbons (PAH), and asbestos, as well as a leachate suite. In addition, BH05 was fitted with a combined groundwater/ground gas monitoring standpipe. No visual or olfactory evidence of contamination was identified.

6.2.4. The results of the chemical soil testing did not identify any exceedances of the adopted screening criteria¹⁶ for any of the contaminants analysed.

¹⁶ Noted to have been derived by Tetra Tech from the LQM/CIEH S4UIs and DEFRA C4SLs for commercial land use with 1% Soil Organic Matter (SOM).

6.2.5. No groundwater samples were collected during Tetra Tech's assessment; however, 2No. soil samples were collected from TP01 for leachate analysis. Of the 2No. samples, only copper was detected exceeding the adopted EQS screening criteria¹⁷ (0.001 mg/l, compared to 0.02 mg/l) in one sample, located at 0.80m bgl at TP01. However, the sample did not exceed the adopted UK DWS criteria (2 mg/l), and therefore Tetra Tech considered the risk to groundwater to be low.

6.2.6. Ground gas monitoring comprised two rounds of monitoring over a two-week period in January - February 2021 at BH05. Methane was encountered at a maximum concentration of 21% v/v, and a maximum carbon dioxide concentration of 1.7% v/v was recorded. A peak gas flow rate of 0.1 l/hr was recorded, and therefore Tetra Tech reported that the maximum Gas Screening Value (GSV) was 0.021 l/hr, indicative of Characteristic Situation 1 (CS1; very low risk). However, given methane was detected in excess of 1%, the ground gas regime at the site was considered to be of Characteristic Situation 2 (CS2; low risk); albeit, Tetra Tech noted that the peak methane concentration declined from 21% on the first visit to 4.8% on the second visit. Whilst the source of the gases was not confirmed, Tetra Tech considered it likely to be due to the backfilled former drainage ditch. It was not discussed by Tetra Tech that the well screen of BH05 was fully submerged by groundwater and therefore the concentrations of ground gas recorded may not be representative of the actual ground gas regime on site.

6.2.7. Based on the above findings, Tetra Tech reported that the site was considered to be of high risk in the context of the proposed development, given the elevated concentrations of methane recorded. Tetra Tech recommended further intrusive investigation be undertaken to confirm the risk posed to controlled waters by heavy metals, as well as additional gas monitoring to refine the GSV for the site.

6.3. Report 2 – Generic Quantitative Risk Assessment, October 2021

6.3.1. WSP UK Ltd ("WSP") were instructed by Gleave Partnership to undertake an environmental risk assessment of the site to inform the Client's proposed development of the adjacent site. The assessment covered the entire subject site (referred to as the "residual plot") which was in its current use at the time of the report, as well as a larger off-site area to the east. At the time of the report, the subject site was not proposed to be developed.

6.3.2. WSP undertook a Phase I Environmental Assessment of the site, which was generally commensurate with Hollis' own assessment. Pertinent information has been incorporated into the body of this report, where relevant. WSP also reviewed the previous Tetra Tech (2021) report (as reviewed above), incorporating the data within their own Generic Quantitative Risk Assessment (GQRA).

¹⁷ Noted to have been derived by Tetra Tech from the Environment Agency's UK DWS and EQS for commercial land use.

- 6.3.3. The scope of WSP's ground investigation was as follows: 1No. hand-dug trial pit (WS201) located in the north of the site to 1.50m bgl, and 2No. window sample boreholes (WS210 in the south-west and WS211 in the south-east) to 4.0m bgl and 2.5m bgl respectively. A total of 6No soil samples were collected¹⁸, and 1No. groundwater sample was collected from WS211 for analysis. Both soil and groundwater samples were tested against a commercial screening suite including metals, Total Petroleum Hydrocarbons (TPH) and Polycyclic Aromatic Hydrocarbons (PAH), Polychlorinated Biphenyls (PCBs), Volatile Organic Compounds (VOCs), cyanide, pH, and asbestos. All three locations were fitted with combined groundwater/ground gas monitoring standpipes. No visual or olfactory evidence of contamination was identified.
- 6.3.4. The results of the chemical soil testing identified elevated concentrations of lead in one sample of Made Ground (WS210 at 0.70m bgl), at a concentration of 6,080 mg/kg, exceeding the adopted screening criteria¹⁹ of 2,330 mg/kg. WSP reported that a suitable clean layer of topsoil/subsoil would be required in any areas of exposed Made Ground in the proposed soft landscaped areas. No asbestos was recorded in soil samples on site.
- 6.3.5. The results of the chemical groundwater testing of a single groundwater sample²⁰ identified one exceedance of cyanide (347 µg/l compared to 50 µg/l), nickel (22.5 µg/l exceeding 20.0 µg/l), benzo(a)pyrene (0.011 µg/l exceeding 0.0002 µg/l), copper (1.04 µg/l exceeding 1.00 µg/l), and fluoranthene (0.0189 µg/l, exceeding 0.006 µg/l), of the adopted screening criteria²¹ at WS211. However, WSP reported that the Knowsley Brook was not considered to be in hydraulic continuity with the site given its partial canalisation, and given the inferred groundwater flow (east to west) it was considered unlikely that that the Knowsley Brook could be affected by the migration of contaminants identified on-site. Furthermore, WSP reported the depth to groundwater to be c.8.0m bgl, noting that most groundwater samples collected were likely indicative of perched water. As a result, the risk was considered reduced.
- 6.3.6. WSP also undertook a preliminary water supply risk assessment, which identified one exceedance of benzo(a)pyrene (2.36 mg/kg, compared to 0.5 mg/kg) and mineral oil C11 – C20 (15.50mg/kg, compared to 10.0mg/kg) at WS210 when compared to the adopted screening criteria²². WSP recommended that the pipes should be either laid in clean service trenches or be protected by a barrier. No information has been provided to Hollis to date confirming the outline buried services plan for the development.

¹⁸ Noted to comprise WS201 (0.5m bgl and 1.4m bgl), WS210 (0.70m bgl and 1.60m bgl), and WS211 (1.0m bgl and 1.80m – 2.00m bgl).

¹⁹ Noted to have been derived by WSP from the LQM/CIEH S4UIs and DEFRA's C4SLs for commercial land use with 1% Soil Organic Matter (SOM).

²⁰ It should be noted that WSP also undertook soil leachate testing of select soil samples; however, given the sample tested was derived from the previous Tetra Tech report, with no further samples tested by WSP pertaining to the subject site, no further discussion has been included within Hollis' assessment.

²¹ Noted to have been derived by WSP from the Environment Agency's UK DWS and EQS for commercial land use.

²² Noted to have been derived by WSP from the UK Water Industry Research threshold values for PE and PVC pipes.

- 6.3.7. Ground gas monitoring comprised six rounds of monitoring over a six-week period in August – September 2021. Methane was encountered at a maximum concentration of 0.4% v/v (WS210), and a maximum carbon dioxide concentration of 6.5% v/v (WS211) was recorded. A peak gas flow rate of 0.0 l/hr was recorded. A ground gas risk assessment was completed in line with CIRIA C665 and a conservative flow rate of 0.1l/hr was adopted, and the site was considered to be in line with Characteristic Situation (CS) 1, where no gas protection measures are required. Given carbon dioxide concentrations were detected in excess of 5%, WSP noted that consideration should be given to increase the site to Characteristic Situation 2 (CS2; low risk). However, WSP reported the source was considered likely to be due to microbial respiration, and given the absence of deep putrescible Made Ground, as well as an absence of any sustained flow rates, WSP recommended that the site remain as Characteristic Situation 1 (very low risk).
- 6.3.8. Based on the above findings, WSP concluded that there was a Low to Moderate Risk to construction and maintenance workers via direct contact/ingestion of soils, given the localised exceedance of lead in one location; albeit, this could be sufficiently mitigated via appropriate Personal Protective Equipment (PPE) and a clean capping layer (minimum 600mm thick) in areas of soft landscaping. It was also recommended that water supply pipes should be laid in clean service trenches or use barrier pipe in agreement with the water supplier. No further recommendations were considered to be required.
- 6.4. **Hollis' comments**
- 6.4.1. Hollis note that the previous investigations by Tetra Tech and WSP primarily targeted the adjacent site to the east to support its redevelopment, and that exploratory locations on site provided reasonable coverage; however, given the date of the investigations (2021), they did not target the Made Ground that has been deposited in the east and south-east.
- 6.4.2. The investigations indicated the absence of significant soil and groundwater contamination. Localised contamination was noted to include lead in Made Ground in a single location, and modestly elevated concentrations of nickel, polycyclic aromatic hydrocarbons (PAHs) and cyanide in perched groundwater. While highly elevated concentrations of methane were recorded in the east of the site, the well screens were flooded during monitoring when the highest concentrations were recorded, and therefore they are considered unlikely to be representative of the gas regime on site. In other wells, concentrations of carbon dioxide were modestly elevated, while methane was low. Very low flow rates indicate the absence of significant ground gas generation on site.

