



Phase I Preliminary Risk Assessment (PRA)

At

85 Baileys Lane
Halewood
L26 0TY

Client: DK Architects

Reference: 34494-SUT-ZZ-00-RP-G-7101

Date: April 2025

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SUTCLIFFE INVESTIGATIONS

Phase I Preliminary Risk Assessment (PRA)

Document Control Sheet

Report Reference: 34494-SUT-ZZ-00-RP-G-7101

Issue: P01 Date: April 2025

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Revision History:

Rev.	Date	Description	Prepared	Checked	Approved
P01	April 2025	Final Report	AW	DB	WGB
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Executive Summary

INTRODUCTION	Sutcliffe Investigations were instructed by DK Architects to undertake a Phase I Preliminary Risk Assessment (PRA) of the site known as 85 Baileys Lane, Halewood, L26 0TY.
AIMS & OBJECTIVES	The Phase 1 PRA is required to assess the ground based environmental and geotechnical risks, development constraints and liabilities associated with the development of the site, required in support of an application for outline planning. This report constitutes a preliminary investigation as defined in BS10175 and contains the following:  Summary of the information obtained from an Envirocheck Report (Report Reference: 373851830_1_1), which is presented in Appendix A.  A preliminary risk assessment of potential environmental risks associated with the proposed redevelopment of the site to identified receptors, following the methodology of LCRM and their recommendations on contamination reports.
DEVELOPMENT PLANS	The proposed development for the site is for the redevelopment of existing buildings, and for the demolition of an older building to make way for 18No. new apartments with associated parking and soft landscaping. The proposed development is presented as Drawing Ref: 1354-010 produced by DK Architects. (March 2025).
SITE LOCATION & DESCRIPTION	The site address is located at 85 Baileys Lane, Halewood, L26 0TY at National Grid Reference (NGR) 345420, 385400. The site is irregular in shape, 0.32ha in area and can be accessed via Baileys Lane to the west of the site. The site is flat and comprises of 4No. buildings. In the south of the site is a house which has a garden to the front and rear. Northeast of the house is a small shed/outhouse building. In the centre of the site is a large barn and to the north is another large barn. The area between the buildings comprises of hardstanding. There are mature trees along the eastern boundary of the site. A hedgerow is noted along the western edge.
SITE HISTORY	Onsite The earliest available historical map dated 1849 shows the site to be developed as a farm comprising of a barn in the centre of the site, a farmhouse in the south and a small shed to the northeast of the house. The next map dated 1893 shows trees to occupy the north of the site. By 1907 a new building is noted east of the existing barn onsite which is likely another barn. No changes are noted until 1964 when a structure is noted in the north of the site which is also likely to be a barn. The large barn in the centre of the site is also reduced in size. No further changes to site occur. Offsite The earliest historical map dated 1849 shows the site to be bordered to the west by a road. Across the road is a farm yard, noted 36m west. A railway line is noted 830m south which runs east to west. Several small ponds are noted within 100m. The majority of the area within 1000m comprises of farm land and plantations at this time. By 1894 a railway is noted 275m north, this line splits and rail sidings are noted 760m northwest. A large drain/culvert is noted 420m east. Houses are noted 530m northwest. By 1907 some small structures are noted to border the site to the north and northeast of the site. More railway sidings are noted 815m northwest. By 1936 housing is noted 50m north. Further housing is noted 740m southwest by 1938 and 850m southwest by 1949-1956. As map clarity increases the 1964 map shows a drain to run along the sites northern boundary to the east although this may have been present earlier.

	By 1967-1968 the farm to the west is demolished. A large housing development is noted 330m north, to the north of the railway line. Another large housing development is noted 550m southwest. By 1970-1977, further housing developments are noted across the road from the site to the west. The railway sidings and split in the railway are no longer noted. No changes occur until 1999 when Halewood station is noted 590m northwest along the railway to the north of the site. Housing now occupies the majority of the space to the west of the site. An opencast workings are noted 495m northeast. By 2006 a sports centre is noted 170m southwest. By 2024 more housing is noted 495m north, 180m northeast, 215m south and 505m southeast No further changes occur around the site.
GEOTECHNICAL UNCERTAINTY	The site has been subject to previous developments in the form of farm structures and therefore, the potential for relic foundations and obstructions cannot be discounted. There is also mature vegetation in the north of the site which could contribute to tree heave in clay superficial deposits.
GEOLOGY	Artificial There are no records of any artificial ground on-site. Drift The superficial drift deposits for the site are noted as Till, Devensian - Diamicton. Solid The solid geology for the site is noted as Kinnerton Sandstone Formation – Sandstone.
HYDROGEOLOGY	The Bedrock is classified as a Principal Aquifer with the Superficial Deposits classified as Secondary Undifferentiated Aquifer. There are 65No. groundwater abstraction points listed in the Envirocheck Report within 2000m of the site. 2No. are noted within 500m and the nearest is 490m southeast.
FAULTS	No faults have been identified within the development site boundary. No action is required in respect to foundation design.
RADON	According to the Envirocheck Report, the site is not within a radon affected area, as <1% of homes are above the action level. No radon protection measures are necessary in the construction of new dwellings or extensions.
COAL MINING	The site does fall within a coal mining area. However, there are no mine entries or past shallow workings within 500m of the site and therefore risks from coal mining are mitigated
HYDROLOGY	The nearest surface water feature is noted to be onsite and relates to a culvert along the northern boundary of the site. No surface abstractions have been identified within 250m radius of the site
RISK ASSESSMENT	The Phase I PRA has not highlighted significant areas of concern and therefore, the site is deemed to be Class 3 – Low Risk.
CONCLUSIONS & RECOMMENDATIONS	Based on the findings of the Phase I review, Sutcliffe Investigations do not consider there to be any identifiable significant environmental issues regarding the site. However, there is limited information of the ground for geotechnical properties and as such we would therefore recommend the following sequential works are undertaken:  Submission of this Phase I PRA Report for the benefit of validating the outline planning application.  Commission a Phase II Ground Investigation designed to discharge any contaminated land conditions that may be assigned to the site and allow the design of economic foundation solutions.

NOTE: The executive summary is an overview of the key findings and conclusions of the report. There may be other information contained in the body of the main report which puts into context the information presented within the executive summary. No reliance should be placed on the executive summary.

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1 Introduction

1.1 Terms of Reference

Sutcliffe Investigations were instructed by DK Architects to undertake a Phase I Preliminary Risk Assessment (PRA) of the site known as 85 Baileys Lane, Halewood, L26 0TY.

1.2 Development Proposal & Legislative Context

Development Proposal

The proposed development for the site is for the redevelopment of existing buildings, and for the demolition of an older building to make way for 18No. new apartments with associated parking and soft landscaping. The proposed development is presented as Drawing Ref: 1354-010 produced by DK Architects. (March 2025).

Legislative Context

The presence of contaminants which may pose a risk to human health and / or the environment is a planning consideration. As part of the planning regime, it needs to be considered whether the site is “suitable for its proposed end use”. Planning is concerned with the site’s proposed end use, not its current use, where the amount of contamination is required to be low relative to the level of risk.

Section 57 of the Environment Act 1995 adds Part 2A (ss. 78A to 18YC) to the Environmental Protection Act 1990 and contains the legislative framework for identifying and dealing with contaminated land. Where development is undertaken on land which may be affected by contamination, the National Planning Policy Framework, paragraph 189 to 194 considers pollution and remediation. This links the contaminated land regime within the development process.

For there to be a significant risk requiring further investigation a perceived source (contaminant), a receptor (humans, living organisms or property) and a pathway between them must all be present, resulting in a complete contaminant linkage.

In order to assess whether this is the case, background research is required to obtain relevant information about the site and its surroundings and to assess the findings qualitatively. The scope of the assessment examined whether there is the potential for current and historic soil and/or groundwater contamination to be present, both at and in the vicinity of the site, and to assess significance in terms of the potential to pose a risk to human health, controlled waters, building infrastructure and the wider environment and identify any associated potential liabilities.

Part 2A of the Environmental Protection Act 1990 (“Part 2A”) provides the legislative framework for the contaminated land regime in England, Wales and Scotland. It provides for contaminated land to be identified and dealt with in a risk-based manner. The Contaminated Land (England) Regulations 2006 (SI 2006/1380) set out provisions for procedural matters under Part 2A. The 2006 regulations have recently been modified with the introduction of The Contaminated Land (England) (Amendment) Regulations 2012, which came into force on 6th April 2012. This includes an amendment to Regulation 3(c) to

take account of the updated definition of “controlled waters” in Section 78A(9) of the Environmental Protection Act 1990. Section 78A(2) of Part 2A of the EPA 1990 defines contaminated land as “land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that:

-  significant harm is being caused or there is a significant possibility of such harm being caused; or
-  pollution of controlled waters is being or is likely to be caused.

Contaminated Land Statutory Guidance published in April 2012 provides for a new four category test which is intended to clarify when land does or does not need to be remediated, where Category 1 is deemed as being high risk and Category 4 as being low risk.

1.3 Previous Studies

Sutcliffe are not aware of any previous environmental or geotechnical investigations having been completed on site.

1.4 Objectives & Scope of Assessment

The Phase 1 PRA is required to assess the ground based environmental and geotechnical risks, development constraints and liabilities associated with the development of the site, required in support of an application for outline planning.

