



Indurent Management Limited

Our Ref: HSP20251120-C4884-G-L-TG148

Date: 20th November 2025

Attn: Knowsley Project Management/MEAS

To Whomever It May Concern,

Re: Scope of Works for Tank Pull at Indurent Park, Knowsley.

The below details the proposed scope of works to be carried out by HSP Consulting Engineers Limited alongside the decommissioning and removal of the fuel tank in the municipal waste depot at Indurent Park, Knowsley.

Overview of Previous Works on the Site and Context of the Tank Pull:

HSP Consulting Engineers Limited was commissioned by Indurent Management Limited to undertake an intrusive ground investigation at Indurent Park, Knowsley. The Site Location Plan has been included as Appendix I.

It is proposed to redevelop the site into commercial units as shown in Appendix II.

Previous reports on the site include:

- Phase I Geoenvironmental Investigation HSP2025-C4884-G-GPI-3433 dated August 2025
- Phase II Geoenvironmental Investigation HSP2025-C4884-G-GPII-3650 dated October 2025

The western portion of the site is currently in use by Liverpool City Council as a municipal waste depot up until 19th December 2025. The depot comprises offices, maintenance bays, car parking, bin stores, and an extensive parking area for bin lorries. As part of the site infrastructure, there is a refuelling station for the bin lorries in the western side of the depot, comprising an above ground fuel tank. The removal of this tank is understood to be the responsibility of the tenant and is due to occur prior to the aforementioned lease expiry date.

Proposed Scope of Works:

HSP Consulting Engineers Limited propose that a Geo-Environmental Engineer should be present throughout the duration of the tank decommissioning and removal process as part of a 'watching brief'. The engineer will observe and document the process, as well as document any evidence of hydrocarbon contamination that may have occurred either during the lifespan of the tank, or during the removal process.



www.hspconsulting.com
Lawrence House, Meadowbank Way
Eastwood, Nottingham, NG16 3SB
Tel: 0870 6006090 Fax: 0870 6006091

Following the removal of the tank, soil samples will be collected at 5No. proposed locations shown on the Verification Sampling Plan included in Appendix III and will be conducted in near surface Made Ground and within natural ground at each sampling location. The samples will be scheduled for the following suite of chemical testing as detailed below. Upon the receipt of the chemical testing results, HSP Consulting Engineers Limited will write a Verification Statement, inclusive of analysis of the chemical testing results and interpretation on whether this feature has adversely affected the land. If required, recommendations for remedial work will be provided, with a view to reducing the risk to future users of the site to acceptable levels.

Proposed Laboratory and On-Site Testing:

- 10No. Samples HSP Standard Suite of Contaminants – Soil - Asbestos Screen (see below), As, B, Cr III, Cr VI, Cu, Pb, Ni, V, Se, Sb, Zn, CN (Free), pH, Sulphate (water sol), Sulphur (total), Phenols Index, TPH by CWG, PAH (speciated), VOC, BTEX (speciated).
- 10No. Samples to be analysed for Organic Matter content.
- An asbestos ID will be undertaken on any Made Ground samples, Quantification will be carried out on any samples that test positive.
- A Photoionisation Detector (PID) will be used for headspace testing on all of the samples.

In addition, 2No. samples will be obtained from the Topsoil located on the eastern wasteland section of the site and tested for the HSP Standard Soil Suite.

Concluding Remarks:

HSP Consulting Engineers Limited propose that a watching brief be undertaken during the decommissioning and removal of the fuel tank currently on site at Indurent Park, Knowsley. Soil samples will be taken to assess whether this feature has adversely affected the land, and a Verification Statement written, to provide recommendations for remedial work, if required.

Should you have any queries please do not hesitate to contact the undersigned.

Yours sincerely,

Tim Gilbraith BSc (Hons) FGS
Geo-Environmental Engineer
[HSP Consulting Engineers Limited](#)

Appendix I	–	Site Location Plan
Appendix II	–	Proposed Development Plan
Appendix III	–	Verification Sampling Plan

Appendix I



DO NOT SCALE
NOTES:



 - Approximate Site Location



Lawrence House, Meadowbank Way,
Eastwood, Nottingham, NG16 3SB
Tel: 01773 535 555 Fax: 0870 600 6091
www.hspconsulting.com

CLIENT:
Indurent

PROJECT:
Moorgate Point

TITLE:
Site Location Plan

SCALE@SIZE : NTS	ISSUE: FINAL
DESIGN/DRAWN : TG	DATE: July 2025
PROJECT No: C4884	DRAWING No: 501

Appendix II

- This document is to be used for the stated purpose only and should not be used for any other.
- Dimensions are all in millimetres, unless stated otherwise.
- It is the recipient's responsibility to print this document to the correct size & scale.
- All relevant drawings and specifications should be read in conjunction with this document.
- Scaling of this document is not recommended.

10m SCALE 1:500

Unit K72		
Warehouse Area	65,056 ft ²	(6,044 m ²)
GF Core	708 ft ²	(66 m ²)
IF Office	3,314 ft ²	(308 m ²)
Total GIA	69,078 ft²	(6,418 m²)
Amenity Deck	3,411 ft ²	(317 m ²)
Total GIA (+Exp/Amn)	72,489 ft²	(6,734 m²)



Project Name

Indurent Park, Moorgate Point, Knowsley

Employer		Project Address		
Indurent		Moorgate Point Liverpool L33 7XW		
RIBA Workstage		Suitability		
4 - Technical Design		S2 - Information		
Drawn	Checked	Created	Size	
LBR	TDA	04.08.2025	A1	
UMC Project Reference		Scale	LOD	LOI
22520		1:500	1	1

Document Title

Proposed Site Plan

Document Reference

22520 - UMC - ZZZZ - SI - DR - A - 0601

Revision Note

Proposals to retain existing substation to SW corner of site included.
Landscaping areas updated to suit, pending specialist design.

Issue Date	Status	Current Revision
------------	--------	------------------

14.10.2025

TENDER
This drawing is to be used for the stated purpose only and should not be used for any other

P03.03

Appendix III



DO NOT SCALE
NOTES:



 - Approximate Site Location

 - Verification Testing Sampling Location



Lawrence House, Meadowbank Way,
Eastwood, Nottingham, NG16 3SB
Tel: 01773 535 555 Fax: 0870 600 6091

www.hspconsulting.com

CLIENT:

Indurent Management Ltd

PROJECT:

Moorgate Point,
Knowsley

TITLE:

Site Location Plan

SCALE@SIZE :

NTS

ISSUE:

FINAL

DESIGN/DRAWN:

TG

DATE:

November 2025

PROJECT No:

C4884

DRAWING No:

504

© HSP Consulting Engineer Ltd
© Crown Copyright.