7. Conceptual site model

7.1.1. The regime for contaminated land was set out in Part 2A of the Environmental Protection Act 1990. For a site to be designated as contaminated land under the Part 2A framework, there must be at least one plausible contaminant linkage and a significant risk to the receptor must exist as a result. The three components of a contaminant linkage are defined as follows:

- The presence of hazardous substances in, on, under or over the land (a source).
- The presence of a sensitive receptor which may be harmed (a receptor); and
- A plausible link between the source and receptor that allows migration of the contamination (a pathway).

7.1.2. A conceptual site model (CSM) is presented overleaf. This identifies potential sources, pathways and receptors, and associated contaminant linkages.

7.1.3. The following risk matrix has been used within this assessment:

		Consequence			
		Severe	Moderate	Mild	Minor
Probability	High likelihood	Very high risk	High risk	Medium risk	Medium /low risk
	Moderate likelihood	High risk	Medium risk	Medium /Low risk	Low risk
	Low likelihood	Medium risk	Medium /Low risk	Low risk	Very low risk
	Unlikely	Medium /low risk	Low risk	Very low risk	Very low risk

7.1.4. Further information on the risk assessment framework used in this report is provided in Annex 1.

Conceptual site model	
Summary of potential sources of contamination	No potentially significant sources of contamination have been identified with the current use of the site. However, a modest potential for contamination has been identified associated with the previous infilling of a drainage ditch mapped to bisect the centre of the site (presumed infilled by c.1976), and associated with the deposition of Made Ground in the east and south-east of the site between 2023 and 2026, likely from the recent redevelopment of the adjacent land to the east. Potential sources of contamination associated with these activities may include metals, petroleum hydrocarbons, polycyclic aromatic hydrocarbons (PAH), asbestos and ground gas. However, given the time elapsed since presumed infilling (c.50 years), it is considered unlikely that the infilled land could represent a significant on-going source of ground gas. Previous ground investigations completed by Tetra Tech (2021) and WSP (2021) identified the absence of significant site-wide contamination, with a single exceedance of the adopted commercial screening criteria for lead in Made Ground, and modestly elevated metals, polycyclic aromatic hydrocarbons, and cyanide in perched groundwater, the source of which is unknown. In addition, peak concentrations of methane and carbon dioxide were locally recorded to be 21% v/v and 6.5% v/v respectively (albeit, this was considered likely to be due to microbial respiration, with no sustained flow rates recorded). The following offsite (historical) potential sources of contamination have been identified: ▪ Railway sidings. ▪ Various industrial units (works, factories, warehouses). ▪ Infilling of land for redevelopment. Potential contaminants associated with these activities may include metals, polycyclic aromatic hydrocarbons (PAH), petroleum hydrocarbons, asbestos and ground gas.
Summary of pathways	The site is underlain by superficial deposits comprising Devensian Till – diamicton (negligibly permeable and classified by the EA as a Secondary Undifferentiated Aquifer), underlain by Chester Formation bedrock – sandstone (permeable and classified by the EA as a Principal Aquifer). A previous intrusive investigation (WSP, 2021) recorded groundwater to be between 0.10m bgl and 1.80m bgl; albeit, this was considered to be indicative of perched water only. WSP reported that nearby boreholes recorded groundwater at a depth of 8.0m bgl. Given only 4No. of the 35No. exploratory locations recorded a groundwater strike, the potential for a shallow, continuous body of groundwater to be present is considered unlikely. The nearest surface water course is a tributary to the Knowsley Brook from c.330m south-east.
Summary of receptors	The following potential receptors have been identified: ▪ Future site users. ▪ Construction (ground) workers. ▪ Neighbouring site users. ▪ Bedrock groundwater (Principal Aquifer). ▪ Nearby unnamed pond (c.10m north). ▪ Knowsley Brook (Croxteth/Knowsley Brook Water Body), located from c.330m south-east of the site. ▪ Future buildings and services.

Potential contaminant linkage			
Source	Receptor	Pathway	Qualitative risk assessment
Contamination in soil from historical sources Contamination in soil from historical sources	Future site users	Inhalation (vapours and ground gas)	Low risk. Probability: Low, consequence: Mild. No significant sources of volatile organics have been identified from the previous use of the site, nor were elevated concentrations of volatile organics recorded during previous investigations. While elevated concentrations of ground gas have been recorded on site, given the low flow rates, which indicate a low gas generation potential, the potential for ground gas to migrate into internal spaces and accumulate to hazardous levels is considered reduced. Whilst gatehouses are mapped to be developed in the north and south-west, given the distance to the identified sources of elevated ground gases (as identified by Tetra Tech and WSP), as well as the absence of any permanent receptors, the risk is considered reduced.
	Construction (ground) workers		Low risk. Probability: Low, consequence: Mild. It is likely that construction (ground) workers would disturb the soils during redevelopment. However, this risk can be appropriately mitigated with the use of personal protective equipment (PPE). All construction teams should develop and implement robust risk assessments and method statements to account for this risk.
	Users of neighbouring properties		Very Low risk. Probability: Unlikely, consequence: Mild. Given the localised nature of the elevated concentrations of ground gas on site, the absence of evidence of significant ground gas generation and the low permeability clay layers within the Till, together with the lower sensitivity industrial uses of the surrounding land uses, the potential for ground gas to migrate off-site and impact users of neighbouring properties is considered to be very low. As stated above, no significant concentrations of volatile organics were recorded in the previous ground investigation that could pose a risk to users of neighbouring properties.

Potential contaminant linkage			
Source	Receptor	Pathway	Qualitative risk assessment
	Future site users	Dermal contact and ingestion	Low/Medium risk. Probability: Low, consequence: Moderate The potential exists for localised areas of residual contamination to be present associated with the infilled drainage ditch and the Made Ground in the east/south-east. Previous intrusive investigations identified exceedances of lead within soils at one location. However, the proposed development (Class B8 open storage with assumed sitewide hardstanding) will reduce the potential for direct contact between site users and sub-surface materials (if present) under normal-working conditions, with exposure limited to areas of soft landscaping. It is recommended that soil is to be tested where it is to be used in areas of soft landscaping.
	Construction (ground) workers		Low risk. Probability: Low, consequence: Mild. It is considered likely that construction works will disturb the soils during redevelopment; therefore, the potential for construction workers to come into contact with residual contaminants (if present) cannot be fully discounted. However, this risk can be appropriately mitigated with a robust suitable risk assessment and the use of personal protective equipment (PPE). All construction (ground) workers should be briefed on potential contaminants and a robust method statement to account for any risks should be implemented. If suspected contamination is encountered, all works should stop until the contamination has been assessed by a suitably qualified person.
	Users of neighbouring properties		Very Low risk. Probability: Unlikely, consequence: Mild. Given the predominance of hardstanding, the potential for wind-blown dust to be generated and impact the users of neighbouring properties is considered unlikely. Furthermore, the surrounding land uses are industrial, reducing the sensitivity of the receptor.
	Principal Aquifer within the Chester Formation	Leaching and migration	Low risk. Probability: Low, consequence: Mild. The previous WSP (2021) report identified exceedances of TPH, PAH, heavy metals and cyanide within groundwater at one location; however, the groundwater sample was considered to be indicative of perched water, with groundwater reported to be at c.8.0m bgl. Given the anticipated presence of hard cover, in addition to the low permeability clay layers within the Till (which would limit the potential for significant lateral migration of potential contamination through near surface soils), the risk is considered reduced.

