

LAND ADJOINING 2, ROSEHEATH DRIVE, LIVERPOOL, L26 9UH

Professional opinion



Contaminated Land

**Low-Moderate:
Acceptable Risk**

page 5



Flooding

Negligible

page 6

Consultant's guidance and recommendations inside.



Ground Stability

Not identified



Radon

Passed



Energy

Identified

page 7



Planning Constraints

Identified

page 9



Transportation

Not identified

A full assessment of transportation is available in our Energy and Transportation report. Contact Groundsure or your search provider for further details.

Site plan



Contaminated land liability

Banking security

Is it likely that the property will represent acceptable banking security from a contaminated land perspective?

Yes

Statutory or 3rd party action

Is there a risk of statutory (e.g. Part 2A EPA 1990) or third party action being taken against the site?

Unlikely

Environmental liability

Is there a risk that the property value may be impacted due to contaminated land liability issues?

Unlikely

Useful contacts

Knowsley Metropolitan Borough Council:
<http://www.knowsley.gov.uk/>
customerservices@knowsley.gov.uk
0151 489 6000

Environment Agency National Customer
Contact Centre (NCCC):
enquiries@environment-agency.gov.uk
03708 506 506

Overview of findings and recommendations

To save you time when assessing the report, we only provide maps and data tables of features within the search radius that we have identified to be of note. These relate to environmental risks that may have liability implications, affect insurance premiums, property values and/or a lender's willingness to lend.

You can view the fully comprehensive library of information we have searched on **page 32**.



Contaminated Land

Groundsure considers there to be an acceptable level of risk at the site from contaminated land liabilities.

If you require further advice with regards to this, please contact our customer services team on 08444 159 000 or e-mail at info@groundsure.com



Flooding

National Planning Policy Framework (NPPF)

A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use. The NPPF states that the flood risk assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed so that the development remains safe throughout its lifetime, taking climate change into account. Those proposing developments should take advice from the emergency services when producing an evacuation plan for the development as part of the flood risk assessment.



Other considerations

These are next steps associated with non-environmental search returns on matters of energy and transport infrastructure and planning constraints.

Energy

Oil and gas

The property is situated within an area that has been licensed by the Oil and Gas Authority (OGA) for exploration, and the possible extraction of gas or oil. However, the presence of one of these blocks does not mean that drilling will definitely happen in the area, as planning permission and appropriate environmental permits would first need to be obtained before any such activity could begin. The oil and gas drilling wells sections of this report can help to determine if there are any active or proposed activities within the area. You may wish to visit the website of any identified operator for further information or the Oil and Gas Authority's website for further information on the licensing process <https://www.ogauthority.co.uk/licensing-consents/licensing-rounds/onshore-licensing-rounds/>

A record of planning applications relating to the exploration and extraction of oil or gas has been identified in the locality of the property, although not in close proximity. Some planning records may be identified as having been refused, but since been granted on appeal without appearing as such within the report. If any refused applications are identified within this report that would have a bearing on your decision as a purchaser if they had been granted, you are advised to check with the local authority on the application's status. You may wish to use the planning application details given in the report to find out more about any applications. A better understanding of any impacts on the property may be achieved by contacting the operating company and/or Local Authority.

A record of a well used for oil and gas extraction, exploration, or development has been identified in the locality of the property, although not in close proximity. The presence of a well does not necessarily mean that any active exploration or producing is occurring. We recommend checking the data within the report to see if the well has a 'completed by' date within the data as this would indicate that no further activity is taking place at the site.

You may wish to visit the website of any identified operator for further information.

Wind

Existing or proposed wind installations have been identified within 5km.

Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property
- contact the operating company and the relevant Local Authority for further information
- visit the area in order to more accurately assess the impact this wind development would have on the property

Solar

Existing or proposed solar installations have been identified within 5km of the property.

Next steps for consideration:

- use the details given in the report to find out more about the potential impacts on the property by contacting the operating company and/or Local Authority
- visit the area in order to more accurately assess the impact this solar farm would have on the property

Power stations

One or more Power Stations have been identified within 5km of the property.

Next steps for consideration:

- visit the power station operator's website for further information. Many power stations have large amounts of information on their local impacts available on the operator's website
- additionally, you could contact the Air Quality team of the Local Authority which may hold additional information regarding any air quality impacts in the area
- if a nuclear installation has been identified, consider visiting <http://www.onr.org.uk/regulated-sites.htm> for further information on the site



Consultant's assessment



Environmental searches are designed to ensure that significant hazards and risks associated with this property are identified and considered alongside the investment in or purchase of a property.

Please see **page 2** for further advice.



Contaminated Land

The Contaminated Land Assessment was completed using a detailed risk assessment designed by qualified Environmental Consultants.

Please see **page 13** for details of the identified issues.

Past Land Use

Low-Moderate

Waste and Landfill

Low

Current and Recent Industrial

Low-Moderate

Current and proposed land use

Current land use

Groundsure has been advised by the client (or their advisers) that the property is currently a plot of undeveloped open space.

Proposed land use

Groundsure has been advised that the property will be redeveloped for residential purposes.

Historical land use

On-site

Potentially contaminative land uses of minor concern have been identified at the study site.

Surrounding area

Potentially contaminative land uses of minor concern have been identified in proximity to the study site.

Site setting

Potentially vulnerable receptors have been identified including site users, residents of properties in proximity, the underlying aquifers noted to lie within a Source Protection Zone, groundworkers during redevelopment.

Conclusion

Groundsure has not identified a potential contaminant-pathway-receptor relationship that may give rise to significant environmental liability. Please refer to the Contaminated Land assessment methodology contained within this report.



Environmental summary



Flooding

No significant concerns have been identified as a result of the flood risk searches. No action required.

Further explanation of flood risk assessment can be seen in the Flood information on **page 32**.

River and Coastal Flooding	Very Low
Groundwater Flooding	Low
Surface Water Flooding	Negligible
FloodScore™ insurance rating	Very Low
Past Flooding	Not identified
Flood Storage Areas	Not identified
NPPF Flood Risk Assessment required if site redeveloped?	See overview



Ground stability

No significant concerns have been identified as a result of the ground stability searches. No action required.

Natural Ground Stability	Negligible-Very low
Non-Natural Ground Stability	Not identified



Radon

Local levels of radon are considered normal. The percentage of homes estimated to be affected by radon in your local area is less than 1%.

Not in a radon affected area



Energy summary



Oil and gas

Historical, active or planned wells or extraction areas have been identified near the property.

Please see **page 2** for further advice. Additionally, see **page 20** for details of the identified issues.

Oil and gas areas

Identified

Oil and gas wells

Identified



Wind and Solar

Our search of existing and planned renewable wind and solar infrastructure has identified results.

Please see **page 2** for further advice. Additionally, see **page 23** for details of the identified issues.

Planned Multiple Wind Turbines

Not identified

Planned Single Wind Turbines

Identified

Existing Wind Turbines

Not identified

Proposed Solar Farms

Identified

Existing Solar Farms

Identified



Energy

Our search of major energy transmission or generation infrastructure and nationally significant infrastructure projects has identified results.

Please see **page 2** for further advice. Additionally, see **page 27** for details of the identified issues.

Power stations

Identified

Energy Infrastructure Projects

Identified

Not identified



Transportation summary



The property has not been identified to lie within the specified distance of one or more of the transportation features detailed below.