This report will inform the study of any potential contaminated land issues to be identified, assessed and actioned and has been designed to provide sufficient information to satisfy the requirements of National Planning Policy Framework (NPPF) in order to satisfy the aims and objectives of the project.

The report will culminate in the presentation of a Preliminary Conceptual Site Model (CSM) and will include clear robust recommendations for any additional works. These works will be designed to fully assess and mitigate risks, development constraints and abnormalities that may be required in support of a detailed planning application and design of detailed foundation options.

This report constitutes a preliminary investigation as defined in BS10175 and contains the following:

-  Summary of the information obtained from an Envirocheck Report (Report Ref: 373851830_1_1), which is presented in Appendix A.
-  A preliminary risk assessment of potential environmental risks associated with the proposed redevelopment of the site to identified receptors, following the methodology of Land contamination risk management (LCRM) and their recommendations on contamination reports.
-  Recommendations for further investigation/actions if required.

The scope of works was to undertake a Phase I PRA using available information, and to place the site in its environmental context and has included the following:

-  A review of available historic maps to determine the land-use history in the context of potentially contaminative activities;
-  A review of environmental data relating to the site and its surroundings using a proprietary third-party environmental database;
-  Desk-based assessment of site geology, hydrogeology and hydrology from published mapping and web-based sources to determine the site's environmental setting and sensitivity;
-  A web-based search of the Environment Agency (EA) website and other freely available sources of information to identify any potential issues relating to the site and surrounding areas; and
-  Provision of a qualitative contaminated land risk assessment based on Source-Pathway-Receptor as per current best practice contained in LCRM.

A site inspection was undertaken by a Sutcliffe engineer – Arun Woods, on the 17th April 2025. All other information in this report has been obtained via public sources.

2 Environmental Review

2.1 Introduction

The information presented within this chapter was compiled based on a site inspection, completed by a suitably qualified Sutcliffe Engineer, and a review of an Envirocheck Report (Report Reference: 373851830_1_1), presented in Appendix A.

2.2 Site Location & Setting

The site address is located at 85 Baileys Lane, Halewood, L26 0TY at National Grid Reference (NGR) 345420, 385400 and is approximately 12.32km southeast from the centre of Liverpool.

Location plans of varying scales are presented as *Figures 1 & 2* and an Aerial Photograph is presented as *Figure 3*.

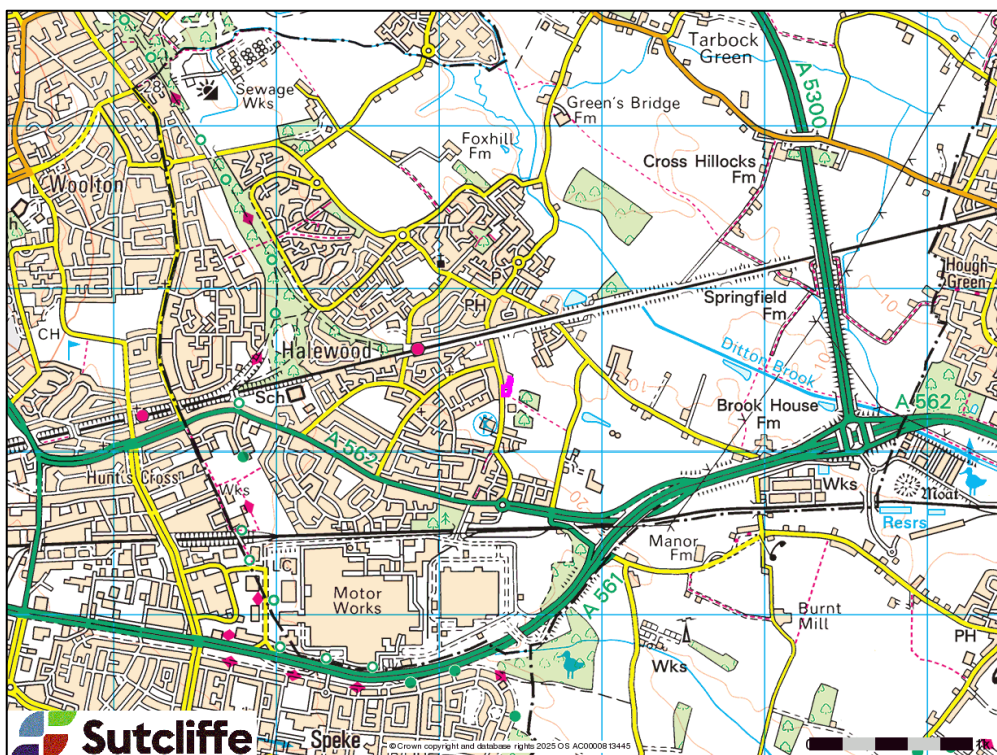


Figure 1: General Location of Site

2.3 Site Description & Walkover

The site is irregular in shape, 0.32ha in area and can be accessed via Baileys Lane to the west of the site. The site is flat and comprises of 4 No. buildings. In the south of the site is a house which has a garden to the front and rear. Northeast of the house is a small shed/outhouse building. In the centre of the site is a large barn and to the north is another large barn. The area between the buildings comprises of hardstanding. There are mature trees along the eastern boundary of the site. A hedgerow is noted along the western edge.

A photographic log of the site is presented as Appendix B.

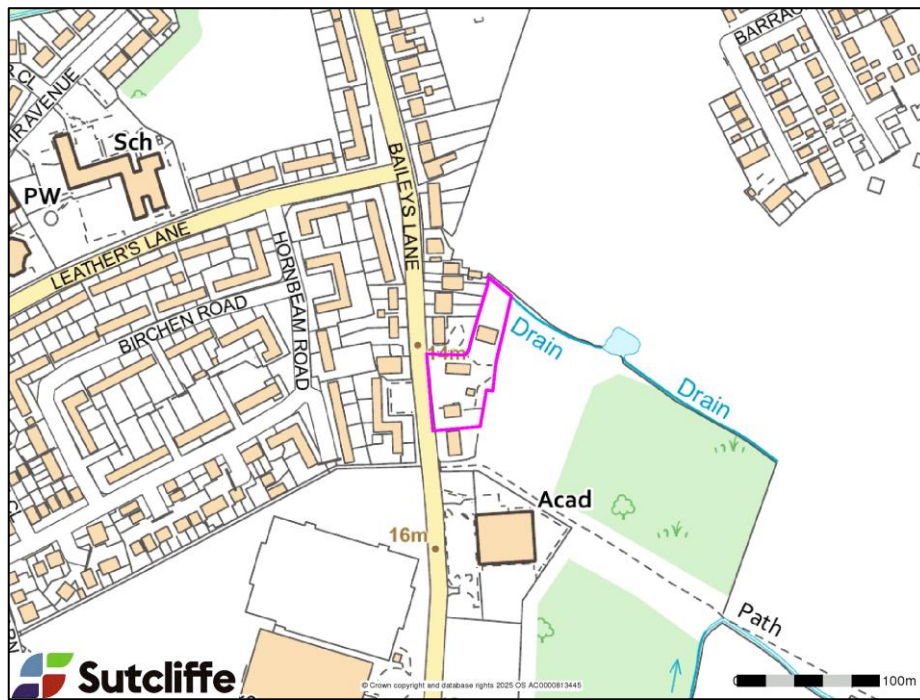


Figure 2: General Site Layout



Figure 3: Aerial Photograph

2.4 Adjacent Land Uses

Table 2.1 summarises the adjacent land uses.

Table 2.1: Adjacent Land Uses

Direction	Adjacent Land Use
North	Residential
East	Woodland
South	Commercial
West	Residential

2.5 Services

Underground Pipelines and Transmission Assets

A search of the Linesearch database was undertaken on 8th April 2025. This database lists pipelines owned and/or operated by over 40No. pipeline and transmission operators, but not all operators are registered.

According to the database, there are SP Energy Networks, Last Mile and Cadent Gas are noted to have apparatus in the vicinity of the site.

Service plans are presented in Appendix C.

Electric

There are 2No. SP energy network cables that run into the site from the west. One enters the barn in the centre and the other enters the house in the south of the site.

Gas

There are no Cadent Gas services within the site boundary. Low power mains are noted to the west of the site along Baileys Lane.

Water / Sewer

There are no Clean or Sewer United Utilities Pipelines within the site boundary.

Distribution Water Mains and Combined Sewer Mains are noted to the west of the site along Baileys Lane.

BT

There are no BT services within the site. There is a Pole outside of the site on the pavement of Baileys Lane directly by the site.

Last Mile

Although Linesearch indicated that Last Mile had apparatus in the vicinity of the site, the plan obtained does not indicate apparatus on site.

2.6 Site History

Historical maps were obtained and reviewed by Sutcliffe Investigations to determine the historical development of the target site. These are presented in Appendix A. This enabled an assessment to be made of the potential for contamination associated with former activities, both on-site and in the surrounding areas.

Onsite

The earliest available historical map dated 1849 shows the site to be developed as a farm comprising of a barn in the centre of the site, a farmhouse in the south and a small shed to the northeast of the house. The next map dated 1893 shows trees to occupy the north-east of the site. By 1907 a new building is noted east of the existing barn onsite which is likely another barn. No further changes are noted until 1964 when a structure is noted in the north of the site which is also likely to be a barn. The large barn in the centre of the site is also reduced in size. No further changes to site occur, based on the most recent map dated 2024.

A detailed review of the historical development of the site is presented in Appendix D.