Potential contaminant linkage			
Source	Receptor	Pathway	Qualitative risk assessment
Contamination in soil from historical sources	Nearest significant surface water course (Knowsley Brook, c.330m south-east).		Very Low risk. Probability: Unlikely, consequence: Mild. At the distance from the site, hydraulic continuity with shallow groundwater at the site is considered to be unlikely, given its perched and discontinuous nature.
Contamination in soil from historical sources	Underground services (e.g., water supply pipes)	Physical and chemical attack	Low risk. Probability: Low, consequence: Mild. The previous water supply pipe assessment by WSP (2021) identified localised exceedances of TPH (C11 – C20) and benzo(a)pyrene in perched groundwater at one location that was considered to potentially pose a risk to water supply pipes. However, the risk to water supply pipes can be suitably mitigated during the design of the underground services, by both laying pipelines within clean service trenches, and by protecting pipelines with barriers.

8. Assessment and conclusions

8.1. Risk assessment for change of use

Potential liability	Assessment	Risk ranking
Potential for contamination	A potential for contamination has been identified associated with the previous infilling of a drainage ditch mapped to bisect the centre of the site, and was presumed infilled by c.1976, and associated with the deposition of Made Ground in the east and south-east of the site, likely from the recent redevelopment of the adjacent land to the east between 2023 and 2026. Previous ground investigations completed by Tetra Tech (2021) and WSP (2021) indicated the absence of significant site-wide contamination, however, identified localised exceedances of the adopted commercial screening criteria for lead in Made Ground in a single location, and metals, cyanide and polycyclic aromatic hydrocarbons (PAH) in a single sample of perched groundwater, with petroleum hydrocarbons and PAH considered to pose a potential risk to water supply pipes. However, given the absence of a shallow, continuous body of groundwater (understood to be at a depth of c.8.0m bgl), as well as the proposed commercial use with a predominance of hardstanding, the associated risks are considered reduced. Potential risks to future site users are limited to dermal contact and ingestion from shallow soil in areas of soft landscaping. Ground gas monitoring identified peak concentrations of methane and carbon dioxide to be 21% v/v and 6.5% v/v respectively; however, this was considered likely to be due to microbial respiration (WSP, 2021), with no sustained flow rates or substantial depths of Made Ground identified; however, given the proposed development includes two gatehouses adjacent to the northern and south-western site boundaries, the risk is considered reduced given the distance from the gatehouses to the identified sources of ground gas. Given the presence and nature of the Made Ground in areas of the site, it is considered that existing site soils may not be suitable for reuse within areas of soft landscaping, where there is potential for direct contact exposure and planting requirements. This risk can be readily managed through design-led mitigation and chemical testing.	Low/Medium
Statutory designation as contaminated land under Part 2A	An enquiry was submitted to Knowsley Metropolitan Borough Council's Environmental Health department, though a response was not received within the timescales of Hollis's own assessment. However, a response received as part of Hollis' previous assessment (February 2024) confirmed that the site had not been identified as contaminated land under Part 2A of the Environmental Protection Act 1990 at the time of the enquiry. Hollis has not identified any evidence to suggest that the site's regulatory position may have changed since this response.	Low

Potential liability	Assessment	Risk ranking
Third party claims	No issues identified for the proposed development of Class B8 open storage with a predominance of hardstanding.	Low
Asset management	No issues identified for the proposed development of Class B8 open storage with a predominance of hardstanding.	Low
Asset liquidity on re-sale	All necessary environmentally related approvals and permissions should be sought. All relevant documentation should be retained on file to aid any future transaction.	Low
Overall contamination risk ranking		LOW/MEDIUM

8.2. Recommendations

8.2.1. The following issues have been identified that could represent potential environmental liabilities during redevelopment:

8.3. Made Ground

8.3.1. The Made Ground is considered unlikely to be suitable for use in areas of soft landscaping. It is therefore recommended that in areas of soft landscaping, existing Made Ground is either removed and replaced with certified clean soils, or retained beneath a suitable clean cover system, designed to be appropriate for the proposed planting and end use. Natural site-won material may be suitable for use, and targeted chemical testing of the shallow soils should be undertaken at the detailed design stage to inform the requirement for, specification and thickness of any clean cover system within areas of soft landscaping.

8.3.2. Following finalisation of the development layout, a remediation strategy, including an appropriate verification plan, should be prepared to reflect the proposed commercial open storage end use. In addition to the specification of a capping area, the strategy should also allow for a watching brief during earthworks to address any unexpected contamination encountered and include recommendations regarding the testing of site-won and imported soils to demonstrate their suitability for use in soft landscaped areas. In addition, the strategy should address the suitability and, where necessary, upgrading of water supply pipe materials.

8.3.3. Groundworkers should adopt appropriate personal protective equipment (PPE) and clean working practices to mitigate any potential risks associated with the disturbance of soils during redevelopment.

8.3.4. Ecological assessment

8.3.5. An ecological survey should be conducted across the entire site for invasive species which may be present.

Appendix A

Historical map analysis

Map edition	The site	The surrounds (to within 500m)
1850 1:10,560	- Site comprises undeveloped assumed agricultural land. - Unlabelled drainage ditch extends through the centre of the site in a general northeast-southwest orientation.	- Immediate surrounds comprise undeveloped agricultural land. - Knowsley Brook – 425m south.
1893 1:2,500	No significant changes observed.	Britain Plantation (woodland) from 120m north-east.
1894 1:10,560	No significant changes observed.	No significant changes observed.
1908 1:2,500	No significant changes observed.	No significant changes observed.
1909 1:10,560	No significant changes observed.	No significant changes observed.
1927 1:2,500	No significant changes observed.	No significant changes observed.
1928 1:10,560	No significant changes observed.	No significant changes observed.
1938 1:10,560	No significant changes observed.	No significant changes observed.
1939 1:10,560	No significant changes observed.	No significant changes observed.
1956 1:10,000	No significant changes observed.	Unlabelled tanks – 480m south.
1959, 1960 1:1,250	No significant changes observed.	- Unlabelled assumed industrial units adjacent north-west. - Tanks from 50m north-west. - Railway sidings from 135m east. - Works from 175m south-east. - Factories with tanks from 220m north-west. - Dismantled tramway labelled from 255m south. - Telephone exchange from 500m west.
1966 1:10,000	No significant changes observed.	No significant changes observed.
1970 1:2,500	No significant changes observed.	- The south-eastern and south-western surrounds are not shown on this map edition. - Railway sidings cleared from 135m east. - Factories (from 220m north-west) relabelled as engineering works. - Food factory labelled 360m south-west. - Warehouse – 410m west. - Kirkby Industrial Estate labelled from 420m north. - Domestic appliance factories – 435m north-east. - Electricity substation – 460m north-west.