If required, full details on these transportation features including a detailed location plan relative to the property are available when you purchase a Groundsure Energy and Transportation Report via your preferred searches provider.



HS2

No results for Phase 1 or Phase 2 of the HS2 project (including the 2016 amendments) have been identified within 5km of the property. However, HS2 routes are still under consultation and exact alignments may change in the future.

Visual assessments are only provided by Groundsure if the property is within 2km of Phase 1 and 2a. Other assessments may be available from HS2.

HS2 Route	Not identified
HS2 Safeguarding	Not identified
HS2 Stations	Not identified
HS2 Depots	Not identified
HS2 Noise	Not assessed
HS2 Visual impact	Not assessed



Crossrail

The property is not within 250 metres of either the Crossrail 1 or Crossrail 2 project.

Crossrail 1 Route	Not identified
Crossrail 1 Stations	Not identified
Crossrail 1 Worksites	Not identified
Crossrail 2 Route	Not identified
Crossrail 2 Stations	Not identified
Crossrail 2 Worksites	Not identified
Crossrail 2 Safeguarding	Not identified
Crossrail 2 Headhouse	Not identified



Other Railways

The property is not within 250 metres of any active or former railways, subway lines, DLR lines, subway stations or railway stations.

Active Railways and Tunnels	Not identified
Historical Railways and Tunnels	Not identified
Railway and Tube Stations	Not identified
Underground	Not identified



Planning summary



Planning constraints

Protected areas have been identified within 250 metres of the property.

Please see **page 29** for details of the identified issues.

Environmental Protected Areas Not identified
Visual and Cultural Protected Areas Identified



Other environmental considerations



The following additional risks or issues are outside the scope of the opinion provided by this report. However, further consideration of these may be appropriate for the subject property.

Asbestos

The Control of Asbestos Regulations 2012 require an Asbestos Management Plan to be maintained for all commercial property constructed prior to 2000 i.e. where asbestos may be contained within the building fabric. Refurbishment or demolition of site structures may require further Refurbishment and Demolition Asbestos Surveys.

Site-specific features

This report has considered additional site specific information, where provided by the client, however it has not included a site inspection. Additional issues may exist at the property that cannot be reasonably identified by a desk based report like this one. Examples might include operational issues such as those linked to oil storage, waste management, materials handling and site drainage. Additional surveys and assessments may be required if these issues are considered to be a concern.

Unexploded ordnance (UXO)

The UK has a history of military activity, including extensive military training sites, bombing during the First World War and sustained strategic bombing during the Second World War. A legacy of this military activity is the incidence of UXO across Britain. Construction increases the risk from UXO. If intrusive works are planned on site, an assessment of the likelihood of UXO risk should be carried out in compliance with the Construction (Design and Management) Regulations 2015.

Environmental insurance

The ownership or possession of land and property is one of the most valuable assets an individual or organisation can have. In cases where we are unable to provide a low risk assessment with regards to contaminated land, environmental insurance should be considered. Environmental insurance can protect against regulatory and third party action, potential losses and additional costs in dealing with contamination. Independent, specialist brokers are able to access the entire environmental insurance market, providing bespoke environmental policies to address risk and transactional issues.

Phase 1 environmental risk assessment

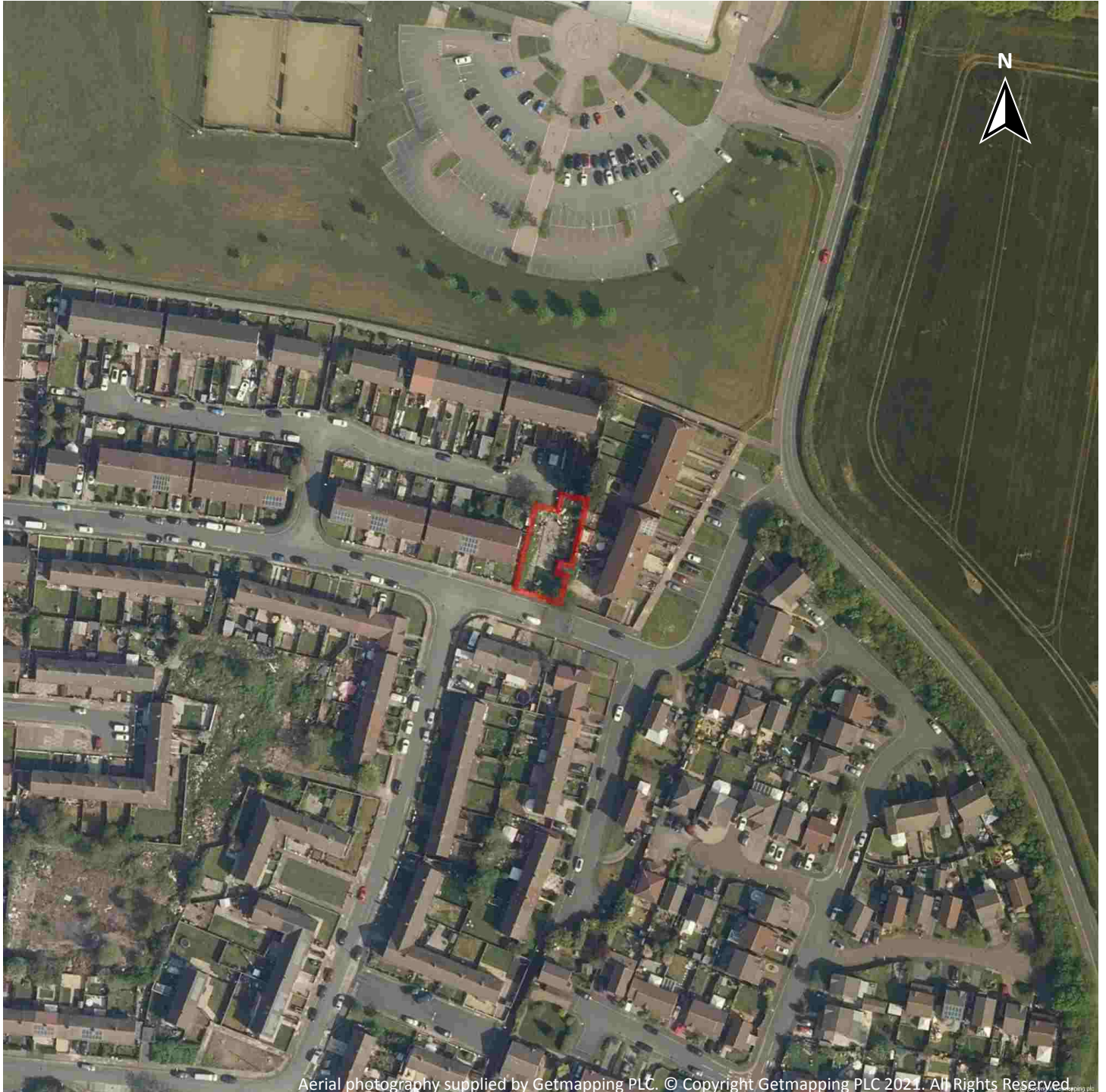
A Phase 1 environmental risk assessment (Contaminated Land) aims to clarify any identified environmental risks further or could support a planning application. It includes a site inspection, regulatory consultation and additional details of site context. Our expert analysis provides a detailed breakdown of each potential exposure pathway and suggested mitigation measures. For further information or to request a quote please e-mail us at projects@groundsure.com. The reports start from £1245+VAT, which includes a discount for current reporting.