Offsite

The earliest historical map dated 1849 shows the site to be bordered to the west by a road. Across the road is a farmyard, noted 36m west. A railway line is noted 830m south which runs east to west. Several small ponds are noted within 100m. The majority of the area within 1000m of the site comprises of farmland and plantations at this time.

By 1894 a railway is noted 275m north, this line splits and rail sidings are noted 760m northwest. A large drain/culvert is noted 420m east. Houses are noted 530m northwest. By 1907 some small structures are noted to border the site to the north and northeast of the site. Additional railway sidings are noted 815m northwest.

By 1936 housing is noted 50m north. Further housing is noted 740m southwest by 1938 and 850m southwest by 1949-1956. As map clarity increases the 1964 map shows a drain to run along the site's northern boundary to the east although this may have been present earlier.

Between 1967-1968 the farm to the west is demolished. A large housing development is noted 330m northwest, to the north of the railway line. Another large housing development is noted 550m southwest. By 1970-1977, further housing developments are noted across the road from the site to the west. The railway sidings and split in the railway are no longer noted.

No further changes occur until 1999 when Halewood station is noted 590m northwest along the railway to the north of the site. Housing now occupies the majority of the space to the west of the site. An opencast working is noted 495m northeast. By 2006 a sports centre is noted 170m southwest. By 2024 more housing is noted 495m north, 180m northeast, 215m south and 505m southeast.

A detailed review of the historical development of the surrounding land uses is presented in Appendix D.

2.7 Environmental Database

A commercial database search (provided by Envirocheck) was obtained to provide further information regarding the site and the surroundings. Relevant information and records are summarised below:

Contaminated Land Entries

The database has no contaminated land entries within 500m of the site.

Environmental Permitted Activities

According to the database there are no current Local Authority Integrated Pollution Prevention and Controls / Local Authority Pollution Prevention and Controls within 500m of the site.

Hazardous Substances Sites

According to the database, there are no Control of Major Accident Hazards (COMAH) registered sites, Planning Hazardous Substances Consents, Planning Hazardous Substance Enforcements, Notification of Installations Handling Hazardous Substances (NIHHS) sites or Explosive Sites listed within the Envirocheck Report.

Substantiated Pollution Incident Register

According to the database, there have been no substantiated pollution incidents within 500m of the site

Landfill Sites

According to the Envirocheck Report there are;

-  No Registered Landfill sites within 500m of the site.
-  No Historic Landfill sites have been noted within 500m of the site.
-  No BGS Recorded Landfill sites have been noted within 500m of the site.
-  No Local Authority Recorded Landfill sites have been noted with 500m of the site.

Infilled Land

There are no records of Potentially Infilled Land (Non-Water) within 500m of the site

There are 18No. records of Potentially Infilled Land (Water) within 500m of the site, with 4No. records within 250m, details of which are provided hereunder:

Table 2.2: Infilled Land (Water)

Distance / Direction (<250m)	Use	Year
88m SW	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)	1955
150m NW	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)	1955
180m N	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)	1849
248m N	Unknown Filled Ground (Pond, marsh, river, stream, dock etc)	1849

Waste Management Facilities

The database has recorded no Registered Waste Transfer Sites and no Registered Waste Treatment or Disposal Sites within 500m of the site.

The database has recorded no Licensed Waste Management Facilities within 500m of the site.

Radioactive Materials

According to the Envirocheck Report, there are no authorisations for radioactive substances within 500m of the site.

Fuel Stations

According to the database, there are no petrol or fuel station entries within 500m of the site.

Contemporary Industrial Land Uses

According to the database, there is 1No. entry located within 500m of the site, the details of which are presented hereunder:

Table 2.3: Contemporary Industrial Land Uses

Distance / Direction (<500m)	Name	Classification	Status
242m N	J & M Haulage Ltd	Road Haulage Services	Inactive

2.8 Historical Contamination Potential

Site

Historical maps have indicated that part of the large barn in the centre was demolished by 1964. Some made ground may be present in the area of the former development.

With the exception of made ground potentially being present on site, the potential for significant contamination to have arisen at the site as a result of the current and former usage on site is considered to be low. However, the possibility of contamination albeit likely to be localised cannot be discounted.

Surrounding Area

No identifiable significant potentially contaminative activities were identified as having taken place in the immediate surrounding area.

Therefore, the potential for off-site sources of contamination to impact the site is considered low.

3 Environmental Setting

3.1 Introduction

Desk-based research of the local geology, hydrogeology, hydrology and ecology was carried out in order to establish the potential for migration of contamination onto or away from the site, and to assess the surface water and groundwater sensitivity of the surrounding area. Information was obtained from a number of sources, namely:

-  Inspection of the British Geological Survey (BGS) GeoIndex Onshore Viewer;
-  Inspection of the MAGIC interactive map service;
-  A review of online web-based information searches;
-  A review of previous site investigation reports pertaining to the site; and,
-  A review of publicly available information.

3.2 Soils Chemistry

The environmental database also presents an estimation of the rural background soil chemistry within the site area.

Table 3.1: Soil Chemistry

Contaminant	Concentration (mg/kg)
Arsenic	<15
Cadmium	<1.8
Chromium	90-120
Lead	<100
Nickel	15-30

Reference to the data presented suggests that the majority of metals concentrations are generally anticipated to be below current Tier 1 Assessment Criteria in relation to human health effects.

3.3 Geology

According to the BGS GeoIndex Onshore Viewer and the relevant British Geological Survey (BGS) Solid and Drift Sheets 097 Runcorn (1977) at a scale of 1:50,000 the following geological succession has been identified (Appendix A).

Artificial Ground

There are no records of any artificial ground on-site or within the immediate surrounding areas of the site.

Superficial Geology

The superficial drift deposits for the site are noted as Till, Devensian - Diamicton.

Solid Geology

The solid geology for the site is noted as Kinnerton Sandstone Formation – Sandstone.

Table 3.2: Geology Summary

Strata	Description	Soil / Rock Type
Artificial Ground	On-site No records	N/a
Drift	Till, Devensian	Diamicton
Solid	Kinnerton Sandstone Formation	Sandstone

Faults

No faults have been identified within the development site boundary. No action is required in respect to foundation design.

1No. fault is noted within 500m of the site, at 391m northeast of the site.

British Geological Society (BGS) Logs / Records

There is 1No. BGS borehole log within vicinity of the site that have similarly mapped geological conditions as the site.

-  Stone, Dirty Clay 0-2m
-  Boulder Clay 2-28m
-  Boulders 28-29m
-  Boulder Clay and Soft Clay 29-45m
-  Sand and Gravel 45-47m
-  Red Sandstone 47-80m

There are no BGS Recorded Mineral sites within 1000m of the site.

Ground Stability

Table 3.3 below summarises the natural hazards information presented in the Envirocheck Report.

Table 3.3: Potential Natural Hazards

Natural Hazard	Hazard Potential
Shrink - Swell Clays	Very Low
Landslides	Very Low
Soluble Rocks	No Hazard
Compressible Deposits	No Hazard
Collapsible Deposits	Very Low
Running Sands	Very Low

3.4 Coal Mining & Brine Subsidence

The site does fall within a coal mining area. However, there are no mine entries or past shallow workings within 500m of the site and therefore risks from coal mining are mitigated.

3.5 Radon

According to the Envirocheck Report, the site is in a Lower probability radon area (less than 1% of homes are estimated to be at or above the Action Level). No radon protection measures are necessary in the construction of new dwellings or extensions.

3.6 Hydrogeology

Groundwater protection policy uses aquifer designations that are consistent with the Water Framework Directive.

These designations reflect the importance of aquifers not only in terms of groundwater as a resource (drinking water supply) but also their role in supporting surface water flows and wetland ecosystems.

Types of aquifer designations are presented in *Table 3.4*, with the designations assigned to the underlying strata of the site in *Table 3.5* hereunder:

Table 3.4: Aquifer Designations

Designation	Description
Principal Aquifer	Layers of rock or drift deposits that have high intergranular and / or fracture permeability - meaning they usually provide a high level of water storage. They may support water supply and / or river base flow on a strategic scale. In most cases, principal aquifers are aquifers previously designated as major aquifer.
Secondary A Aquifer	Permeable layers capable of supporting water supplies at a local rather than strategic scale, and in some cases forming an important source of base flow to rivers. These are generally aquifers formally classified as minor aquifers.
Secondary B Aquifer	Predominantly lower permeability layers which may store and yield limited amounts of groundwater due to localised features such as fissures, thin permeable horizons and weathering. These are generally the water-bearing parts of the former non-aquifers.
Secondary (Undifferentiated) Aquifer	Cases where it has not been possible to attribute either category A or B to a rock type. In most cases, this means that the layer in question has previously been designated as both minor and non-aquifer in different locations due to the variable characteristics of the rock type.
Unproductive Aquifer	Rock layers or drift deposits with low permeability that have negligible significance for water supply or river base flow.

Table 3.5: Hydrogeology Summary

Strata	Description	Soil / Rock Type	Designation
Superficial	Till, Devensian	Diamicton	Secondary Undifferentiated Aquifer
Bedrock	Kinnerton Sandstone Formation	Sandstone	Principal Aquifer

The Envirocheck Report indicates that the site is located within a Zone III Groundwater Source Protection Zone (SPZ).

There are 65No. groundwater abstraction points listed in the Envirocheck Report within 2000m of the site. 2No. are noted within 500m and the nearest is 490m southeast.

