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From: Joe Warner <joe.warner@bdnltd.com>
Sent: 27 April 2026 09:51:51 UTC+01:00
To: "Pickles, Kate" <Kate.Pickles@Knowsley.gov.uk>
Subject: RE: 25/00396/COND1 Condition 5 & 8

Good Morning Kate,

We have provided further supporting information below in relation to points 2 & 3.

Given what is currently understood about the site and given the nature of the development, the requirements to further investigate the site may not be merited given the remedial works described below.

Within TP7, no sand lenses were observed, and the clay below the made ground will be acting to cap/limit the downward migration of contaminants (due to the impermeable nature of the clay). For clarity, no visual/olfactory evidence of contamination includes that no hydrocarbon "sheen" or staining was visible, and no odours have been recorded in the ground.

It must be recognised that whilst the highest contamination (outlier) has been recorded in TP7, this, and the results at large, are consistent with what is known to be in the ground from the previous investigations.

We do acknowledge that whilst areas of residual contamination will remain in the ground, the contamination linkage theory is at the forefront of our assessment, and underpins the proposed remedial works.

In consideration of the Contamination Linkage theory, and linkage relationships, the propose remedial works will offer betterment to the existing site conditions (areas of which include previous remediated cells). Where residual contaminants present in the made ground are to remain, the contamination linkages have been severed via:

- Protection beneath the proposed commercial unit through placement of a robust/well reinforced structural barrier
- Placement/installation of a vapour protection membrane (to prevent the ingress of vapours).

With the above in mind, there are no contamination linkages to the receptors (end-users) working at the site.

In areas of (very limited) external soft landscaping, we have also recommended a hi-viz contamination membrane coupled with a clean cover capping system. Given the commercial/industrial setting and the exposure assessment, the mechanism for interactions between end-users and soft landscaping is extremely limited and confined to landscaping maintenance works; however, the membrane and clean capping serves to limit any risks.

In addition to the above, the propose groundworks will by default offer betterment. Within the Remediation Strategy, we have made clear that if any shallow/trapped waters present within the made ground are encountered, these should be tankered and removed from site (by doing so, this will remove some of the contamination source materials).

Some of the work, in addition of the existing remediation cells, will include the removal of made ground from the site in areas such as foundation excavations, utility trenches etc. This further removes potential source materials.

2. The sample which contained the highest level of organic contaminants was TP7 (0.6-0.8m) which sites outside of the previously remediated area. The geological log records made ground to depths of 0.2mbgl (0.16m concrete, 4cm subbase), underlain by clay (from which the environmental sample was collected). Unlike several other exploratory locations within the formerly remediated area, no olfactory evidence of contamination was noted. Clarification is required as to whether there were any notable sand lenses or any other explanation for this anomaly (both in terms of its presence within the clay or lack of olfactory evidence).
3. MEAS advise that particular attention should be given to this area owing to the inconsistencies at this location. Ideally additional testing should be undertaken to better characterise this area (further sampling/assessment/mitigation was stated as being required within the July 2025 version of the Phase 2 report and March 2025 version of the Remediation Strategy).

Kind Regards,

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■■■■■

Joe Warner ARB RIBA

Director / Architect

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From: Pickles, Kate <Kate.Pickles@Knowsley.gov.uk>

Sent: 20 April 2026 14:50

To: Joe Warner <joe.warner@bdnltd.com>

Subject: RE: 25/00396/COND1 Condition 5 & 8

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Hi Joe

We haven't received a response yet from drainage but I will send them a chaser email today.

Kind regards
Kate Pickles (She/Her)

Planning Officer
Planning

Knowsley Council , , Knowsley ,



From: Joe Warner <joe.warner@bdnltd.com>
Sent: 20 April 2026 09:17
To: Pickles, Kate <Kate.Pickles@Knowsley.gov.uk>
Subject: RE: 25/00396/COND1 Condition 5 & 8

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Thank you Kate,

I will review with our Geotechnical engineer.

I can confirm in relation to condition 8, that the SI has determine no Pile foundations required. Is it acceptable for that condition to be discharged?

Has there been any comments in relation to the drainage scheme submitted? I don't think I have seen anything yet.

Kind Regards,



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From: Pickles, Kate <Kate.Pickles@Knowsley.gov.uk>

Sent: 20 April 2026 09:09

To: Joe Warner <joe.warner@bdnltd.com>

Subject: 25/00396/COND1 Condition 5 & 8

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Good morning Joe

I hope you had a nice weekend, please find attached the environmental health consultation response regarding condition 5 and 8. Further information is required in order to discharge the conditions. Please aim to provide this at your earliest convenience and within the next 10 working days.

Any questions please don't hesitate to get in touch.

Kind regards
Kate Pickles (She/Her)

Planning Officer
Planning

Knowsley Council , , Knowsley ,



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