Made ground and infilled land

Areas of made ground and infilled land can settle over time and could potentially cause subsidence. If the property is known to be located on made or infilled ground it would be prudent to contact a RICS accredited surveyor and/or geotechnical engineer to clarify any structural/subsidence risks and determine if possible what materials were used during the infilling process.



Recent aerial photograph



Capture Date: 22/04/2019

Site Area: 0.04ha

Contaminated Land summary



Past land use	On-Site	0-50m	50-250m
Former industrial land use (1:10,560 and 1:10,000 scale)	0	0	0
Former tanks	0	0	0
Former energy features	1	0	1
Former petrol stations	0	0	0
Former garages	0	0	0
Former military land	0	0	0
Waste and landfill	On-Site	0-50m	50-250m
Active or recent landfill	0	0	0
Former landfill (from Environment Agency Records)	0	0	0
Former landfill (from Local Authority and historical mapping records)	0	0	0
Waste site no longer in use	0	0	0
Active or recent licensed waste sites	0	0	0
Current and recent industrial	On-Site	0-50m	50-250m
Recent industrial land uses	0	1	1
Current or recent petrol stations	0	0	0
Historical licensed industrial activities	0	0	0
Current or recent licensed industrial activities	0	0	0
Local Authority licensed pollutant release	0	0	0
Pollutant release to surface waters	0	0	0
Pollutant release to public sewer	0	0	0
Dangerous industrial substances (D.S.I. List 1)	0	0	0
Dangerous industrial substances (D.S.I. List 2)	0	0	0
Dangerous or explosive sites	0	0	0
Hazardous substance storage/usage	0	0	0
Sites designated as Contaminated Land	0	0	0
Pollution incidents	0	0	0

Contaminated land / Past land use



- Site Outline
- Search buffers in metres (m)
- Former energy features

Former energy features

Energy features such as substations, transformers or power stations have been identified from high detailed historical Ordnance Survey maps dating from the mid to late 1800s to recent times. Structures like this can sometimes cause soil or groundwater contamination.

Please see **page 2** for further advice.

Distance	Direction	Use	Date
0	on site	Electricity Substation	1995
173 m	SW	Electricity Substation	1995

This data is sourced from Ordnance Survey/Groundsure.

Contaminated land / Current and recent industrial



- Site Outline
- Search buffers in metres (m)
- Recent industrial land uses

Recent industrial land uses

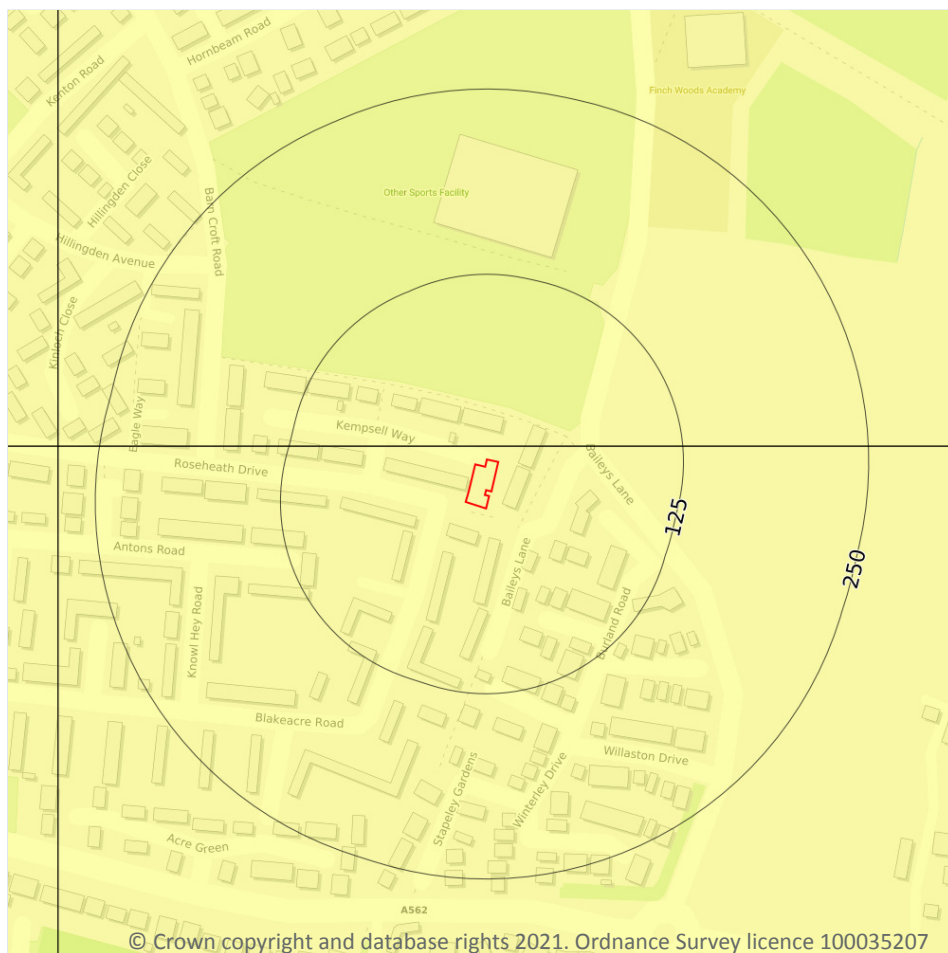
These records show details of businesses that have recently operated, or are currently operating in the area. Depending on the type of activities taking place, some of these businesses could present a risk of contamination.

Please see **page 2** for further advice.

ID	Distance	Direction	Company / Address	Activity	Category
1	2 m	N	Electricity Sub Station - Merseyside, L26	Electrical Features	Infrastructure and Facilities
2	174 m	SW	Electricity Sub Station - Merseyside, L26	Electrical Features	Infrastructure and Facilities

This data is sourced from Ordnance Survey.

Superficial hydrogeology



- Site Outline
- Search buffers in metres (m)
- Principal
 - Secondary A
 - Secondary B
 - Secondary Undifferentiated
 - Unproductive
 - Unknown

Aquifers within superficial geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within superficial geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.

Unknown - These are rock layers where it has not been possible to classify the water storage potential.



