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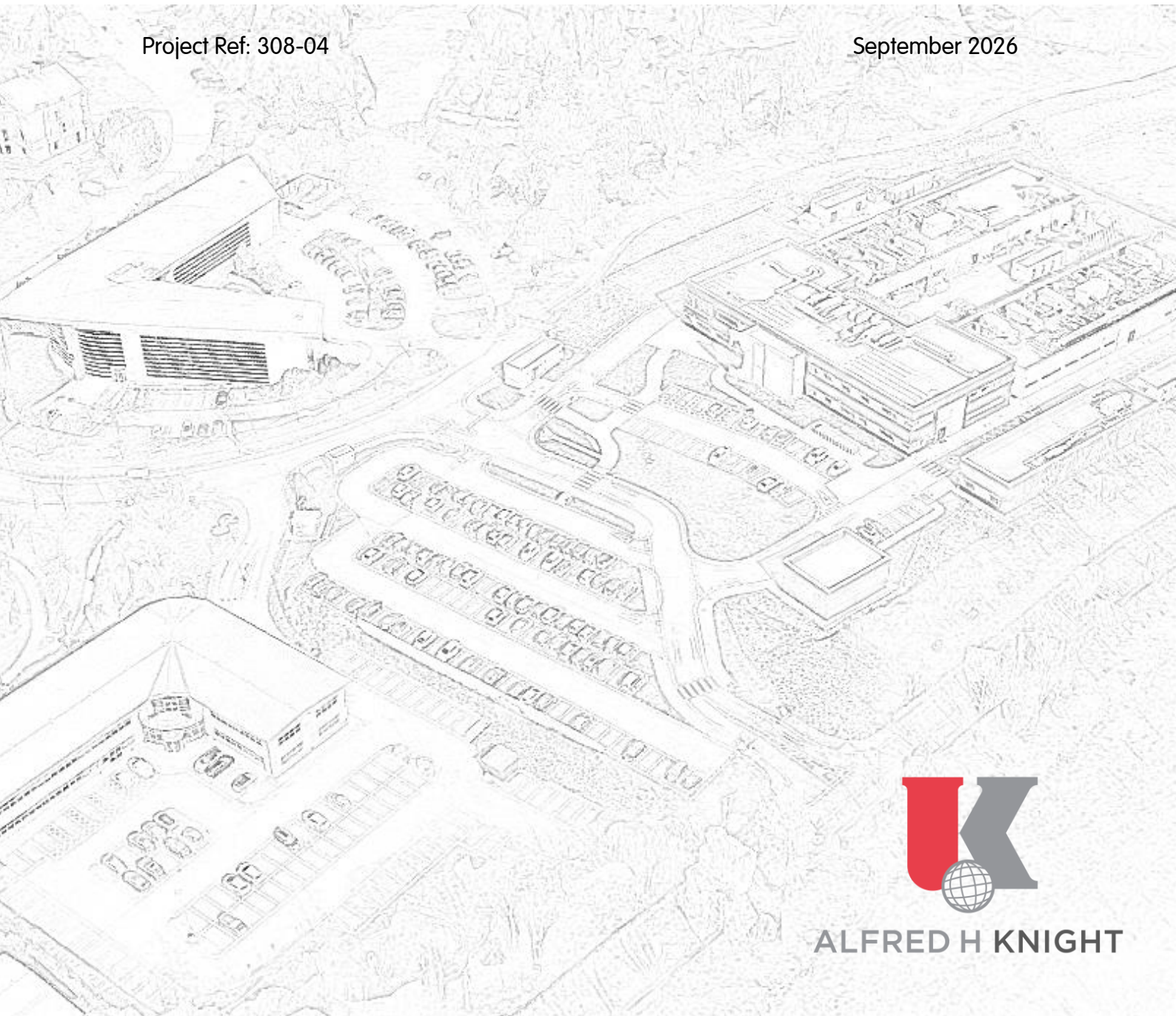
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Project Ref: 308-04

September 2026



ALFRED H KNIGHT

Condition 4-c SITE COMPLETION STATEMENT

2No. LABORATORY PROCESS WASTE TREATMENT BUILDINGS

APPLICANT: Alfred H Knight
AHK Group Ltd

ADDRESS: John Knight Laboratory, Kings Business Park, Prescot L34 1PJ

AGENT: Mersey Design Group Ltd



1. Introduction

This Site Completion Statement has been prepared on behalf of Alfred H Knight Group Ltd to address the outstanding Part c) of Condition 4 attached to planning permission 24/00562/FUL.