3.7 Hydrology

The following is also of note:

-  The nearest surface water feature is noted to be onsite and relates to a culvert along the northern boundary of the site.
-  There are 4No. recorded pollution incidents to controlled waters listed in the Envirocheck Report. The nearest is noted as being 502m northeast of the site, the pollutant was crude sewage with an incident severity of category 3 (minor incident).
-  There are 2No. surface water abstractions listed within the Envirocheck Report within 2000m of the site. The nearest is 1255m north of the site.
-  There are no biological or chemical quality records noted.

3.8 Flood Risk

According to the Envirocheck Report, the site is not within 250m of an area at risk from extreme flooding from rivers or sea without defences.

According to the Envirocheck Report, the site is not at risk of flooding from surface water.

According to the BGS Flood GFS Data map, the site is situated within an area that has limited potential for groundwater flooding to occur at the surface.

3.9 Sensitive Land Uses

Ecological Receptors

According to the database, there are 2No. types of Sensitive Land Uses within 1000m of the site, the details of which are provided below:

-  There is 1No. Area of Adopted Greenbelt, 425m east of the site.
-  There is 1No. Nitrate Vulnerable Zone on site.

Significance of Environmental Setting

The significance of the environmental setting is considered by Sutcliffe Investigations to be as follows:

Table 3.6: Environmental Setting Summary

Environmental Setting	Sensitivity	Rationale
Groundwater	Moderate	The site is situated in an area of moderate sensitivity with respect to groundwater resources due to the presence of a Secondary Undifferentiated and Principal Aquifer beneath the site. The site is also within a zone III source protection zone. There are also 2No. groundwater abstraction zones within 500m of the site.
Surface Water	Low	With respect to surface water resources, the site is considered to be located in a low sensitivity setting.
Flood Risk	Low	According to the Envirocheck Report, the site is not within 250m of an area at risk from extreme flooding from rivers or sea without defences. According to the Envirocheck Report, the site is not at risk of flooding from surface water. According to the BGS Flood GFS Data map, the site is situated within an area that has limited potential for groundwater flooding to occur at the surface.
Sensitive Land Uses	Low	With respect to sensitive land uses such as protected habitats, protected sites, protected buildings and sensitive receptors, the site is considered to be located in a low sensitive setting.

4 Preliminary Qualitative Risk Assessment

4.1 Preliminary Conceptual Site Model (CSM)

A conceptual model is an essential element of any site-specific environmental risk assessment. In this context, they are often simple representations of the hypothesised relationships between sources, pathways and receptors.

For the purpose of this report, a basic conceptual model has been developed based on the principles of LCRM and interpretation of information gathered during the Phase I review. Thus, this allows the identification of potential contaminant linkages and whether these linkages have the potential to comprise significant harm and/or pollution of controlled waters in relation to the site.

Based on this interpretation, the implications for potential liability associated with soil or water contamination at the site can be evaluated.

 **SOURCES** – the identification of contaminants within the soils and groundwater that represent potential pollution sources;

 **PATHWAYS** – the identification of the potential exposure mechanisms and migration pathways from the potential sources; and

 **RECEPTORS** – the identification of the potential receptors that could be sensitive to harm if exposed to these pollution sources.

Collectively, each of these scenarios would be considered a potential pollutant linkage that may require further assessment.

A preliminary conceptual model is presented below (*Table 4.5*) in accordance with the guidance outlined within LCRM.

4.2 Identification of Potential Sources

Based on the information from the desk study, historical maps, published information, and a site walkover a summary of potential contaminant sources is provided in *Table 4.1*.

Table 4.1: Potential Sources

Ref.	Potential Sources	Potential Contaminants
S1 (On-site)	Demolished Farm Buildings / Car Parking	All metals, Asbestos, fuel, hydrocarbons and oils and localised ground gas.

S1 (On-site)

Areas of Made Ground are anticipated in areas of former buildings on site.

Made Ground by its nature may contain contaminative material, most commonly heavy metals, PAHs and asbestos.

Carparking associated with the current development on site is evident, which may be a source of hydrocarbon contamination.

Made Ground is not anticipated to be of significant thicknesses capable of generating significant quantities of permanent gases onsite.

Hydrocarbon contamination may pose a vapour ground gas risk.

4.3 Potential Exposure Pathways

Exposure pathways are the potential routes and mechanisms by which potential on-site sources could be linked to the identified potential receptors and thereby expose them to potential harm.

The following potential exposure pathways have been identified at the site:

Table 4.2: Potential Exposure Pathways

Ref.	Pathway	Description
P1	Direct contact with potential contaminants.	Dermal absorption, ingestion and inhalation of contaminants via direct contact. Construction workers may come into contact during the site works, however this will be for a short time and therefore limited exposure will occur. PPE can be used and worn as a precaution to reduce the risk.
P2	Ingestion of potential contaminants.	
P3	Inhalation of potential contaminants.	
P4	Leaching and migration of contaminants.	Leaching of possible contaminants could migrate into the underlying Principal Aquifer and Secondary Undifferentiated Aquifer via shallow groundwater. On site drainage is also at risk from shallow contamination, if present.
P5	Vertical and lateral migration of ground gases / vapours.	There is the potential for contaminants to be present on the site, which could generate ground gas & vapours on site.

P1 – P3 (Direct contact)

The site has been considered for a residential end-use with soft landscaping, and as such is considered a sensitive end-use.

If the identified contaminant sources are present or have migrated to the site, pathways to the receptors are considered possible.

P4 (Leaching & Migration)

Made Ground as previously discussed within section S1 may contain potentially leachable contaminants.

Historic hydrocarbon spills from car parking onsite are considered possible which could migrate, however, volumes anticipated would be unlikely to be significant to impact controlled waters.

Lateral migration off-site may be possible, dependent on the composition of the Glaciofluvial deposits, more specifically the granular / cohesive content of the lateral continuity of any granular horizons. Such migration is considered possible though unlikely.

Downward migration of contaminants to the Principal Aquifer is considered unlikely due to the cohesive Glacial Till and Glaciofluvial Deposits. Glaciofluvial Deposits are typically encountered as interbedded horizons of a wide range of materials, including cohesive Clay and Silt dominant layers. As such, while downward migration may be possible, it is considered ultimately unlikely due to the anticipated cohesive horizons likely to be encountered within the strata.

P5 (Migration of Ground Gas / Vapours)

It is considered pathway from offsite gas sources migrating to site is unlikely due to the widespread Glacial Till mapped west of the site retarding potential migration. Due to a combination of the identified potential sources to be unlikely to be actively producing gas and a likely lack of migration pathways, risks from offsite migration of permanent gases to the site is considered to be low.

Hydrocarbon contamination, if present on-site from onsite or offsite sources, may pose a vapour inhalation risk. Downward migration is considered unlikely due to anticipated cohesive deposits on site, and as such hydrocarbon migration may be perched onsite.

4.4 Potential Receptors

Based on the site's environmental setting and the proposed future end use of the area following redevelopment, the following potential receptors have been identified:

Table 4.3: Potential Receptors

Ref.	Receptor	Description
R1	Current & future site users	Site users; personnel, general workers and maintenance workers,
R2	Construction Workers	Contractors working on the development of the site. Construction workers, maintenance workers or other personnel who may be directly exposed to contaminated materials in the course of their activities).
R3	Controlled Waters	Principal Aquifer and Secondary Undifferentiated Aquifer and on-site drainage
R4	Adjacent Site Users	Adjacent site users. Third-party land (i.e. the possibility of contamination migrating off-site onto third party land via contaminated groundwater, surface water run-off).
R5	Infrastructure / Buried services	Proposed buildings and buried services

NOTE: ground workers (i.e. If the site were redeveloped, any associated activities may bring site personnel and construction workers into contact with potentially contaminative materials, however, it is considered that the risks to workers will be short term and could be controlled by safe working procedures.

4.5 Potential Contaminant Linkages

In order for there to be a plausible contaminant linkage there must be a source, receptor and pathway and a feasible linkage between them (a contaminant linkage).

Consequently, even where a contaminant is identified, if there is no pathway for the contamination to reach a receptor, or no receptor then there can be no significant risk and remedial actions are not required.

Central to this risk assessment process is the development of a 'conceptual model'. This is a descriptive and/or pictorial representation of the area of potential contamination, the surrounding environment and the processes acting on the contaminants by which they can move and come into contact with receptors (e.g. by leaching and migration into groundwater).

Production of a conceptual model requires an assessment of risk to be made. Risk is a combination of the likelihood of an event occurring and the magnitude of its consequences.

Therefore, in order to assess risk both the likelihood and the consequences of an event must be taken into account.

This report adopts the methodology for risk evaluation presented in CIRIA report C552 'Contaminated Land Risk Assessment – A Guide to Good Practice', 2001.

The method is qualitative and involves the classification of the following:

-  The magnitude of the potential severity or consequence of the risk occurring (*Table 4.4*);
-  The magnitude of the likelihood or probability of the risk occurring (*Table 4.5*);
-  Once the likelihood of an event occurring and its severity have been classified, a risk category can be assigned (*Table 4.6*).

Table 4.4: Classification of consequence

Classification	Definition
Severe	Acute risks to human health, catastrophic damage to buildings/property, major pollution of controlled waters.
Medium	Chronic risk to human health, pollution of sensitive controlled waters, significant effects on sensitive ecosystems or species, significant damage to buildings or structures.
Mild	Pollution of non-sensitive waters, minor damage to buildings or structures.
Minor	Requirement for protective equipment during site works to mitigate health effects, damage to non-sensitive ecosystems or species.