Screening

LAND ADJOINING 2, ROSEHEATH
DRIVE, LIVERPOOL, L26 9UH

Ref: Index-8181614
Your ref: JM.103192.002
Grid ref: 345285 384976

Distance	Direction	Designation
0	on site	Secondary Undifferentiated
9 m	N	Secondary Undifferentiated

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

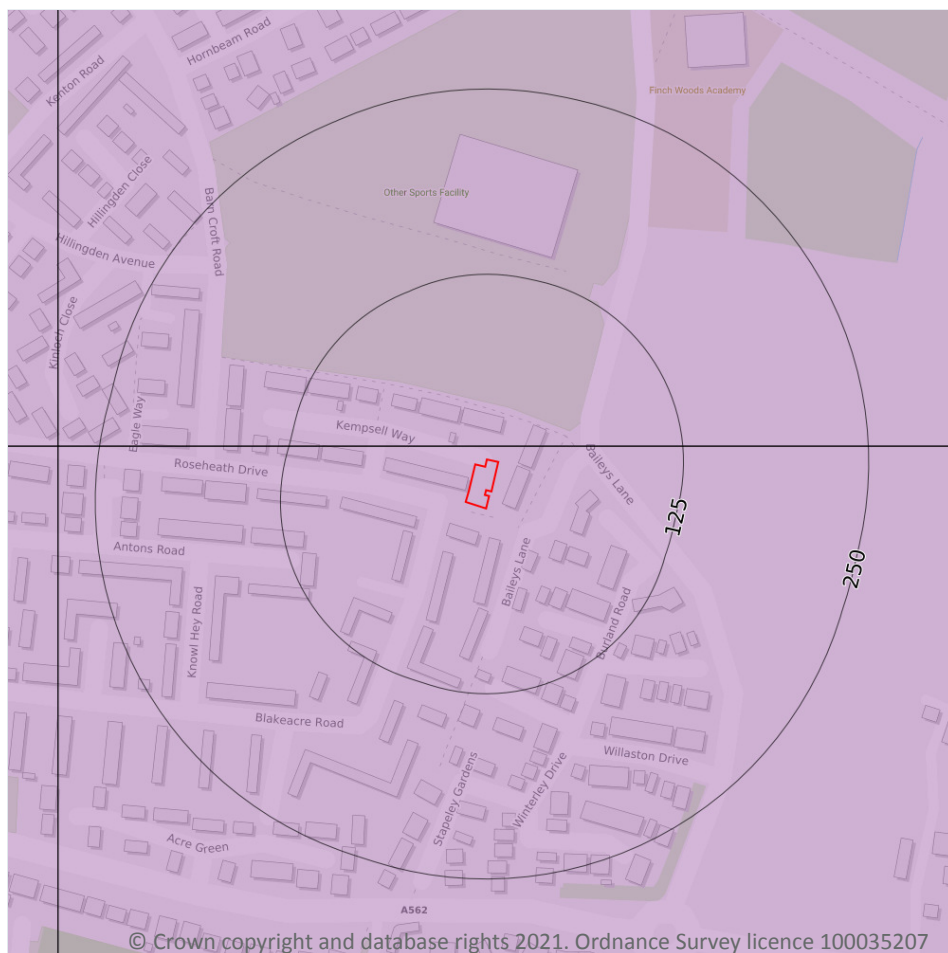
Superficial geology

Superficial deposits are the youngest natural geological deposits formed during the most recent period of geological time. They rest on older deposits or rocks referred to as bedrock. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
TILL, DEVANSIAN	TILLD-DMTN	DIAMICTON

This data is sourced from British Geological Survey.

Bedrock hydrogeology



- Site Outline
- Search buffers in metres (m)
- Principal
- Secondary A
- Secondary B
- Secondary Undifferentiated
- Unproductive
- Groundwater abstraction licence (point)
- Groundwater abstraction licence (area)
- Groundwater abstraction licence (linear)

Aquifers within bedrock geology

The Environment Agency/Natural Resources Wales and the British Geological Survey have assigned designations or types to the aquifers that exist within bedrock geology. These designations reflect the importance of aquifers in terms of groundwater as a resource (eg drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Principal - These are layers of rock or superficial deposits that usually provide a high level of water storage.

Secondary A - Permeable layers capable of supporting water supplies at a local rather than strategic scale.

Secondary B - Predominantly lower permeability layers which may store and yield limited amounts of groundwater.

Secondary Undifferentiated - Has been assigned in cases where it has not been possible to attribute either category A or B to a rock type.

Unproductive - These are rock layers with low permeability that have negligible significance for water supply.



Distance	Direction	Designation
0	on site	Principal
9 m	N	Principal

This data is sourced from the Environment Agency/Natural Resources Wales and the British Geological Survey.

Bedrock geology

Bedrock geology is a term used for the main mass of rocks forming the Earth and is present everywhere, whether exposed at the surface in outcrops or concealed beneath superficial deposits or water. This information comes from the BGS 1:50,000 Digital Geological Map of Great Britain, where available.

Description	BGS LEX Code	Rock Type
KINNERTON SANDSTONE FORMATION	KNSF-SDST	SANDSTONE

This data is sourced from British Geological Survey.

Source Protection Zones and drinking water abstractions



- Site Outline
- Search buffers in metres (m)
- Source Protection Zone 1
Inner catchment
- Source Protection Zone 2
Outer catchment
- Source Protection Zone 3
Total catchment
- Source Protection Zone 4
Zone of Special Interest
- Source Protection Zone 1c
Inner catchment - confined aquifer
- Source Protection Zone 2c
Outer catchment - confined aquifer
- Source Protection Zone 3c
Total catchment - confined aquifer
- Drinking water abstraction licences
- Drinking water abstraction licences
Polygon features
- Drinking water abstraction licences
Linear features

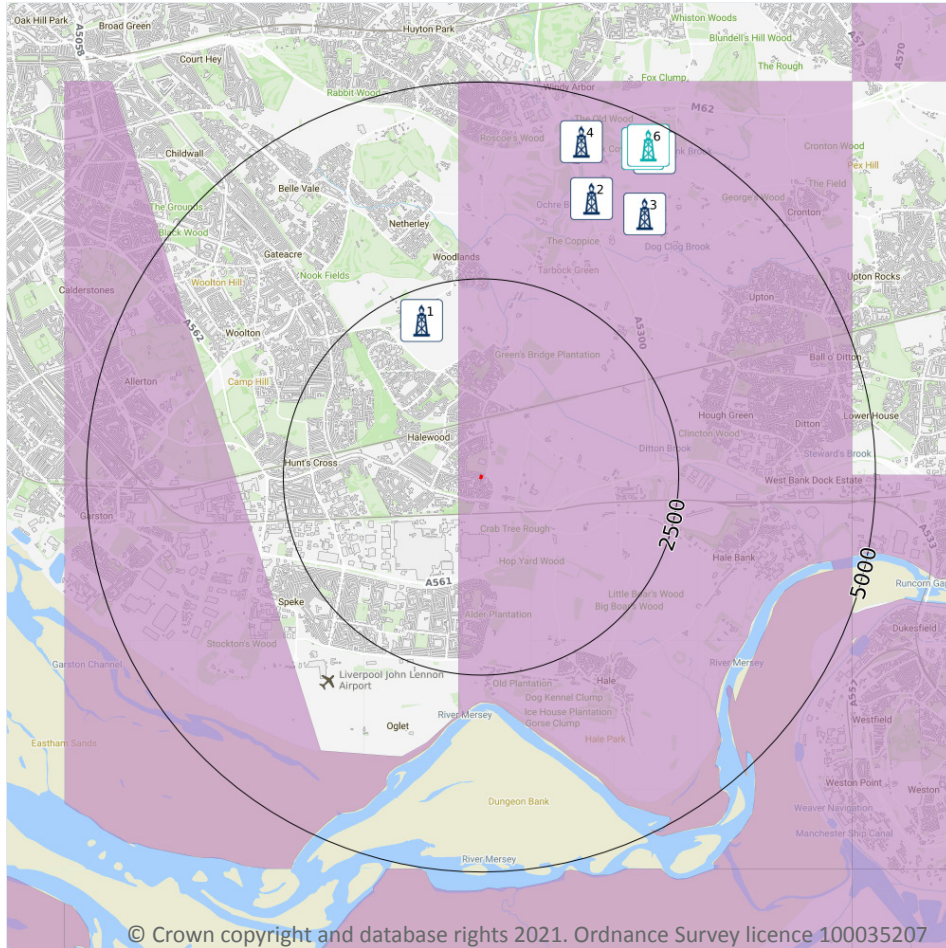
Source Protection Zones

The Environment Agency / Natural Resources Wales has defined Source Protection Zones (SPZs) for groundwater sources such as wells, boreholes and springs used for public drinking water supply. These zones show the risk of contamination from any activities that might cause pollution in the area. The closer the activity, the greater the risk. There are three main zones (inner (SPZ 1), outer (SPZ 2) and total catchment (SPZ 3)) and a fourth zone of special interest.