Map edition	The site	The surrounds (to within 500m)
1974, 1975, 1976 1:1,250	The unlabelled drainage ditch is no longer mapped, presumably infilled.	- Only the southern and eastern surrounds are shown on this map edition. - Vehicle repair depot adjacent north-east. - Warehouse – 20m north-east. - Works – 45m north-east. - Depot – 115m north-east. - Dismantled railway labelled 125m east. - Installation engineering works – 170m north-east. - Body repair works – 200m north-east. - Television repair depot – 210m north-east. - Metal works – 285m east. - Paper works – 325m south.
1978 1:10,000	No significant changes observed.	No significant changes observed.
1990 1:10,000	No significant changes observed.	- Surrounding industrial uses labelled as Knowsley Industrial Park. - Several unlabelled industrial buildings from 400m south-east. - Domestic appliance factory (435m north-east) cleared.
1993 1:1,250	No significant changes observed.	- Only up to ~335m of surrounds are shown on this map edition. - Knowsley Industrial Park labelled adjacent north-east.
1999 1:10,000	No significant changes observed.	Unlabelled assumed industrial units from 250m north-east.
2003 1:10,000	No significant changes observed.	- Unlabelled assumed industrial units form 100m north. - Tokenspire Park labelled 160m north-west.
2006 1:10,000	No significant changes observed.	No significant changes observed.
2009 1:10,000	No significant changes observed.	Assumed industrial units adjacent south.
2013 1:10,000	No significant changes observed.	No significant changes observed.
2016 1:10,000	No significant changes observed.	No significant changes observed.
2025 1:10,000	No significant changes observed.	Assumed industrial units from 100m south-west.
Current	No significant changes observed.	No significant changes observed.

Appendix B

Envirocheck datasheet

Envirocheck[®] Report:

Datasheet

Order Details:

Order Number:

394540652_1_1

Customer Reference:

132689-100

National Grid Reference:

342720, 397190

Slice:

A

Site Area (Ha):

1.14

Search Buffer (m):

1000

Site Details:

Amazon Vehicle Charging Facility
2 Element, Alchemy Way
Knowsley Industrial Park
Liverpool
L33 7AH

Client Details:

Ms R Dove
Hollis Global Limited
18 Blythswood Square
Glasgow
G2 4BG

Report Section	Page Number
Summary	-
Agency & Hydrological	1
Waste	39
Hazardous Substances	43
Geological	45
Industrial Land Use	50
Sensitive Land Use	89
Data Currency	90
Data Suppliers	96
Useful Contacts	97

Introduction

The Environment Act 1995 has made site sensitivity a key issue, as the legislation pays as much attention to the pathways by which contamination could spread, and to the vulnerable targets of contamination, as it does the potential sources of contamination. For this reason, Landmark's Site Sensitivity maps and Datasheet(s) place great emphasis on statutory data provided by the Environment Agency/Natural Resources Wales and the Scottish Environment Protection Agency; it also incorporates data from Natural England (and the Scottish and Welsh equivalents) and Local Authorities; and highlights hydrogeological features required by environmental and geotechnical consultants. It does not include any information concerning past uses of land. The datasheet is produced by querying the Landmark database to a distance defined by the client from a site boundary provided by the client. In this datasheet the National Grid References (NGRs) are rounded to the nearest 10m in accordance with Landmark's agreements with a number of Data Suppliers.

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Radon Potential dataset Copyright Notice

Information supplied from a joint dataset compiled by The British Geological Survey and Public Health England. The probability result is only valid for properties above ground. All basement and cellar areas are considered to be at additional risk from high radon levels. If an underground room such as a cellar or basement makes up part of the living or working accommodation, the property should be tested regardless of Radon Affected Area status.

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Report Version v53.0

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Agency & Hydrological					
BGS Groundwater Flooding Susceptibility	pg 1	Yes			n/a
Contaminated Land Register Entries and Notices					
Discharge Consents	pg 1				3
Prosecutions					
Enforcement and Prohibition Notices					
Integrated Pollution Controls	pg 1			2	39
Integrated Pollution Prevention And Control	pg 8		3	3	13
Local Authority Integrated Pollution Prevention And Control					
Local Authority Pollution Prevention and Controls	pg 15		1	5	14
Local Authority Pollution Prevention and Control Enforcements	pg 18				5
Nearest Surface Water Feature	pg 19		Yes		
Pollution Incidents to Controlled Waters	pg 19		1	6	22
Historical Prosecutions					
Registered Radioactive Substances					
Substantiated Pollution Incident Register	pg 24	1		1	2
Water Abstractions	pg 24			6	(*22)
Water Industry Act Referrals					
Groundwater Vulnerability Map	pg 31	Yes	n/a	n/a	n/a
Groundwater Vulnerability - Soluble Rock Risk			n/a	n/a	n/a
Groundwater Vulnerability - Local Information			n/a	n/a	n/a
Bedrock Aquifer Designations	pg 31	Yes	n/a	n/a	n/a
Superficial Aquifer Designations	pg 31	Yes	n/a	n/a	n/a
Source Protection Zones	pg 31	1			1
Extreme Flooding from Rivers or Sea without Defences				n/a	n/a
Flooding from Rivers or Sea without Defences				n/a	n/a
Areas Benefiting from Flood Defences				n/a	n/a
Flood Water Storage Areas				n/a	n/a
Flood Defences				n/a	n/a
OS Water Network Lines	pg 32		4	4	45
Water Framework Directive - Catchment	pg 38	Yes	Yes		
Water Framework Directive - Groundwater	pg 38	Yes			
Water Framework Directive - Surface Waters	pg 38			Yes	

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Waste					
BGS Recorded Landfill Sites					
Historical Landfill Sites					
Integrated Pollution Control Registered Waste Sites					
Licensed Waste Management Facilities (Landfill Boundaries)					
Licensed Waste Management Facilities (Locations)	pg 39				2
Local Authority Landfill Coverage	pg 39	2	n/a	n/a	n/a
Local Authority Recorded Landfill Sites					
Potentially Infilled Land (Non-Water)	pg 39				6
Potentially Infilled Land (Water)	pg 39	1	7	10	28
Registered Landfill Sites					
Registered Waste Transfer Sites	pg 42				1
Registered Waste Treatment or Disposal Sites					
Hazardous Substances					
Control of Major Accident Hazards Sites (COMAH)	pg 43		1		3
Explosive Sites					
Notification of Installations Handling Hazardous Substances (NIHHS)	pg 43				2
Planning Hazardous Substance Consents	pg 43			2	2
Planning Hazardous Substance Enforcements					

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Geological					
BGS 1:625,000 Solid Geology	pg 45	Yes	n/a	n/a	n/a
BGS Estimated Soil Chemistry	pg 45	Yes		Yes	Yes
BGS Recorded Mineral Sites	pg 48				3
BGS Urban Soil Chemistry					
BGS Urban Soil Chemistry Averages					
CBSCB Compensation District			n/a	n/a	n/a
Coal Mining Affected Areas			n/a	n/a	n/a
Mining Instability			n/a	n/a	n/a
Man-Made Mining Cavities					
Natural Cavities					
Non Coal Mining Areas of Great Britain				n/a	n/a
Potential for Collapsible Ground Stability Hazards	pg 49	Yes		n/a	n/a
Potential for Compressible Ground Stability Hazards	pg 49	Yes		n/a	n/a
Potential for Ground Dissolution Stability Hazards				n/a	n/a
Potential for Landslide Ground Stability Hazards	pg 49	Yes		n/a	n/a
Potential for Running Sand Ground Stability Hazards	pg 49	Yes		n/a	n/a
Potential for Shrinking or Swelling Clay Ground Stability Hazards	pg 49	Yes		n/a	n/a
Radon Potential - Radon Affected Areas			n/a	n/a	n/a
Radon Potential - Radon Protection Measures			n/a	n/a	n/a
Industrial Land Use					
Contemporary Trade Directory Entries	pg 50		18	29	200
Fuel Station Entries	pg 72				5
Points of Interest - Commercial Services	pg 72		4	8	27
Points of Interest - Education and Health					
Points of Interest - Manufacturing and Production	pg 76			56	61
Points of Interest - Public Infrastructure	pg 86			1	14
Points of Interest - Recreational and Environmental	pg 87				6
Underground Electrical Cables	pg 88				3

Data Type	Page Number	On Site	0 to 250m	251 to 500m	501 to 1000m (*up to 2000m)
Sensitive Land Use					
Ancient Woodland					
Areas of Adopted Green Belt	pg 89				1
Areas of Unadopted Green Belt					
Areas of Outstanding Natural Beauty					
Environmentally Sensitive Areas					
Forest Parks					
Local Nature Reserves	pg 89				1
Marine Nature Reserves					
National Nature Reserves					
National Parks					
Nitrate Sensitive Areas					
Nitrate Vulnerable Zones	pg 89	1			
Ramsar Sites					
Sites of Special Scientific Interest					
Special Areas of Conservation					
Special Protection Areas					
World Heritage Sites					

Appendix C

Supporting information

To use this application, please enable JavaScript.