Table 4.5: Classification of Probability

Classification	Definition
High Likelihood	There is a pollution linkage and an event that either appears very likely in the short term and almost inevitable over the long term or there is evidence at the receptor of harm or pollution.
Likely	There is a pollution linkage, and all the elements are present and in the right place, which means that it is probable that an event will occur. Circumstances are such that an event is not inevitable, but possible in the short term and likely over the long term
Low Likelihood	There is a pollution linkage and circumstances are possible under which an event could occur. However, it is by no means certain that even over a longer period such event would take place and is less likely in the shorter term.
Unlikely	There is a pollution linkage, but circumstances are such that it is improbable that an event would occur even in the very long term.

Table 4.6: Risk Assessment Matrix

Consequence				Probability
Severe	Medium	Mild	Minor	
Very High Risk	High Risk	Moderate Risk	Moderate / Low Risk	
High Risk	Moderate Risk	Moderate / Low Risk	Low Risk	
Moderate Risk	Moderate / Low Risk	Low Risk	Very Low Risk	
Moderate / Low Risk	Low Risk	Very Low Risk	Very Low Risk	
Low Risk	Very Low Risk	Very Low Risk	Very Low Risk	Negligible Likelihood

Sutcliffe has devised a conceptual model based on the information obtained to date through the desk-based study and future residential usage of the site. This is detailed in tabular format in *Table 4.7* and pictorially in *Figure 4*.

Table 4.7: Preliminary Risk Evaluation of Potential Contaminant Linkages

1. Hazard Identification		2. Hazard Assessment				3. Risk Estimation		4. Risk Evaluation	5. Action required
Contaminant Source		Pathway		Receptor		Consequence	Probability	Classification	
S1	Potentially contaminated soil on-site	P1	Direct contact with potential contaminants.	R1/2	Site users	Medium	Low	Moderate / Low Risk	It is possible that harm could arise to a designated receptor from an identified hazard. Investigation is normally required to clarify the risk and to determine the potential liability. Some remedial works may be required in the longer term.
		P2	Ingestion of potential contaminants.	R1/2	Site users	Medium	Low	Moderate / Low Risk	
		P3	Inhalation of potential contaminants.	R1/2	Site users	Severe	Unlikely	Moderate / Low Risk	
		P4	Leaching and migration of contaminants.	R3/5	Principal aquifer	Medium	Low	Moderate / Low Risk	
		P5	Vertical and lateral migration of ground gases / vapours.	R1	Site users	Severe	Unlikely	Moderate / Low Risk	
				R4	Property	Severe	Unlikely	Moderate / Low Risk	

5 Conclusions & Recommendations

5.1 Introduction

Sutcliffe Investigations were instructed by DK Architects, to provide a Phase I PRA report. The purpose of the report is to generate preliminary environmental assessment data for submission with an outline planning application for redevelopment of the site.

This comprised a review of the Phase I PRA data, collection of environmental information and reports undertaken on the site.

5.2 Environmental Risk Assessment Findings

The site is irregular in shape and is bordered by residential properties, woodland and commercial properties. The site currently consists of a developed piece of land. The development history of the site has not identified a significant source of environmental concern, and information contained within the environmental database has not highlighted any major concerns. The site is underlain by a Principal Aquifer for the bedrock, with Secondary Undifferentiated for the superficial deposits.

Taking the above into account, it is considered that there is a low potential for significant contamination to be present, however it is considered that localised contamination that may represent a risk to long term human health and also with the potential for leaching of contaminants into controlled waters may be present. Consequently, the environmental risk setting for the site is considered to be low.

5.3 Classification & Land Use Risk

The site can be accessed via Baileys Lane to the west of the site. The site is relatively flat and gently slopes southwards. A thin layer of hardstanding is noted across the site.

Historical maps initially indicate that off-site the surrounding land comprised of fields. Over time the surrounding land was increasingly built up with residential properties to the west of the site.

The classification of risk is as follows:

Table 5.1: Land Use Risk Classification

Class	Description
Class 1	Potential for High levels of contamination and migration of contamination off the site.
Class 2	Potential for Medium levels of contamination and migration of contamination off site.
Class 3	Potential for Low levels of contamination and migration of contamination off site.
Class 4	Potential for limited contamination.

The Phase I PRA has not highlighted significant areas of concern and therefore, the site is deemed to be Class 3 – Low Risk.

5.4 Geotechnical Uncertainty

The site has been subject to previous developments in the form of farm structures and therefore, the potential for relic foundations and obstructions cannot be discounted. There is also mature vegetation in the north and east as well as a hedgerow in the east of the site which could contribute to tree heave in clay superficial deposits.

5.5 Conclusions & Recommendations

Based on the findings of the Phase I PRA review, Sutcliffe Investigations do not consider there to be any identifiable significant environmental issues regarding the site. However, there is limited information of the ground for geotechnical properties and as such we would therefore recommend the following sequential works are undertaken:

-  Submission of this Phase I PRA Report for the benefit of validating the outline planning application.
-  Commission a Phase II Ground Investigation designed to discharge any contaminated land conditions that may be assigned to the site and allow the design of economic foundation solutions.

Appendix A – Envirocheck Report (Report Reference: 373851830_1_1)

Appendix B – Photographic Log

Appendix C – Linesearch & Services

Sutcliffe Projects Ltd

**18-20
Harrington Street,
Liverpool,
L2 9QA**

FAO:

How to contact us:

**United Utilities Water Limited
Property Searches
Haweswater House
Lingley Mere Business Park
Great Sankey
Warrington
WA5 3LP**

Telephone: 0370 7510101

E-mail: propertysearches@uuplc.co.uk

**Your Ref: 34494LG
Our Ref: UUPS-ORD-643965
Date: 09/04/2025**

Dear Sirs

Location: 86 BAILEYS LANE, HALEWOOD, LIVERPOOL, L26 0UA

I acknowledge with thanks your request dated 08/04/2025 for information on the location of our services.

Please find enclosed plans showing the approximate position of United Utilities' apparatus known to be in the vicinity of this site.

The enclosed plans are being provided to you subject to the United Utilities terms and conditions for both the wastewater and water distribution plans which are shown attached.

If you are planning works anywhere in the North West, please read United Utilities' access statement before you start work to check how it will affect our network. <http://www.unitedutilities.com/work-near-asset.aspx>.

I trust the above meets with your requirements and look forward to hearing from you should you need anything further.

If you have any queries regarding this matter please [contact us](#).

Yours Faithfully,



Karen McCormack
Property Searches Manager

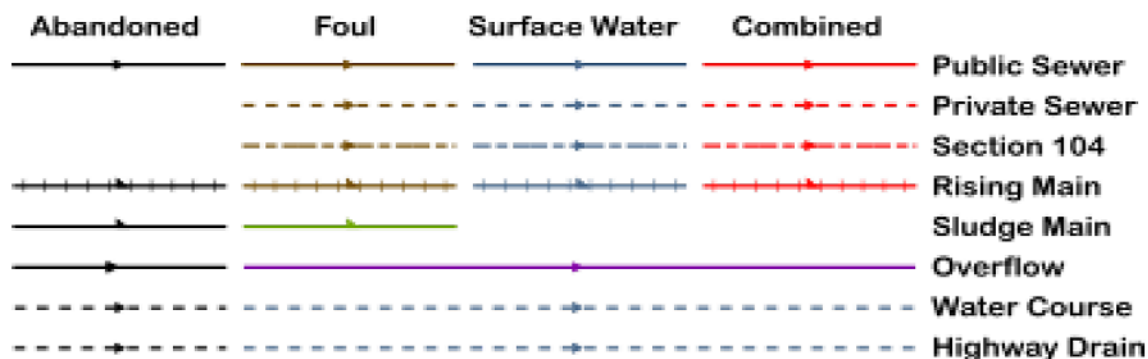
TERMS AND CONDITIONS - WASTEWATER AND WATER DISTRIBUTION PLANS

These provisions apply to the public sewerage, water distribution and telemetry systems (including sewers which are the subject of an agreement under Section 104 of the Water Industry Act 1991 and mains installed in accordance with the agreement for the self construction of water mains) (UUWL apparatus) of United Utilities Water Limited "(UUWL)".