Distance	Direction	Details
0	on site	Zone: 3 Description: Total catchment

This data is sourced from the Environment Agency/Natural Resources Wales.

Energy / Oil and gas



— Site Outline
Search buffers in metres (m)

- Oil or gas drilling well
- Proposed oil or gas drilling well
- Licensed blocks
- Potential future exploration areas

Oil or gas drilling well

The database of oil and gas wells shows all existing and historic licensed oil, gas, shale gas, and coalbed methane extraction sites. These wells may have been licensed in any one of the 14 licensing rounds since 1910.

ID	Distance	Direction	Details	
1	2-3 km	N	Site Name: FOXHILL FARM 1 Operator: NEXEN EXPLORATION U.K. LIMITED Type: Coalbed Methane Intent: Exploration	OGA References: LJ/16- 5 Licence Number: PEDL116 Date of first drilling: 16/04/2008 Date of well completion: 12/05/2008 Licence Expiry: 12/05/2013

ID	Distance	Direction	Details	
2	3-4 km	N	Site Name: CRONTON 2 Operator: EVERGREEN RESOURCES (U.K.) LIMITED Type: Coalbed Methane Intent: Exploration	OGA References: LJ/16- 4 Licence Number: EXL204 Date of first drilling: 21/07/2000 Date of well completion: 05/07/2003 Licence Expiry: 05/07/2008
3	3-4 km	NE	Site Name: CRONTON 3 Operator: EVERGREEN RESOURCES (U.K.) LIMITED Type: Coalbed Methane Intent: Exploration	OGA References: LJ/17- 2 Licence Number: EXL204 Date of first drilling: 29/07/2000 Date of well completion: 02/05/2003 Licence Expiry: 02/05/2008
4	4-5 km	N	Site Name: CRONTON 1 Operator: EVERGREEN RESOURCES (U.K.) LIMITED Type: Coalbed Methane Intent: Exploration	OGA References: LJ/16- 3 Licence Number: EXL204 Date of first drilling: 15/07/2000 Date of well completion: 10/05/2003 Licence Expiry: 10/05/2008
7	4-5 km	NE	Site Name: CRONTON 4 Operator: ALKANE ENERGY UK LIMITED Type: Mine Gas Intent: Exploration	OGA References: LJ/17- 10 Licence Number: PEDL191 Date of first drilling: 27/08/2013 Date of well completion: 24/09/2013 Licence Expiry: 24/09/2017

This data is sourced from the Oil and Gas Authority (OGA).

Proposed oil or gas drilling well

Planning applications relating to the exploration and extraction of oil or gas. Please be aware this may also include applications for subsurface geological exploration unrelated to fuel extraction.

ID	Distance	Direction	Details	
5	4-5 km	NE	Location: Former Site Of Cronton Colliery, Cronton Road, Cronton, Knowsley, L35 1QR Applicant: No Details Application Type: Pending Decision Application Date: 18/02/2013 Application Reference: 13/00082/PNMIN	PROPOSED MINERAL EXPLORATION BOREHOLE

ID	Distance	Direction	Details	
6	4-5 km	NE	Location: Former Site Of Cronton Colliery, Cronton Road, Cronton, Knowsley, L35 1QR Applicant: No Details Application Type: Pending Decision Application Date: 24/04/2013 Application Reference: 13/00315/PNMIN	PROPOSED MINERAL EXPLORATION BOREHOLE - REVISED PROPOSALS FROM 13/00082/PNMIN FOR DAYTIME TEMPORARY OPERATING ONLY

This data is sourced from Glenigan.

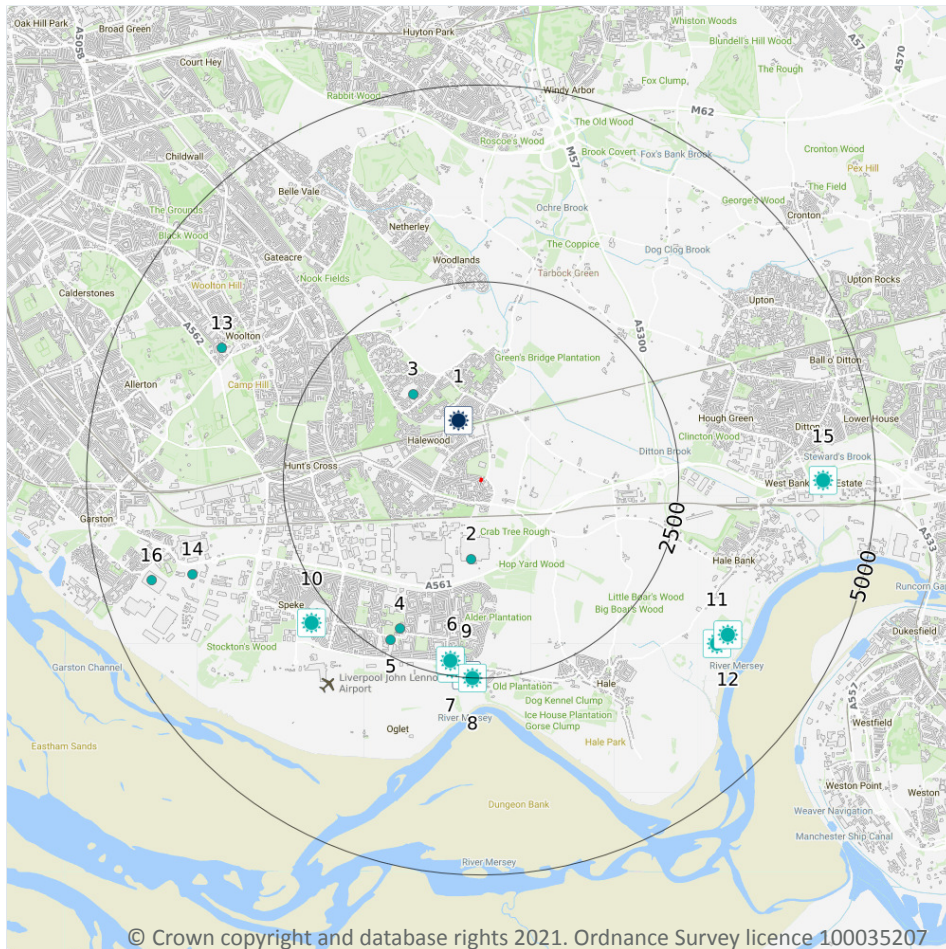
Licensed blocks

Areas that have been licensed by the Oil and Gas Authority (OGA) for exploration, and the possible extraction of oil or gas.