Knowsley Council

Freedom of Information request

Title

Amazon Vehicle Charging Facility

Reference number

7319

Request type

FOI

Request details

Amazon Vehicle Charging Facility, Knowsley Industrial Estate, Liverpool L33 7AH (Ref: 124697-100) [HL-15060-BAYA]9-124697-124697-100]

Hollis has been commissioned to undertake an environmental review of the above referenced site (a plan is attached). We would therefore be grateful if you could search your records for this site. In particular, please respond to the following questions, although any additional information would be useful:

1. Has the site been identified for inspection or further review under the Council's Contaminated Land Strategy (or other Part 2A undertaking)? If so, please describe the priority status/risk ranking of the site and the likely timescale for any further scrutiny of the site.
2. Are there any known contamination issues associated with the site or in the near vicinity e.g. in terms of former or current contaminative site uses, leaks or spills of any oil/chemical substances etc.? If there have been any intrusive investigations at the site or near vicinity, please provide dates and titles of any reports and confirm whether the reports are publicly available.
3. Please provide the following details of any current or former landfills located within a 250m radius of the site:
4.
 1. The location of all landfills, both closed and operational (i.e. National Grid Reference and location plan if available).
5.
 1. Dates when the landfill was operational.
6.
 1. Types of waste deposited.
7.
 1. Any information on volume of waste deposited, depth of infilling and landfill structure.
8.
 1. Details of any landfill gas monitoring, site investigation or gas spiking undertaken at the landfill or in the immediate vicinity of the site.
9. Have elevated indoor radon gas concentrations been identified within buildings on or within 100m of the site? Have radon protection measures been required in buildings on site or within 100m? If so, please provide details.
10. Are there any known current or former nuisance issues, prosecutions or enforcements associated with the site or adjoining properties, e.g. noise, odour or dust issues/complaints? If yes, what was the nature of the issue and what was the outcome?

- 11. Are there any known private water supplies recorded on your Local Authority Private Water Supply Register, within 2km radius of the site? If yes what is the location (i.e. NGR), the source of abstraction and its purpose?
- 12. Please provide details of any Part A(2) or Part B Environmental Permits (formerly LAAPC/LAPPC authorisations) licensed to the site or to adjoining properties.

Show Less

Response details

[View](#)

Back

×

Page Title

Response Details

Re: Amazon Vehicle Charging Facility, Knowsley Industrial Estate.

Thank you for your enquiry in relation to the site on Faraday Road. I have responded to your questions in blue below:

1. Has the site been identified for inspection or further review under the Council's Contaminated Land Strategy (or other Part 2A undertaking)? If so, please describe the priority status/risk ranking of the site and the likely timescale for any further scrutiny of the site.

The site has not been identified as contaminated land under Part 2A of the Environmental Protection Act 1990. The Council has not yet determined any sites as 'contaminated land' within this area of the County Borough. The process of identifying all of the potential contaminated land sites will be carried out in the usual way that desk studies are carried out i.e. by checking historical maps and other sources of information to determine potentially contaminative uses.

The historical maps held by this department indicate that the site has been associated with a warehouse, vehicle repair depot, engineering works, television repair depot, substation, mineral railway, and disturbed ground.

In light of the former use of the land where the property is situated, if the site was to be redeveloped the potential contaminated land at the site would be address through the planning process. At this stage it would be unlikely that the site would be assessed under Part 2A due to the low level of risk associated with the former use of the site.

The Knowsley Council Contaminated Land Strategy can be found on Knowsley Council website - please see link:
<http://www.knowsley.gov.uk/pdf/KMBC-contaminated-land-inspection-strategy-2014.pdf>

1. Are there any known contamination issues associated with the site or in the near vicinity e.g. in terms of former or current contaminative site uses, leaks or spills of any oil/chemical substances etc.? If there have been any intrusive investigations at the site or near vicinity, please provide dates and titles of any reports and confirm whether the reports are publicly available.

This department has not been made aware of any issues associated with contamination on the site.

The site has had contaminated land investigations undertaken through the following planning applications:

23/00064/FUL – Phase I and II report

20/00433/FUL – Site Investigation Report

The information can be found:

<https://www.knowsley.gov.uk/residents/building-and-planning/view-planning-applications>

1. Please provide the following details of any current or former landfills located within a 250m radius of the site:

1.
 1. The location of all landfills, both closed and operational (i.e. National Grid Reference and location plan if available).
2.
 1. Dates when the landfill was operational.
3.
 1. Types of waste deposited.
4.
 1. Any information on volume of waste deposited, depth of infilling and landfill structure.
5.
 1. Details of any landfill gas monitoring, site investigation or gas spiking undertaken at the landfill or in the immediate vicinity of the site.

There are no landfills within 250m of the site.

1. Have elevated indoor radon gas concentrations been identified within buildings on or within 100m of the site? Have radon protection measures been required in buildings on site or within 100m? If so, please provide details.

This information is not held within this department.

1. Are there any known current or former nuisance issues, prosecutions or enforcements associated with the site or adjoining properties, e.g. noise, odour or dust issues/complaints? If yes, what was the nature of the issue and what was the outcome?

There have been no known issues with nuisance on the site.

1. Are there any known private water supplies recorded on your Local Authority Private Water Supply Register, within 2km radius of the site? If yes what is the location (i.e. NGR), the source of abstraction and its purpose?

There are no private water supplies within 2km of the site.

1. Please provide details of any Part A(2) or Part B Environmental Permits (formerly LAAPC/LAPPC authorisations) licensed to the site or to adjoining properties.

There are no Part A(2) or Part B Environmental Permits licensed to the site or adjoining. If you are dissatisfied with the handling of your Freedom of Information request you may request an internal review which would be handled under the Council's complaints procedure. Internal review requests should be made within 40 working days of our initial response to your request. After this deadline the Council are not obliged to accept internal reviews. Details of the Council's complaints procedure can be found on the Council's website at:

Should you make a complaint under this procedure but remain dissatisfied, I am also required to inform you that you can appeal against the decision by contacting the Information Commissioner. The Commissioner's postal address is Wycliffe House, Water Lane, Wilmslow SK9 5AF. The telephone number for the Information Commissioner's Office is 0303 123 1113 or 01625 545745. The e-mail address is: casework@ico.org.uk

Close

NATIONAL INCIDENT RECORDING SYSTEM

EP - FULL INCIDENT REPORT

CORE EVENT DETAILS:

Incident No:	00310446	Incident Status:	Closed
Reported To:		Date & Time Notified:	06/05/2005 13:11
Date & Time Observed:	20/01/2005 10:00	Feedback Requested:	No
Reporter Name & Address:	Leon Beard Environmental Crime Officer	Reporter Contact Details:	Work Telephone: 7021 4149
Type of Report:		Suspected Source:	
Event Details:	120 thousand cubic metres of sandstone has been deposited on an area of land without a waste management licence.		