TERMS AND CONDITIONS:

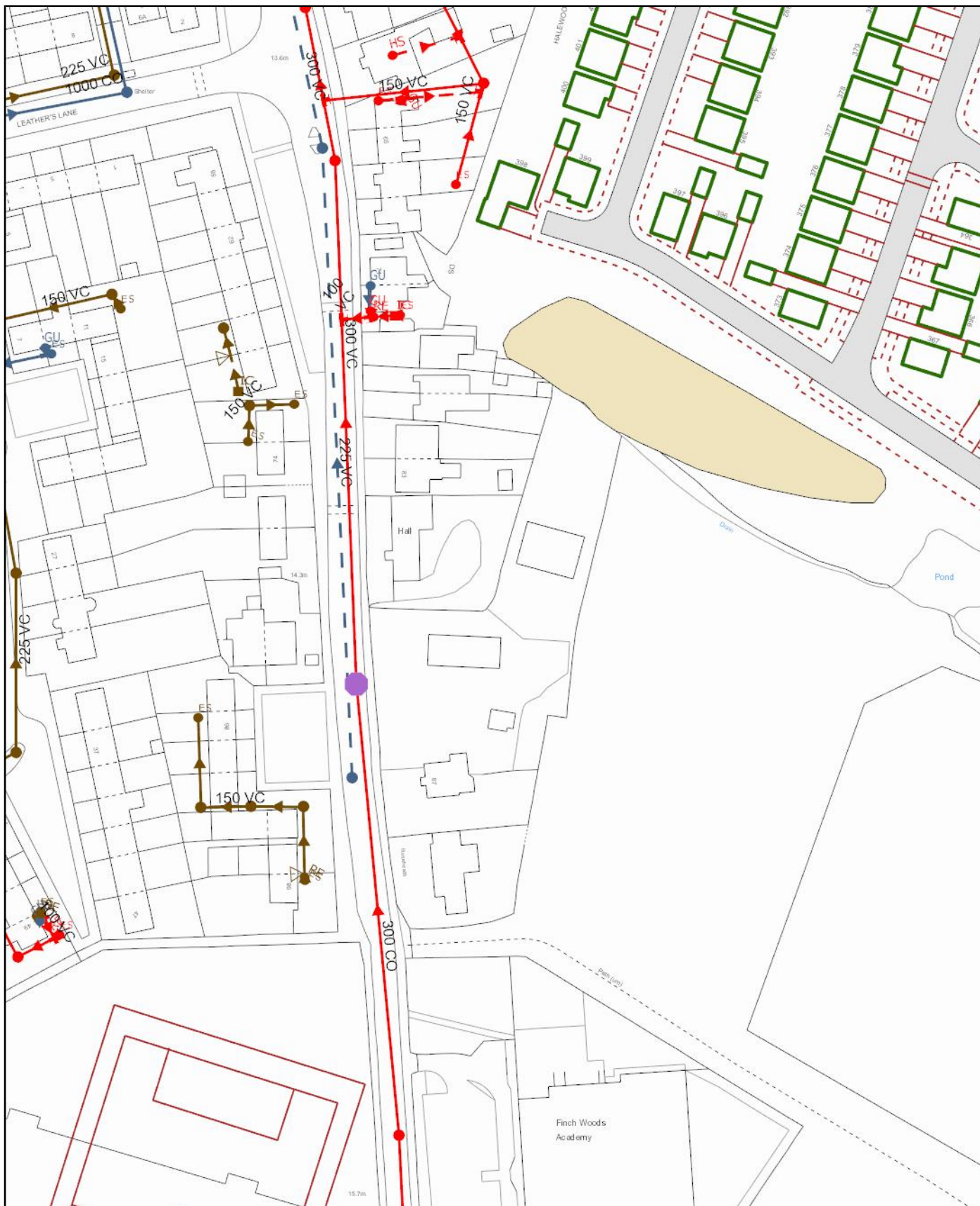
- This Map and any information supplied with it is issued subject to the provisions contained below, to the exclusion of all others and no party relies upon any representation, warranty, collateral contract or other assurance of any person (whether party to this agreement or not) that is not set out in this agreement or the documents referred to in it.
- This Map and any information supplied with it is provided for general guidance only and no representation, undertaking or warranty as to its accuracy, completeness or being up to date is given or implied.
- In particular, the position and depth of any UUWL apparatus shown on the Map are approximate only. UUWL strongly recommends that a comprehensive survey is undertaken in addition to reviewing this Map to determine and ensure the precise location of any UUWL apparatus. The exact location, positions and depths should be obtained by excavation trial holes.
- The location and position of private drains, private sewers and service pipes to properties are not normally shown on this Map but their presence must be anticipated and accounted for and you are strongly advised to carry out your own further enquiries and investigations in order to locate the same.
- The position and depth of UUWL apparatus is subject to change and therefore this Map is issued subject to any removal or change in location of the same. The onus is entirely upon you to confirm whether any changes to the Map have been made subsequent to issue and prior to any works being carried out.
- This Map and any information shown on it or provided with it must not be relied upon in the event of any development, construction or other works (including but not limited to any excavations) in the vicinity of UUWL apparatus or for the purpose of determining the suitability of a point of connection to the sewerage or other distribution systems.
- No person or legal entity, including any company shall be relieved from any liability howsoever and whensoever arising for any damage caused to UUWL apparatus by reason of the actual position and/or depths of UUWL apparatus being different from those shown on the Map and any information supplied with it.
- If any provision contained herein is or becomes legally invalid or unenforceable, it will be taken to be severed from the remaining provisions which shall be unaffected and continue in full force and affect.
- This agreement shall be governed by English law and all parties submit to the exclusive jurisdiction of the English courts, save that nothing will prevent UUWL from bringing proceedings in any other competent jurisdiction, whether concurrently or otherwise.

Wastewater Symbolology



All point assets follow the standard colour convention: **red** – combined **brown** - foul
blue – surface water **purple** - overflow

Manhole	Side Entry Manhole
Head of System	Outfall
Extent of Survey	Screen Chamber
Rodding Eye	Inspection Chamber
Inlet	Bifurcation Chamber
Discharge Point	Lamp Hole
Vortex	T Junction / Saddle
Penstock	Catchpit
Washout Chamber	Valve Chamber
Valve	Vent Column
Air Valve	Vortex Chamber
Non Return Valve	Penstock Chamber
Soakaway	Network Storage Tank
Gully	Sewer Overflow
Cascade	Ww Treatment Works
Flow Meter	Ww Pumping Station
Hatch Box	Septic Tank
Oil Interceptor	Control Kiosk
Summit	DNM Network Monitoring Point
Drop Shaft	Change of Characteristic
Orifice Plate	



Scale: 1:1250
Date: 09/04/2025

SEWER RECORDS

Address or Site Reference: 86 BAILEYS LANE, HALEWOOD, LIVERPOOL, L26 0UA

Printed by: Property Searches



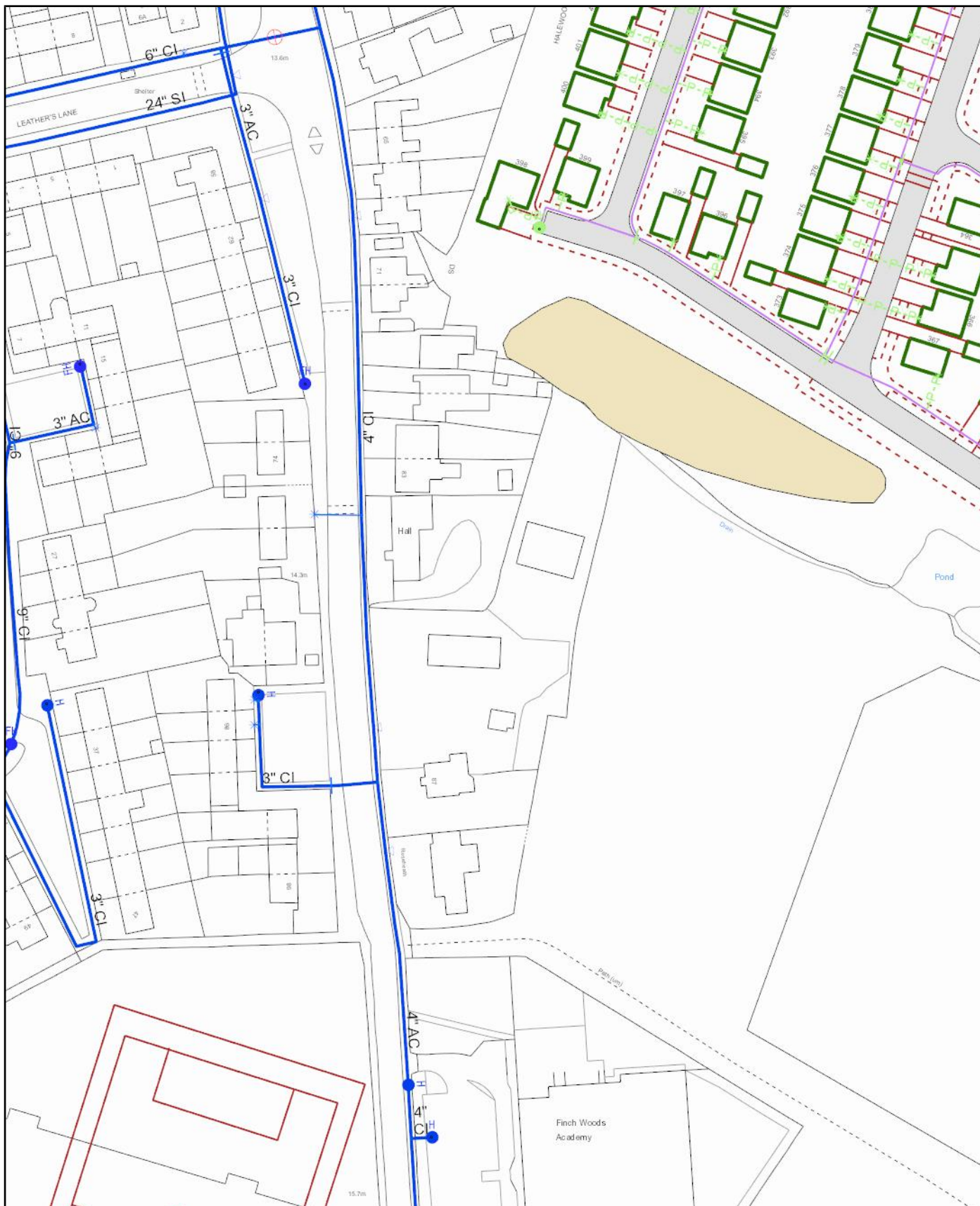
The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