Distance	Direction	Start Date	Operator	Licence Reference	Company Ownership
0	on site	01/07/2008	EGDON RESOURCES U.K. LIMITED (03424561)	PEDL191	EGDON RESOURCES U.K. LIMITED (100%)

This data is sourced from the Oil and Gas Authority (OGA).

Energy / Wind and solar



— Site Outline

Search buffers in metres (m)



Wind farms



Proposed wind farms



Proposed wind turbines



Existing and agreed solar installations



Proposed solar installations

Proposed wind turbines

Planning applications for individual wind turbines have been proposed within 5,000m of the property. See below for details of the operating company, number of turbines, project and turbine capacity.

Please note some planning applications identified as having been refused may have subsequently been granted on appeal without appearing as such within this report. Additionally, please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken.

ID	Distance	Direction	Details	
2	994 m	S	Site Name: Jaguar Plant North Road, Halewood, Liverpool, Merseyside, L24 9LE Planning Application Reference: 11/00034/FUL Type of Project: Wind Turbine	Application Date: 2011-03-25 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of 12 metre high wind turbine together with associated equipment cabinet. Approximate Grid Reference: 345161, 383972
3	1-2 km	NW	Site Name: 68 Torcross Way, Halewood, Knowsley, Liverpool, Merseyside, L26 7YX Planning Application Reference: 07/00317/FUL Type of Project: Wind Turbine	Application Date: 2007-03-12 Planning Stage: Early Planning Detail Plans Withdrawn Project Details: Scheme comprises construction of wind turbine to gable end elevation. Approximate Grid Reference: 344421, 386067
4	2-3 km	SW	Site Name: Speke Neighbourhood Health Cen South Parade, Liverpool, Merseyside, L24 2SD Planning Application Reference: 09F/0122 Type of Project: Health Centre & Wind Turbine	Application Date: 2009-01-25 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises construction of part 2/part 3 storey health centre together with car parking to siting of 20m high wind turbine at rear. The associated works includes access roads, sewer systems, infrastructure, enabling and landscaping. This project ach Approximate Grid Reference: 344253, 383086
5	2-3 km	SW	Site Name: Speke Neighbourhood Health Cen North Parade, South Parade, Liverpool, Merseyside, L24 2SD Planning Application Reference: 10NM/0081 Type of Project: Health Centre & Wind Turbine	Application Date: 2010-01-13 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises carry out works relating to pharmacy door, window, hard landscaped area, roof-wind catchers (non material amendment to permission 09F/0122: to construction of part 2/part 3 storey health centre together with associated accesses, landscap Approximate Grid Reference: 344253, 383086
13	3-4 km	NW	Site Name: Allerton Road, Woolton, Liverpool, Liverpool, Merseyside, L25 7SF Planning Application Reference: 08F/0628 Type of Project: Wind Turbine	Application Date: 2008-03-14 Planning Stage: Early Planning Detail Plans Refused Project Details: Scheme comprises installation of 10.6m high micro wind turbine for a period of 15 years. Approximate Grid Reference: 341994, 386648

ID	Distance	Direction	Details	
14	3-4 km	W	Site Name: Skyways House Estuary Speke Road, Speke, Commerce Park, Liverpool, Merseyside, L70 1AB Planning Application Reference: 09F/1035 Type of Project: Wind Turbine	Application Date: 2009-05-21 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises installation of new 6 kw wind turbine. Approximate Grid Reference: 341619, 383778
16	4-5 km	W	Site Name: Speke Airfield, Liverpool, Liverpool, Merseyside, L19 Planning Application Reference: 06F/0653 Type of Project: Wind Turbine	Application Date: 2006-03-03 Planning Stage: Plans Approved Detail Plans Granted Project Details: Scheme comprises of construction of a wind turbine with a height of 9.6 metres and a 5.6 metre rotor diameter. Approximate Grid Reference: 341100, 383700

This information is derived from planning data supplied by Glenigan, in some cases with further accuracy applied by Groundsure's experts. This search includes planning applications for single wind turbines only, within 5,000m of the property. This data is updated on a quarterly basis.

If the existence of a planning application, passed or refused, may have a material impact with regard to the decision to purchase the property, Groundsure recommends independent, thorough enquiries are made with the Local Authority. If any applications have been identified within this report, Groundsure have included the planning reference to enable further enquiries to be made.

Existing and agreed solar installations

There is an operational or planned solar photovoltaic farm or smaller installation located near the property.

Please note this will not include small domestic solar installations. See below for details on installed capacity, operating company and the status of the project on a given date.

ID	Distance	Direction	Address	Details	
1	795 m	N	South of Johnsons Lane, South of Johnsons Lane, Widnes, Cheshire, WA8 0SJ	Contractor: SBC Renewables LPA Name: Warrington Borough Council Capacity (MW): 5	Application Date: 27/01/2015 Pre Consent Status: Planning Permission Refused Post Consent Status: Application Refused Date Commenced: -
9	2-3 km	S	John Lennon Airport Scheme, East Of Liverpool John Lennon, Hale Road, Baileys Lane, Dungeon Lane, Liverpool, Merseyside, L24 7SD	Contractor: Peel Energy LPA Name: Halton Borough Council Capacity (MW): 3	Application Date: 16/10/2018 Pre Consent Status: Planning Application Withdrawn Post Consent Status: Application Withdrawn Date Commenced: -

The solar installation data is supplied by the Department for Business, Energy & Industrial Strategy and is updated on a monthly basis.

Proposed solar installations

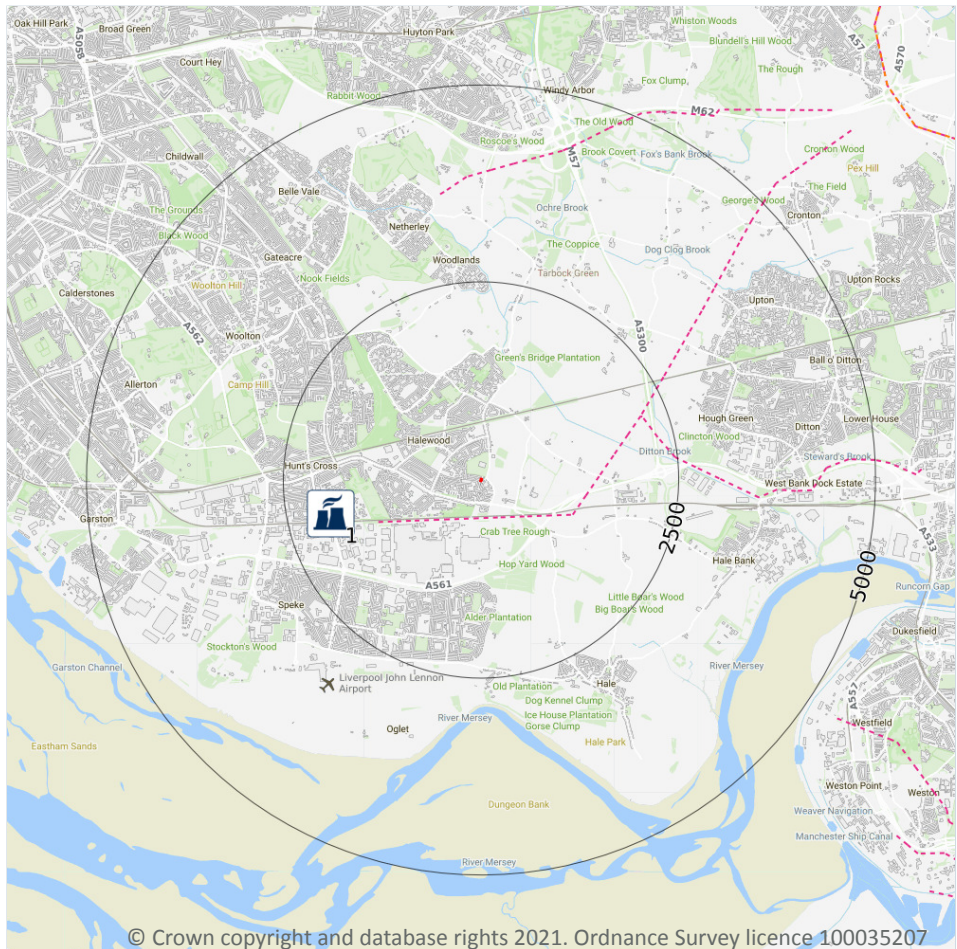
There is a planning permission application relating to a solar farm or smaller installation near to the property.