INCIDENT ASSESSMENT DETAILS:

Initial Assessment By:	Leon Beard	Date and Time of Initial Assessment:	20/01/2005 10:05:00
Agency incident:	Yes	Event Substantiated:	Yes
Non-attendance Reason:	A reason not required	Potential Environmental Impact:	2
Attendance Justification:		Arrival Date & Time to Site:	20/01/2005 10:00
Duplicate Report References:			

INCIDENT CLASSIFICATION DETAILS:

Agency Resource Impact:	Level C	Environmental Impact Air:	4
Environmental Impact Land:	2	Environmental Impact Water:	4

INCIDENT LOCATION DETAILS:

Confirmed Location:	Area of land off Farraday Road, Knowsley Industrial Estate	Incident NGR:	SJ 42759 97170
Multi-location?:		Incident room area:	
Catchment:	Alt	Local Authority:	KNOWSLEY DISTRICT
Operational Area:	Cumbria and Lancashire	Public Facing Area:	Gtr Mancs Mersey and Ches
Water Bodies:			

Protective Marking: PROTECT

NATIONAL INCIDENT RECORDING SYSTEM

EP - FULL INCIDENT REPORT

NATIONAL INCIDENT RECORDING SYSTEM

EP - FULL INCIDENT REPORT

POLLUTANT & CAUSE DETAILS:

Pollutant Type:

Pollutant Sub-Type:

Inert Materials and Wastes

Other Inert Material or Waste

Pollutant
Description:

Sandstone

Controlled Waste:

Yes

Special Waste:

No

Fish Kill:

Cause Type:

Unauthorised Activity

Cause:

Unauthorised Discharge or Disposal

Cause Description:

REGULATORY REGIME DETAILS:

Source Type:

Waste Management

Source Sub-Type:

Exempt Spreading/Recovery Facility

Source Description:

Regulatory Regime
Type:Authorisation
Numbers:

RAS/NAIR Response:

No

SOURCE DETAILS:

Source Name &
Address:P P O'Connor Ltd
PO Box 18
Stretford
Manchester
Lancashire
M 32 8TF

INCIDENT CLOSURE DETAILS:

Incident Completion
Date:

08/09/2005

Completion Authorised
By:

Leon Beard

Incident Closed Date:

08/09/2005

Closure Authorised
By:

Leon Beard

Action Taken:

20/01/2005 10:05: Initial Assessment Leon Beard
06/05/2005 13:20: Logged By Chris Waywell
06/05/2005 13:20: Passed To Leon Beard
06/05/2005 13:43: Set as Incident Leon Beard
08/09/2005 11:20: Completed Enforcement Leon Beard
08/09/2005 11:20: Completed Recharge Leon Beard
04/01/2007 14:31: NED Court Case completed

INCIDENT INVESTIGATION DETAILS:

20/01/2005 - Special Enforcement Officers arrived on site at Faraday Road, Knowsley Industrial Estate. As we arrived on site we saw approximately 120,000 tonnes of sandstone material, whilst on site we spoke to a man who introduced himself to be [REDACTED] of P P O'Connor Ltd. Further Investigation shown that the area of land was owned by BBL Estates Ltd and the deposit of controlled waste and been brokered by [REDACTED].

The investigation has found that the area of land at Faraday Road prior to the deposit of controlled waste had been listed as an Biological important site, which lay habitat to a diverse number of species of wildlife. Due to the deposit of the controlled waste these habitats have been destroyed.

During the investigation PP O'Connor Ltd, Yorkshire Imperial Metals Ltd, [REDACTED] were interviewed under the provisions of the Police and Criminal Evidence Act 1984. BBL Estates refused to attend an interview.

Investigation closed and casefile sent to legal

Protective Marking: PROTECT

NATIONAL INCIDENT RECORDING SYSTEM

EP - FULL INCIDENT REPORT

From:
To:
Subject: RESPONSE - Request for information - Ref: EIR2026/05712GC
Date: 17 February 2026 13:34:42
Attachments:



Our ref: EIR2026/05712

Your ref:

Dear Thomas Leonard,

I am writing in response to your request for information, received 3 February 2026, regarding Environmental Review of site - Amazon Vehicle Charging Facility, Liverpool, L33 7AH.

We respond to requests for information under the Freedom of Information Act 2000 (FOI) and Environmental Information Regulations 2004 (EIR).

Please see our responses to each of your questions below:

1. Does the EA hold any records relating to flooding at the site? If so, please provide details of flood events.

The Environment Agency holds no records of flooding for the site of interest. Please be aware, however, that this does not necessarily mean that flooding has not occurred here in the past as our records are not comprehensive. Your Lead Local Flood Authority (Knowsley District Council) may hold more details about previous flooding in the area, you may wish to contact them for more information.

2. Does the EA hold any records relating to contaminated land at the site?

No, the site itself does not appear ever to have been investigated as part of the planning process.

3. Are there any known contamination issues associated with the site or in the near vicinity (within 250m radius) e.g. in terms of former or current contaminative site uses, leaks or spills of any oil/chemical substances etc.?

No, however the two sites adjoining the subject site to the North and South West respectively have been investigated in the past.

4. Does the EA hold any records of any intrusive investigations at the site or near vicinity (within 250m radius)? If so, please provide dates and titles of any reports and confirm whether the reports are publicly available.

No, we have not retained records because no significant contamination was found over 20 years ago. As more work was done at a later date, the LPA may have information we do not have regarding the site referred to as Hornhouse Lane (i.e. now Deacon Park).

5. Please provide details of any current or former landfills located within a 250m radius of the site:

There are no known current or historical landfills within 250m of the site (the nearest is over 1600m away).

6. Does the EA hold any records of radon gas concentrations been identified within buildings on or within 250m of the site?

While this is not information the EA holds, you are able to check for Radon using the UK's Health Security Agency Maps, here [UKradon - UK maps of radon](#).

7. Are there any known groundwater abstractions and surface water abstractions within 500 m radius of the site? If so, please provide the details.

There are no know groundwater abstractions within 500m (the nearest are over 1km away).

8. Please provide details of any Part A Environmental Permits licensed to the site or to adjoining properties (within 250m radius).

Please can you clarify this question - a 'Part A Environmental Permit' is a permit application document, not a registered license. There are however no abstraction, groundwater or discharge licenses within a 250m radius of 342720, 397190.

9. A historical pollution event occurred on 06 May 2005 for the release of 'inert, other' pollutants, classified as a Category 3 – Significant Incident on the surrounding land environment, ref. 310446. Please could you provide all available information regarding this pollution event (Substantiated Pollution Incident Register).

Please see the attached NIRS document providing details of this incident.

Please refer to the [Open Government Licence](#) which explains the permitted use of this information.

Rights of appeal

If you are not satisfied with our decision, you can contact us within two calendar months to ask for the decision to be reviewed. We will then conduct an internal review of our response to your request and give you our decision in writing within 40 working days.

If you are not satisfied with the outcome of the internal review, you can then make an appeal to the Information Commissioner Office, the statutory regulator for the Environmental Information Regulations 2004 and the Freedom of Information Act 2000. Please follow this link to the [ICO online complaints portal](#). The address is: Information Commissioner's Office, Wycliffe House, Water Lane, Wilmslow, Cheshire. SK9 5AF.