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Clean Water Symbolology

Proposed	Abandoned	Live	
			Distribution Main
			Trunk Main
			Comms Pipe
			Private Pipe
			Concessionary Service
			Raw Water
			LDTM Raw Water
			LDTM Treated Water
			Air Valve
			AC Valve, open
			AC Valve, closed
			CC Valve, open
			CC Valve, closed
			Non Return Valve
			Pressure Management Valve
			OMS Valve
			Stop Tap
			Flow Meter
			Domestic Meter
			Commercial Meter
			Pump
			Hydrant
			Fire Hydrant
			Anode
			Chlorination Point
			De-chlorination Point
			Strainer Point
			Access Point
			Hatch Box
			IP Point
			Sampling Station
			Logger Box
			Bore Hole
			Inlet Point
			Bulk Supply Point
			End Cap
			Site Termination
			Change of Characteristic
			Condition Report
			<u>Property Types</u>
			Water Tower
			Valve House
			Booster Pumping Station
			Intake Pumping Station
			Water Treatment Works
			Supply Reservoir
			Service Reservoir
			Impounding Reservoir
			Pipe Bridge

Symbology for proposed assets is the same as above, but shown in **green**
 Symbology for abandoned assets is the same as above, but shown in **black**



Scale: 1:1250
Date: 09/04/2025

WATER MAINS RECORDS

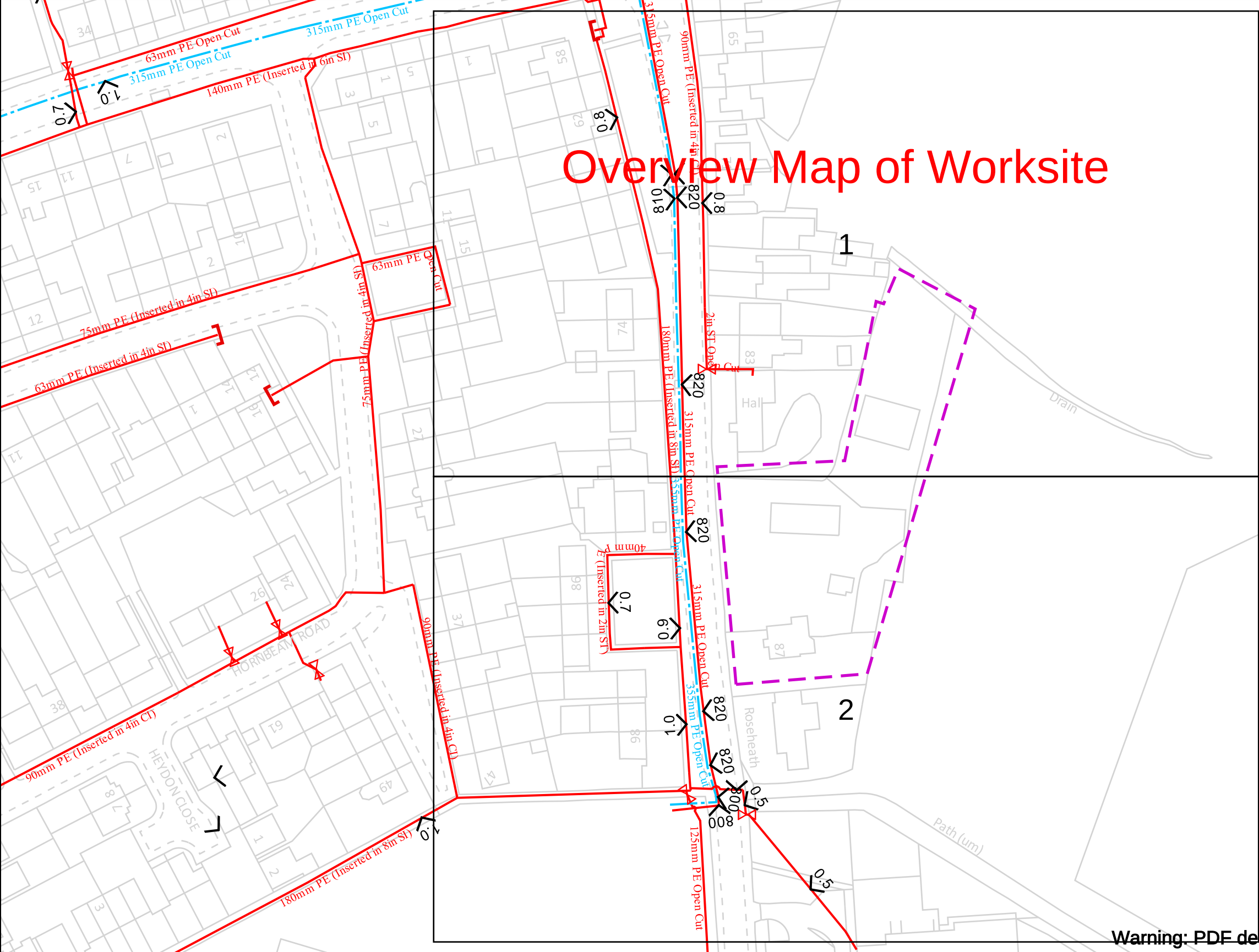
Address or Site Reference: 86 BAILEYS LANE, HALEWOOD, LIVERPOOL, L26 0UA

Printed by: Property Searches



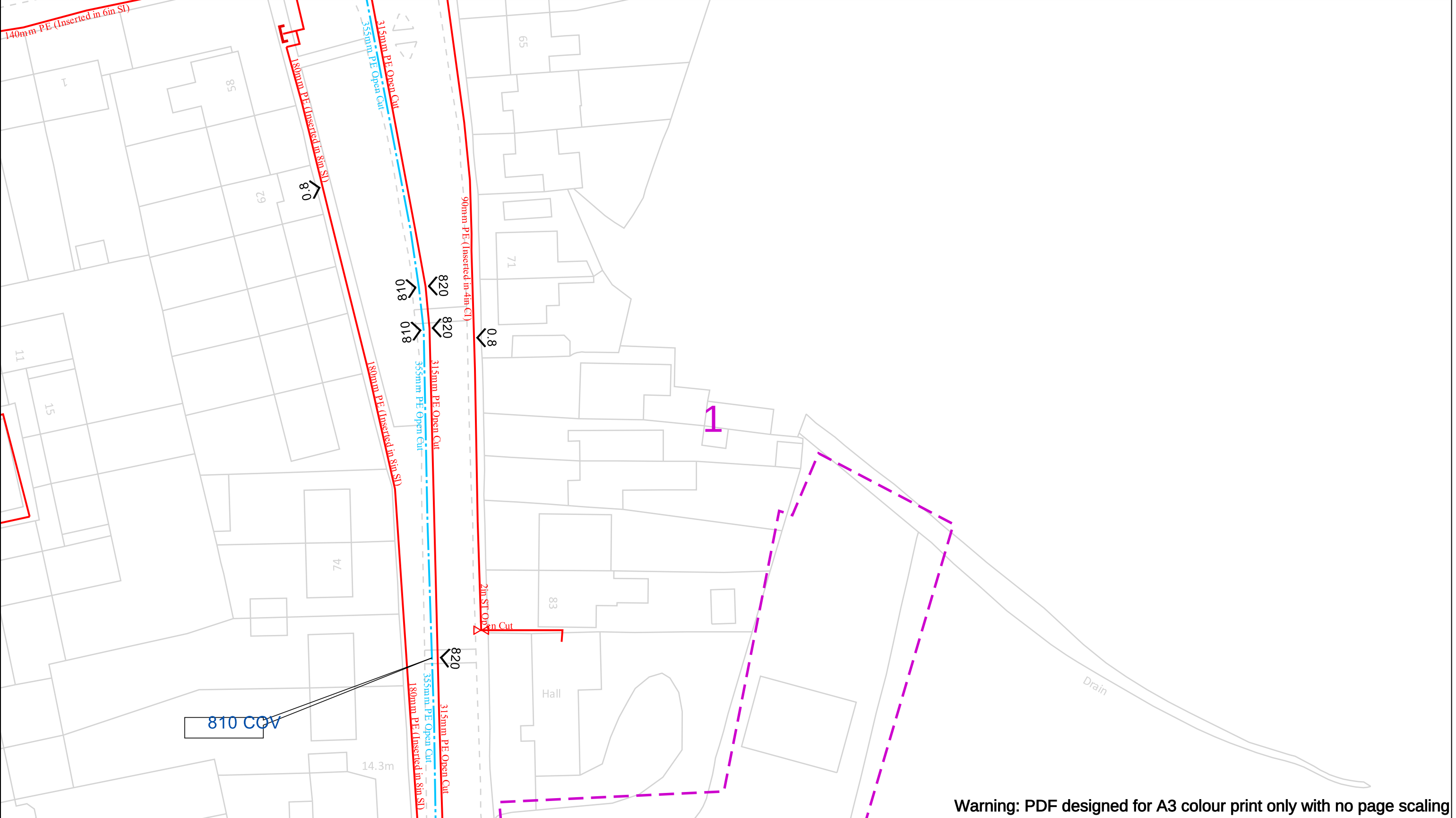
The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