Please note this will not include small domestic solar installations and that one site may have multiple applications for different aspects of their design and operation. Also note that the presence of an application for planning permission is not an indication of permission having been granted. Please be aware that as the identified records are taken from a planning record archive, the proposals identified may have already been undertaken. See below for details of the proposals.

ID	Distance	Direction	Address	Details
6	2-3 km	S	Land Bounded By Dungeon Lane Hale Road And Baileys Lane To The East End Of Liverpool John Lennon Aiport, Hale Road Liverpool L24 1UU	Applicant name: Liverpool City Council Application Status: No Details Application Date: 17/06/2019 Application Number: 19/00299/ADJ
7	2-3 km	S	Land Bounded By Dungeon Lane, Hale Road And Baileys Lane, Liverpool, L24 7SD	Applicant name: Mr Stephen Snowdon Application Status: Pending Consideration Application Date: 16/10/2018 Application Number: 18/00513/FUL
8	2-3 km	S	Land Bounded By Dungeon Lane, Hale Road And Baileys Lane, To The East Of Liverpool John Lennon Airport, Speke, Liverpool, L24 1YD	Applicant name: Liverpool Airport Limited Application Status: Pending Consideration Application Date: 14/05/2021 Application Number: 21/00310/PLD
10	2-3 km	SW	Land Bounded By Dungeon Lane, Hale Road And Baileys Lane To The East Of Liverpool John Lennon Airport, Hale Road, Liverpool, L24 1UU	Applicant name: Peel Energy Limited Application Status: Full Planning Permission Application Date: 15/05/2019 Application Number: 19F/1308
11	3-4 km	SE	Water Treatment Works (Off Halegate Road), Halebank, Widnes, Cheshire, WA8 8LY	Applicant name: Mr David Hopkins Application Status: - Application Date: 26/05/2016 Application Number: 16/00211/PLD
12	3-4 km	SE	(Off Halegate Road) Halebank, Widnes, Cheshire, WA8 8LY	Applicant name: United Utilities Plc Application Status: - Application Date: 29/10/2015 Application Number: 15/00529/PLD
15	4-5 km	E	St Michaels Jubilee Golf Course, Dundalk Road, Widnes, Cheshire, WA8 0TH	Applicant name: Mr Jim Yates Application Status: Pending Consideration Application Date: 23/02/2018 Application Number: 18/00087/FUL

The data is sourced from public registers of planning information and is updated every two weeks.





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Power stations

There is an active power station on or near to the property. Power stations can cause air pollution issues and may not be visually pleasing.

Power generation stations identified by these searches have a capacity of over 1 MW (Million Watt output) and will be one of the following types: Combined Cycle Gas Turbine (CCGT), Gas/Oil, Coal Gas, Diesel Gas, HP Oil, Poultry Litter, Coal/Oil, Coal/Gas, Meat and Bone, Pumped Storage Mine Gas, Rapeseed Oil, Straw/Gas Waste Combined Heat or Power Biomass.

Air pollution issues can be investigated further through the Air Quality team at the Local Authority. If the existence of any of a power generation station may have a material impact with regard to the decision to purchase the property, Groundsure recommends making independent enquiries with the operating company listed.

ID	Distance	Direction	Company name	Power station name	Type of power station	Total capacity (MW)	Operating since
1	1-2 km	W	DALKIA UTILITIES SERVICES	Eli Lilly And Co Ltd	Combined Heat and Power	10	No Details

This data is sourced from the Digest of United Kingdom Energy Statistics (DUKES), a database from the Department for Business, Energy & Industrial Strategy.



Planning constraints



- Site Outline**
- Search buffers in metres (m)**
- Listed buildings
 - Certificates of immunity from listing
 - Conservation areas
 - National Parks
 - Areas of Outstanding Natural Beauty
 - Registered parks and gardens
 - Scheduled Monuments
 - World Heritage Sites
 - Internationally important wetland sites (Ramsar Sites)
 - Sites of Special Scientific Interest
 - Designated Ancient Woodland
 - Green Belt
 - Local Nature Reserves
 - Special Areas of Conservation
 - National Nature Reserves
 - Special Protection Areas (for birds)

Listed Buildings

The presence of listed buildings means there will be extra control over what changes can be made to that building's interior and exterior. If the property itself is a listed building, owners will need to apply for Listed Building Consent for most types of work that affect the 'special architectural or historic interest' of the property and the work approved may increase costs.

Distance	Direction	Name	Grade	Listed building reference number	Listed date
250 m	SE	Gravestone Of Blackie The War Horse, Halewood, Knowsley, L26	II	1436263	09/08/2017

This data is sourced from Historic England. For more information please see <https://historicengland.org.uk/listing/the-list/>

Datasets searched

This is a full list of the data searched in this report. If we have found results of note we will state "Identified". If no results of note are found, we will state "Not identified". Our intelligent filtering will hide "Not identified" sections to speed up your workflow.

Contaminated Land	
Former industrial land use (1:10,560 and 1:10,000 scale)	Not identified
Former tanks	Not identified
Former energy features	Identified
Former petrol stations	Not identified
Former garages	Not identified
Former military land	Not identified
Former landfill (from Local Authority and historical mapping records)	Not identified
Waste site no longer in use	Not identified
Active or recent landfill	Not identified
Former landfill (from Environment Agency Records)	Not identified
Active or recent licensed waste sites	Not identified
Recent industrial land uses	Identified
Current or recent petrol stations	Not identified
Dangerous or explosive sites	Not identified
Hazardous substance storage/usage	Not identified
Sites designated as Contaminated Land	Not identified
Historical licensed industrial activities	Not identified
Current or recent licensed industrial activities	Not identified
Local Authority licensed pollutant release	Not identified
Pollutant release to surface waters	Not identified
Pollutant release to public sewer	Not identified

Contaminated Land	
Dangerous industrial substances (D.S.I. List 1)	Not identified
Dangerous industrial substances (D.S.I. List 2)	Not identified
Pollution incidents	Not identified

Superficial hydrogeology	
Aquifers within superficial geology	Identified
Superficial geology	Identified

Bedrock hydrogeology	
Aquifers within bedrock geology	Identified
Groundwater abstraction licences	Not identified
Bedrock geology	Identified