Tel: 0303 123 1113 (local rate) or 01625 545 745 (national rate) | Fax: 01625 524 510
Email: icocasework@ico.org.uk | Website: www.ico.org.uk

Yours sincerely,

Gini Craig

CLA Area Customers and Engagement Team

Environment Agency

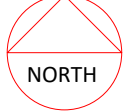
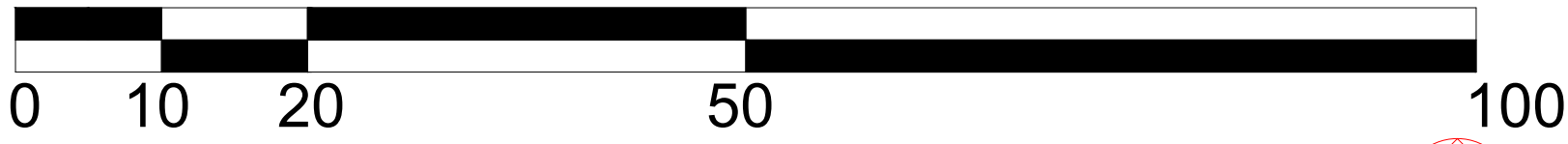
Please tell us how we did

To help improve your experience as a customer we are currently gathering feedback. If you would like to take part in a short customer satisfaction survey, please click the link below:

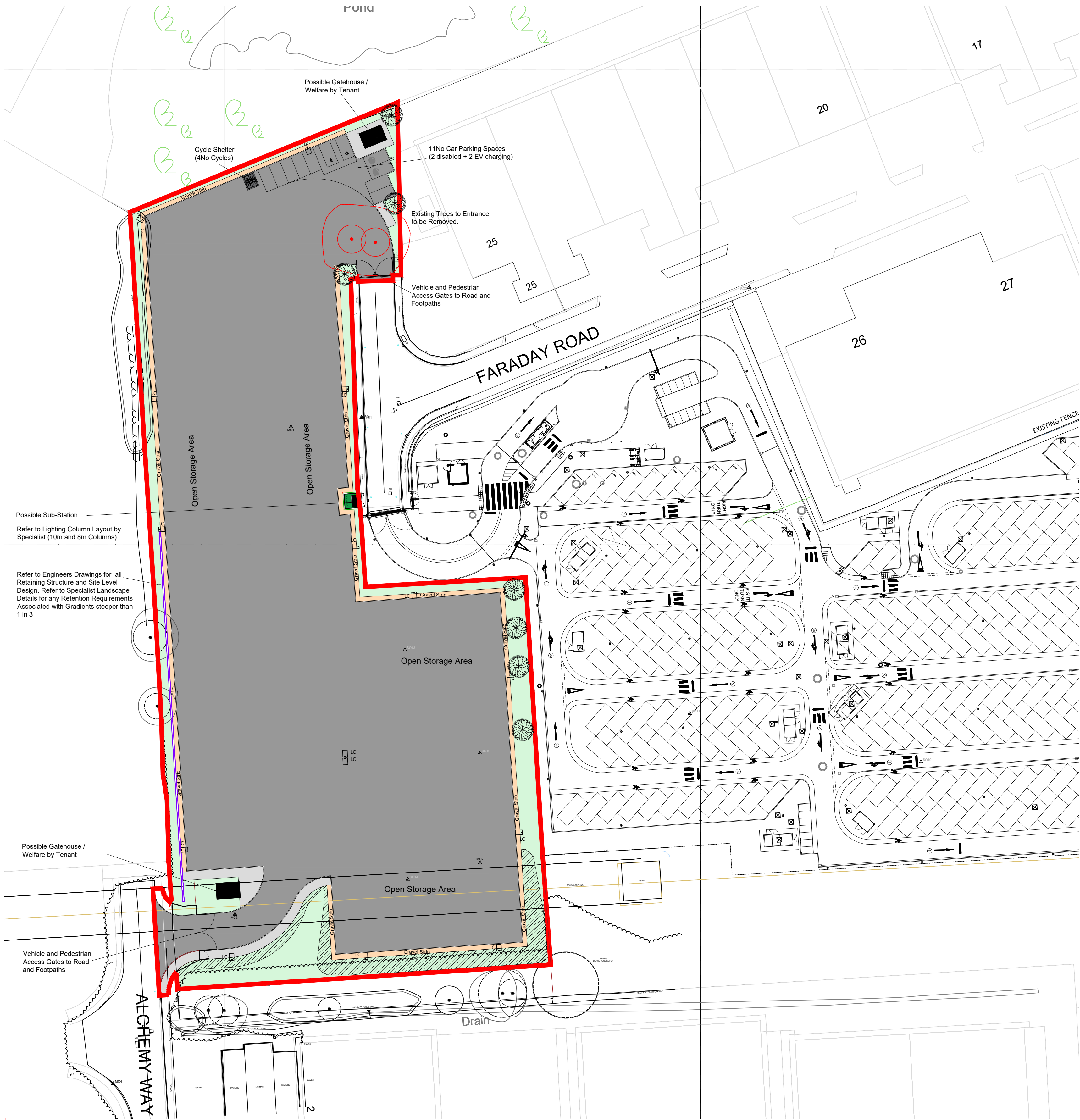
[Environment Agency FOI Customer Satisfaction Survey](#)

Appendix D

Proposed site layout plan



SCALE BAR 1:500



Site Area

Plot Area = 10,907.975m² / 117,412.470ft² / 2.695 Ac / 1.090 Ha

Site Finishes Legend

- Landscape Area - Refer to Specialist Drawings
- Gravel Margin
- Pedestrian Footpath
- Storage Hard Surface - Concrete
- Retaining Structure - Refer to Engineers Details

PROPOSED SITE PLAN - OPEN STORAGE
1:500

Scale this drawing for planning purposes only
ashton smith to be notified of discrepancies in figured dimensions
Contractors must check all dimensions from site
This drawing is copyright and is for use on this site only
For other information refer to the latest revision of any cross referenced drawing



LOCATION PLAN:

NOTES:

P05	2026/03/23	Updated to additional comments received.
P04	2026/03/18	Updated to comments received and Teams call 17/03/2026.
P03	2026/03/09	Updated to comments 04 & 05/03/2026 and various documents received
P02	2026/02/27	Updated to comments received 25/02/2026
P01	2026/02/18	Initial issue

REV	DATE	DESCRIPTION
REVISIONS		

D.L.	R.B.
D.L.	R.B.
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PROJECT TITLE Marchmont Open Storage Facility, Knowsley			
DRAWING TITLE Proposed Site Plan Open Storage			
RIBA STAGE N/A	STATUS PLANNING	DRAWN BY DL	CHECKED BY RB
SHEET A1	SCALE 1 : 500	DATE 2026/02/18	SUITABILITY SO
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CLIENT 	
 Beyond Design	
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JOB NO.
24040

Annex one

Statutory background and risk assessment framework

Environmental Protection Act 1990

The regime for contaminated land was set out in Part 2A (ss.78A-78YC) of the Environmental Protection Act 1990 (EPA), as inserted by S.57 of The Environment Act 1995 and came into effect in England on 1st April 2000 as The Contaminated Land (England) Regulations 2000 (SI 2000/227). These regulations were subsequently revoked with the provision of The Contaminated Land (England) Regulations 2006 (SI 2006/1380) (as amended), which came into force in August 2006, and consolidated the previous regulations and amendments. Revised statutory guidance ("the Guidance") for local authorities on how to implement the regime, including the decision-making process on whether land is contaminated land in the legal sense, has been published by Defra and entered into force in April 2012.

Under Part 2A of the EPA Section 78A(2), "contaminated land" is defined as "land which appears... to be in such a condition, by reason of substances in, on or under the land, that:

- a) Significant harm is being caused or there is a significant possibility of such harm being caused; or
- b) Significant pollution of controlled waters is being caused, or there is a significant possibility of such pollution being caused".

"Significant harm" is defined in the Guidance on risk-based criteria and must be the result of one or more relevant 'contaminant linkages' relating to the land. The presence of a contaminant linkage relies on the Source-Pathway-Receptor concept, where all three factors must be present and potentially or actually linked for a potential risk to exist. Under the Guidance, a 'significant contaminant linkage' is one which gives rise to a level of risk sufficient to justify a piece of land being determined as contaminated land.

The pollution of controlled waters is defined in Section 78A(9) of the Act as "the entry into controlled waters of any poisonous, noxious or polluting matter or any solid waste matter". The Guidance stresses that the Part 2A regime is designed to identify and deal with 'significant pollution' and not lesser levels of pollution. The local authority should be satisfied that a substance is continuing to enter controlled waters or is likely to enter controlled waters.

Risk assessment framework

The presence of contamination on a site is generally only of concern where an actual or potentially unacceptable risk exists, i.e. the risk is 'significant'. In order for the risk to be significant, it must be actually causing harm or have the potential to cause harm as defined by statute.