The development comprises works associated with the JKL Waste Treatment Project at the John Knight Laboratory, Kings Business Park, including the construction of two lightweight outbuildings (Blocks B and C), associated tanks and equipment, the repositioning of the waste compound and storage facility, and associated external and landscaping works. This corresponds with the development assessed within the Phase II Geoenvironmental Report.

Parts a) and b) of Condition 4, relating to the Phase I and Phase II site investigations respectively, have previously been submitted to and accepted by the Local Planning Authority.

This report is therefore submitted specifically in respect of Part c) to confirm the conditions encountered during the completed development and to record the implementation of the relevant recommendations arising from the approved geo-environmental investigations.

2. Geo-environmental Investigations

The following reports were prepared by CC Geotechnical Limited (CCG) in connection with the development:

- Phase I Desk Study / Coal Mine Risk Assessment Report - CCG-C-25-15364 (May 2025)
- Phase II Geoenvironmental Report - CCG-C-25-15523 (July 2025)

The Phase II report was subsequently updated in August 2025 to incorporate the completed gas-monitoring results and updated gas-risk assessment. It assessed potential soil and groundwater contamination insofar as it could affect human and environmental receptors, together with ground conditions relevant to the design and construction of the development.

The Post Investigation Conceptual Model concluded that no contaminants exceeded their respective soil guideline criteria and consequently no risk to human health was indicated. CCG also recorded that there was no visual or olfactory evidence of contamination or biodegradable material affecting the underlying deposits at any of the investigation positions.

Following completion of the ground-gas monitoring programme, the site was classified as Characteristic Situation 1 (CS1) and CCG concluded that gas-protection measures were not required. Accordingly, the Phase II investigation did not identify soil contamination or ground-gas conditions requiring a specific remediation scheme for the proposed development.



3. Conditions Encountered During Construction

The Phase II Geoenvironmental Report advised that, should previously unidentified contamination be encountered during ground disturbance, works within the affected area should cease and CCG should be consulted to determine the appropriate course of action.

No unexpected or previously unidentified contamination was encountered or reported during the construction works which required referral to CCG or additional contamination-related remedial action.

The conditions encountered during construction were therefore consistent with those anticipated by the Phase I and Phase II geo-environmental investigations.

4. Soft Landscaping

Notwithstanding the absence of contamination requiring remediation, the Phase II Geoenvironmental Report included a specific recommendation in relation to new areas of soft landscaping.

CCG recommended that all new areas of soft landscaping receive a minimum 300mm depth of clean imported topsoil to assist plant establishment. The report also recommended a validation regime for imported topsoil.

This requirement was subsequently incorporated into the detailed landscaping proposals prepared by Sally Bower Landscape Design and submitted to the Local Planning Authority in connection with the discharge of Condition 8:

- D199_001 - Planting Plan
- R199_001 - Ongoing & Long-Term Maintenance of All Soft Landscape

The landscape maintenance document specifically references CCG's Phase II Geoenvironmental Report and incorporates the minimum 300mm topsoil requirement.

The landscaping works have subsequently been implemented as part of the completed development, including the proposed tree planting. A minimum 300mm depth of imported topsoil was provided to the new soft landscape/planting areas in accordance with the landscape specification and the recommendation contained within the Phase II Geoenvironmental Report.

5. Conclusion

The development permitted under planning permission 24/00562/FUL has now been completed and is awaiting the installation of plant.

The approved Phase II investigation did not identify contamination requiring remediation or ground-gas protection measures. No unexpected contamination requiring additional remedial action was encountered or reported during the subsequent construction works.



The recommendation relating to the provision of a minimum 300mm depth of imported topsoil to new soft-landscape areas was incorporated into the detailed landscape proposals and implemented as part of the completed works.

On this basis, the conditions encountered during the development are considered consistent with those anticipated by the approved geo-environmental investigations, with the relevant recommendation relating to the completed soft landscaping having been incorporated into the works.

This report is therefore submitted to the Local Planning Authority as the Site Completion Report required pursuant to Part c) of Condition 4, and it is respectfully requested that the remaining part of Condition 4 be discharged.

6. Documents Referenced

CC Geotechnical Limited Phase I Desk Study / Coal Mine Risk Assessment Report,
Ref. CCG-C-25-15364, May 2025.

CC Geotechnical Limited Phase II Geoenvironmental Report,
Ref. CCG-C-25-15523, July 2025, updated August 2025.

Sally Bower Landscape Design D199_001 Planting Plan.
Sally Bower Landscape Design Ongoing & Long-Term Maintenance of All Soft Landscape,
Ref. R199_001.

Planning Permission 24/00562/FUL.
Discharge of Conditions Application 24/00562/COND1.