Source Protection Zones and drinking water abstractions	
Source Protection Zones	Identified
Source Protection Zones in confined aquifer	Not identified
Drinking water abstraction licences	Not identified

Hydrology	
Water courses from Ordnance Survey	Not identified
Surface water abstractions	Not identified

Flooding	
Risk of flooding from rivers and the sea	Not identified

Flooding

Flood storage areas: part of floodplain	Not identified
Historical flood areas	Not identified
Areas benefiting from flood defences	Not identified
Flood defences	Not identified
Proposed flood defences	Not identified
Surface water flood risk	Not identified
Groundwater flooding	Not identified

Natural ground subsidence

Natural ground subsidence	Not identified
Natural geological cavities	Not identified

Non-natural ground subsidence

Coal mining	Not identified
Non-coal mining	Not identified
Mining cavities	Not identified
Infilled land	Not identified

Radon

Radon	Not identified
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Oil and gas

Oil or gas drilling well	Identified
Proposed oil or gas drilling well	Identified
Licensed blocks	Identified
Potential future exploration areas	Not identified

Wind and solar

Wind farms	Not identified
Proposed wind farms	Not identified
Proposed wind turbines	Identified

Wind and solar

Existing and agreed solar installations	Identified
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Proposed solar installations	Identified
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Energy

Electricity transmission lines and pylons	Identified
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National Grid energy infrastructure	Not identified
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Power stations	Identified
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Nuclear installations	Not identified
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Large Energy Projects	Not identified
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Planning constraints

Sites of Special Scientific Interest	Not identified
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Internationally important wetland sites (Ramsar Sites)	Not identified
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Special Areas of Conservation	Not identified
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Special Protection Areas (for birds)	Not identified
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National Nature Reserves	Not identified
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Local Nature Reserves	Not identified
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Designated Ancient Woodland	Not identified
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Green Belt	Not identified
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World Heritage Sites	Not identified
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Areas of Outstanding Natural Beauty	Not identified
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National Parks	Not identified
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Conservation Areas	Not identified
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Listed Buildings	Identified
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Certificates of Immunity from Listing	Not identified
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Scheduled Monuments	Not identified
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Registered Parks and Gardens	Not identified
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Contaminated Land Assessment Methodology and Limitations

Our risk assessment methodology and limitations can be found at [Risk Assessment methodology and Limitations - Groundsure](#)

Flood information

The Flood Risk Assessment section is based on datasets covering a variety of different flooding types. No inspection of the property or of the surrounding area has been undertaken by Groundsure or the data providers. The modelling of flood hazards is extremely complex and in creating a national dataset certain assumptions have been made and all such datasets will have limitations. These datasets should be used to give an indication of relative flood risk rather than a definitive answer. Local actions and minor variations, such as blocked drains or streams etc. can greatly alter the effect of flooding. A low or negligible modelled flood risk does not guarantee that flooding will not occur. Nor will a high risk mean that flooding definitely will occur. Groundsure's overall flood risk assessment takes account of the cumulative risk of river and coastal data, historic flood events and areas benefiting from flood defences provided by the Environment Agency/Natural Resources Wales (in England and Wales) and surface water (pluvial) and groundwater flooding provided by Ambiantal Risk Analytics. In Scotland the river and coastal flood models are also provided by Ambiantal Risk Analytics.

Risk of flooding from rivers and the sea

This is an assessment of flood risk for England and Wales produced using local data and expertise, provided by Environment Agency. It shows the chance of flooding from rivers or the sea presented in categories taking account of flood defences and the condition those defences are in. The model uses local water level and flood defence data to model flood risk.

Historic flood events

Over 86,000 events are recorded within this database. This data is used to understand where flooding has occurred in the past and provides details as available. Absence of a historic flood event for an area does not mean that the area has never flooded, but only that Environment Agency/Natural Resources Wales do not currently have records of flooding within the area. Equally, a record of a flood footprint in previous years does not mean that an area will flood again, and this information does not take account of flood management schemes and improved flood defences.

Surface water flooding

Ambiantal Risk Analytics surface water flood map identifies areas likely to flood following extreme rainfall events, i.e. land naturally vulnerable to surface water or "pluvial" flooding. This data set was produced by simulating 1 in 30 year, 1 in 100 year, 1 in 250 year and 1 in 1000 year rainfall events. Modern urban drainage systems are typically built to cope with rainfall events between 1 in 20 and 1 in 30 years, though older ones may even flood in a 1 in 5 year rainstorm event.

Proposed flood defences

The data includes all Environment Agency/Natural Resources Wales's projects over £100K that will change or sustain the standards of flood defence in England and Wales over the next 5 years. It also includes the equivalent schemes for all Local Authority and Internal Drainage Boards.

Flood storage areas

Flood Storage Areas may also act as flood defences. A flood storage area may also be referred to as a balancing reservoir, storage basin or balancing pond. Its purpose is to attenuate an incoming flood peak to a flow level that can be accepted by the downstream channel. It may also delay the timing of a flood peak so that its volume is discharged over a longer time interval. These areas are also referred to as Zone 3b or 'the functional floodplain' and has a 5% or greater chance of flooding in any given year, or is designed to flood in the event of an extreme (0.1%) flood or another probability which may be agreed between the Local Planning Authority and Environment Agency/Natural Resources Wales, including water conveyance routes. Development within Flood Storage Areas is severely restricted.

Groundwater flooding

Groundwater flooding is flooding caused by unusually high groundwater levels. It occurs as excess water emerging at the ground surface or within underground structures such as basements. Groundwater flooding tends to be more persistent than surface water

flooding, in some cases lasting for weeks or months, and it can result in significant damage to property. This risk assessment is based on a 5m Digital Terrain Model (DTM) and 1 in 100 year and 1 in 250 year return periods.

Conservation Area data limitations

Please note the Conservation Area data is provided by Historic England and may be incomplete. We recommend reviewing your local search for confirmation.

Subsidence data limitations

The natural ground subsidence assessment is based on the British Geological Survey's GeoSure data. GeoSure is a natural ground stability hazard susceptibility dataset, based on the characteristics of the underlying geology, rather than an assessment of risk. A hazard is defined as a potentially damaging event or phenomenon, whereas a risk is defined as the likelihood of the hazard impacting people, property or capital. The GeoSure dataset consists of six data layers for each type of natural ground subsidence hazard. These are shrink-swell clay, landslide, compressible ground, collapsible ground, dissolution of soluble rock and running sand. Each hazard is then provided with a rating on its potential to cause natural ground subsidence. This rating goes from A-E, with A being the lowest hazard, E being the highest. Groundsure represent full GeoSure data as either Negligible (ratings of A), Very Low (ratings of B), Low (C), Moderate (D) or High (E). Where GeoSure Basic is instead used, ratings are displayed as Negligible-Very Low (A or B ratings), Low (C) or Moderate-High (D or E). The GeoSure data only takes into account the geological characteristics at a site. It does not take into account any additional factors such as the characteristics of buildings, local vegetation including trees or seasonal changes in the soil moisture content which can be related to local factors such as rainfall and local drainage. These factors should be considered as part of a structural survey of the property carried out by a competent structural surveyor. For more information on the "typical safe distance" trees should be from a property please see this guide:

<https://www.abi.org.uk/globalassets/sitecore/files/documents/publications/public/migrated/home/protecting-your-home-from-subsidence-damage.pdf>

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