The potential for harm to occur from contamination requires a 'contaminant linkage' to exist, which has three components:

- The presence of hazardous substances in, on, under or over the land (a Source);
- The presence of a sensitive receptor which may be harmed (a Receptor); and
- A plausible link between the Source and Receptor that allows migration of the contamination (a Pathway).

Contamination must therefore be defined in terms of contaminant linkages (Source-Pathway-Receptor) and risk of harm, and the presence of hazardous substances is not necessarily problematic in and of itself. The characteristics of the receptors and pathways will vary from site to site. The potential for harm will also vary depending on both the current and intended future use of the site and the nature of the surrounding area.

This assessment uses a risk-based methodology to qualitatively assess identified contaminant linkages, in line with UK guidance produced by the Department of Environment, Food & Rural Affairs (DEFRA), the Scottish Government and Welsh Assembly, as well as the British Standards Institute (BS10175: Investigation of Potentially Contaminated Sites: Code of Practice) and Environment Agency Land Contamination Risk Management (LCRM) guidance.

Definitions of the risk rankings used in this report are as follows:

Low Risk – no issues were identified, or it is highly unlikely that the potential issue identified will arise as a liability/cost for the owner of the site in the context of the current or proposed use.

Low/Medium Risk – previous issues were discovered but have been addressed and/or are not considered to be significant for the property in its current use. An inspection by the Local Authority under Part 2A is highly unlikely to require further investigation or remediation in the context of the current or proposed use.

Medium Risk – it is possible that the issue could arise as a liability/cost for the owner of the site. Further work may be required to clarify the risk in the context of the current or proposed use.

High Risk – it is likely that the issue will arise as a liability/cost for the site owner in the context of the current or proposed use.

Consideration is also given in this report to other environmental liabilities; however, they are discussed on an issue-by-issue basis and do not form part of the risk rankings, which are specific to contamination risk. The Report should therefore be read in its entirety. It should also be noted that the Environment Agency have paused updates to the flood risk information for rivers and sea as they get ready to publish the new flood risk maps.²³ The Phase I Environmental Review does not include any cost information relating to environmental liabilities; however recommendations for further investigations are made where necessary, the output from which will allow cost estimates to be made.

²³ <https://www.gov.uk/guidance/updates-to-national-flood-and-coastal-erosion-risk-information> accessed on 10 June 2024.

Annex two

Limitations to report

Standard Limitations

Any appointment of Hollis is subject to Standard Limitations as detailed below. Where our Appointment relates to Building Surveys, Dilapidations, Reinstatement Cost Assessments, EPCs, Building Audits, Party Walls, Rights to Light and Measured Surveys additional service specific limitations will apply.

Inspection Limitations

Weather Conditions

Our inspection may be impeded by the prevailing weather conditions.

Concealed and Hidden Elements and Areas

In all buildings there are inaccessible, concealed or unexposed elements. In occupied properties, access to some areas that would normally be inspected may be restricted or denied.

Where safe and practicable to do so, an inspection of voids above suspended ceilings, beneath raised floors and other similar areas will be carried out from a small number of sample points. However, very often, inspections are severely limited by factors including lack of light, obstructions, void depths and the occupancy of the building.

We will not lift all manhole covers, only, where possible, a representative sample, and, where necessary, we will recommend a CCTV examination.

We will not lift fitted floor coverings, floorboards or move appliances or heavy furniture. Where inspections are restricted as described above our findings can only be based on the evidence available to us, therefore, we will not be able to comment conclusively upon the true condition, construction and detailing of hidden, unexposed or inaccessible elements.

Where a specialist inspection of the engineering services has specifically been instructed, access panels may be removed or opened but only where it is safe to do so and where no disruption to the operation of the building will be caused.

Vertical Access Restrictions

We will use a surveyor's ladder where practical and safe to do so although our comments will be predominantly based upon findings from a pavement or floor- level inspection or other available safe vantage points. We will arrange for the hire of mechanical access equipment where we are advised prior to our inspection that it is required to inspect high level elements.

Destructive Tests and Opening up Works

We will not carry out any destructive tests, expose any part of a property, or carry out any opening up works which will require specialist tools or which may damage existing fixtures and finishes.

Specialist Consultants & Contractors Limitations

Where specialist consultants or contractors are engaged on your behalf we will not be responsible for their performance. We may make reference to their findings in our report, but this should not be thought of as a substitute for reading their report in its entirety, nor can we take responsibility for their conclusions.

Budget Cost Limitations

Costs will be:

- Given at current prices, no adjustments will be made for inflation;
- Quoted as budget estimates only and are not to be thought of as a substitute for obtaining competitive quotations from reputable contractors;
- Exclusive of VAT, professional fees, acquisition costs and statutory fees
- Based only on the design information available at the time for the purpose of preparing the cost estimate

We will not:

- Investigate whether the costs for carrying out all the works immediately will be greater than carrying them out individually, as and when required;
- Include the cost of investigative works to establish the cause effects, unless specifically highlighted;
- Allow for any loss and/or damage to works as a direct result of a bomb blast or other act of terrorism, malicious damage, fire, flood, Force Majeure event or other Act of God;
- Include the costs incurred in out of hours working of security staff;
- Include costs relating to epidemics, pandemics and the like including measures required to operate safely in accordance with industry guidelines.
- Allow for increased prices or programme delays as a result of the withdrawal of the UK from the European Union (Brexit).

Environmental Limitations

Any appointment of Hollis is subject to Standard Limitations, which must be read in conjunction with this document. Listed below are some specific limitations relating to the provision of environmental advice.

Site Inspection

The purpose of the site inspection is to confirm that no potentially significant sources of ground contamination exist at or in the vicinity of the site and also to identify other potential liabilities (e.g. potential for asbestos).

The inspection does not constitute an asbestos survey in respect of applicable country-specific legislation. Nor does it constitute a hazardous materials survey, or an ecological survey.

Where discussions are held with site personnel, we will rely on this information in good faith and can take no liability for false information provided. Access limitations will be detailed in the report, if applicable. There will be no sampling of soil, water or other environmental media.

Due Diligence

Research

Desk-based research will be undertaken to determine:

1. Historical development of the site and surrounding area.
2. Existence of environmental permits, records and incidents at the site and in the surrounding area.

3. Environmental sensitivity of the site (geology, hydrogeology and hydrology).

Where available, a proprietary database will be purchased to assist research relevant to the country where the project is located. In addition, enquiries will be made of local regulatory authorities where possible, unless prohibited by confidentiality requirements. From time to time, additional information may be required to assist research, e.g. aerial photographs, and may be purchased and charged as disbursements.

Third Party Advice and Products

Our reports include the use of third party advice and products such as:

1. Published map records created by national mapping agencies;
2. Title documents;
3. Third party proprietary database records;
4. Geological mapping and associated information provided by national agencies;
5. Aerial photography;
6. Local authority archive information; and
7. Environmental regulatory authority data.

Whilst we will review this information for accuracy insofar as required for our assessments, we do not accept any liability for inaccuracies in third party information or loss or damage arising from the same.

Reporting and Advice

Reports and advice will normally be based on a number of assumptions and with reliance on third party information. Where assumptions have been made, these will usually be stated and recommendations will be given if further work is required. Where specialist legal, planning, valuation or technical advice is required, recommendations for the same will be highlighted within our report or separately.

The conclusions presented in reports represents Hollis' best professional judgement based upon the information available and conditions existing at the time of the review. In performing its assignment, Hollis must rely upon publicly available information, information provided to Hollis by the Client and information provided by third parties. Accordingly, the conclusions in this report are valid only to the extent that the information provided to Hollis was accurate and complete.

We can give no warranty or representation that all relevant matters will be discovered in the course of our work, although we will endeavour to provide a comprehensive appraisal of any significant environmental issues associated with the site.