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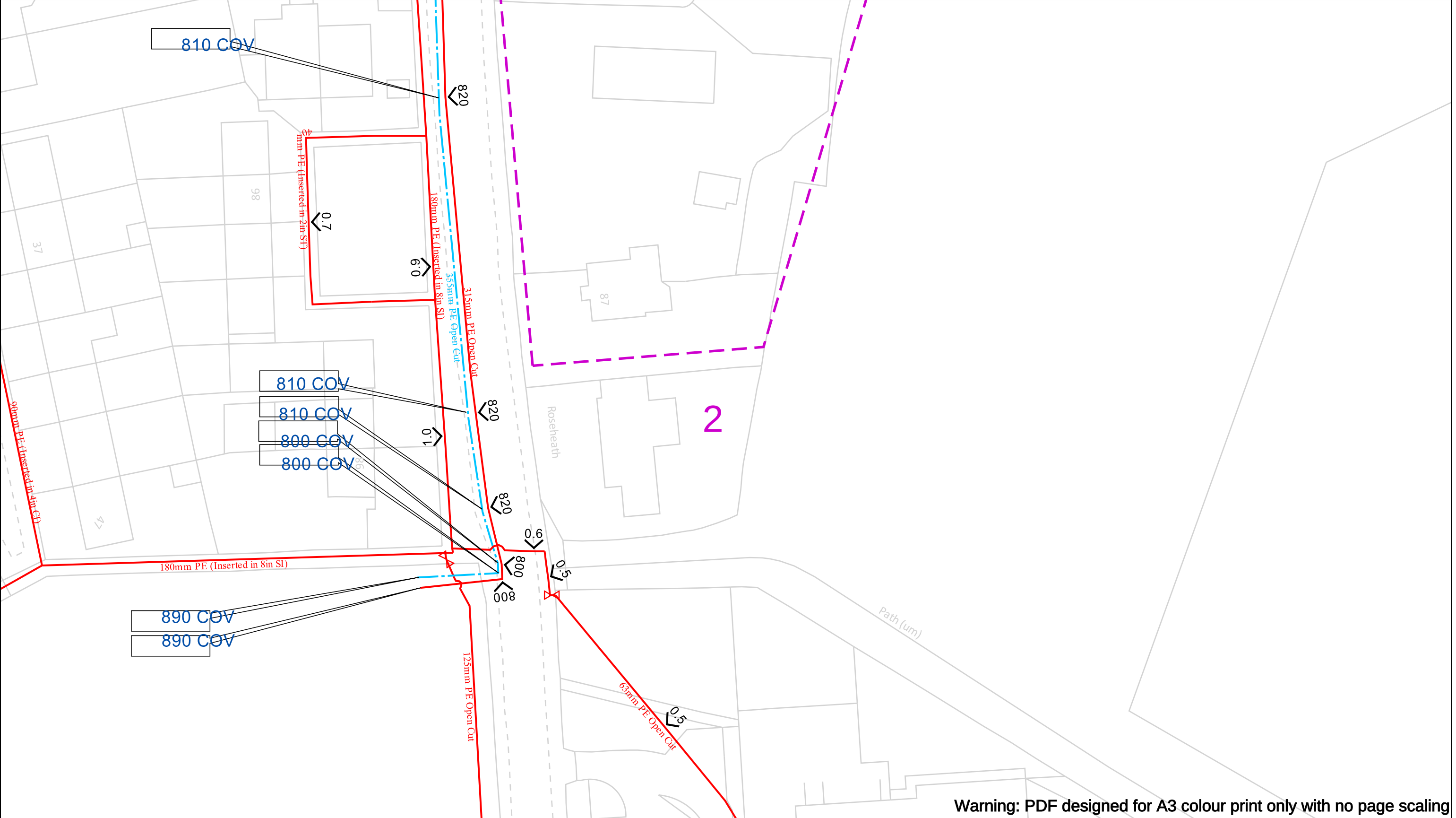
Date Requested: 08/04/2025 Job Reference: 36894140 Site Location: 345412 385380 Requested by: Mr Arun Woods Your Scheme/Reference: 34494LG Scale: 1:1025 (When plotted at A3)		View extent: 200m, 115m IMPORTANT NOTICES This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.	In case of an emergency call 0800 111 999 <table><tr><td>Dig Sites</td><td>Area: </td><td>Line: </td></tr><tr><td></td><td>LP Mains</td><td></td><td>Valve</td><td></td><td>Diameter Change</td></tr><tr><td></td><td>MP Mains</td><td></td><td>Depth of cover</td><td></td><td>Material Change</td></tr><tr><td></td><td>IP Mains</td><td></td><td>Syphon</td><td></td><td>Out of Standard Service</td></tr><tr><td></td><td>LHP Mains</td><td></td><td></td><td></td><td></td></tr></table>	Dig Sites	Area:	Line:		LP Mains		Valve		Diameter Change		MP Mains		Depth of cover		Material Change		IP Mains		Syphon		Out of Standard Service		LHP Mains					Your Gas Network
Dig Sites	Area:	Line:																													
	LP Mains		Valve		Diameter Change																										
	MP Mains		Depth of cover		Material Change																										
	IP Mains		Syphon		Out of Standard Service																										
	LHP Mains																														
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Date Requested: 08/04/2025 Job Reference: 36894140 Site Location: 345412 385380 Requested by: Mr Arun Woods Your Scheme/Reference: 34494LG Scale: 1:500 (When plotted at A3)	View extent: 200m, 115m IMPORTANT NOTICES This plan shows these pipes owned by Cadent Gas Limited in its role as a Licensed Gas Transporter (GT). Gas pipes owned by other GT's or otherwise privately owned may be present in this area. Information with regards to such pipes should be obtained from the relevant owners. The information shown on this plan is given without warranty, the accuracy thereof cannot be guaranteed. Service pipes, valves, syphons, stub connections etc. are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Cadent Gas Limited or their agents, servants or contractors for any errors or omission. Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons (either direct labour or contractors) working for you on or near gas apparatus. The information included on this plan should not be referred to beyond a period of 28 days from the date of issue.	In case of an emergency call 0800 111 999 Dig Sites LP Mains MP Mains IP Mains LHP Mains Area: Line: Valve Depth of cover Syphon Diameter Change Material Change Out of Standard Service	Cadent Your Gas Network
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Date Requested: 08/04/2025
Job Reference: 36894140
Site Location: 345412 385380
Requested by:
Mr Arun Woods
Your Scheme/Reference: 34494LG

Scale: 1:500 (When plotted at A3)

View extent: 200m, 115m

IMPORTANT NOTICES

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In case of an emergency call 0800 111 999

50m

Dig Sites	Area:	Line:	
	LP Mains		Valve
	MP Mains		Depth of cover
	IP Mains		Syphon
	LHP Mains		Diameter Change
			Material Change
			Out of Standard Service

Cadent
Your Gas Network

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Overview Map of Worksite

The map displays a detailed site plan with two specific areas highlighted for work:

- Area 1:** A small rectangular plot located near the top center of the map, adjacent to an 'EXISTING HOUSE' and 'DENSE BRAMBLES'. It is labeled with the number '1'.
- Area 2:** A larger rectangular plot located below Area 1, containing a 'Hall' and 'Roseheath'. It is labeled with the number '2'.

Other features and labels on the map include:

- 'DENSE WOODLAND' to the right of Area 1.
- 'Path (un)' and 'Drain' at the bottom right.
- Various numerical dimensions and plot numbers (e.g., 12.66, 12.56, 12.33, 12.31, 12.21, 12.9, 14.3m, 85, 79, 74, 83, 87, 86, 37, 47, 98, 11, 15, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100).
- '3c95 SAC' (Special Area of Conservation) labels in the top right corner.

In an emergency call 105, 24 hours a day
Date Requested: 08/04/2025 Job Reference: 36894140 Site Location: 345388 385351 Requested by: Mr Arun Woods Your Scheme/Reference: 34494LG Scale: 1:1025 (When plotted at A3)

Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of all electrical cables and apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons on or near electrical cables or apparatus. The information included on this plan should not be referred to beyond a period of 3 month from the date of issue.

PROPOSED LV SERVICE		LV STRAIGHT JOINT
PROPOSED LV		LV BREACH JOINT
PROPOSED HV		HV STRAIGHT JOINT
PROPOSED EHV (UG)		HV BREACH JOINT
EXISTING/AS LAID LV SERVICE		STREET LIGHTING C.P
EXISTING/AS LAID LV (UG)		MINI PILLAR
EXISTING/AS LAID HV (UG)		LINK BOX
EXISTING/AS LAID EHV (UG)		EARTH SPIKE
EXISTING LV OVERHEAD		POT END
EXISTING HV OVERHEAD		SERVICE JOINT
EXISTING EHV OVERHEAD		
PROPOSING DISCONNECTED		





**In an emergency call 105,
24 hours a day**

Date Requested: 08/04/2025
Job Reference: 36894140
Site Location: 345388 385351
Requested by:
Mr Arun Woods

Your Scheme/Reference: 34494LG

Scale: 1:500 (When plotted at A3)

IMPORTANT INFO

This plan shows cables owned by Last Mile Electricity Limited in their role as a Licensed Distributor (IDNO). Cables owned by other Distributors or privately owned cables (or, indeed, any other apparatus, equipment or infrastructure may also be present in the area. Information regarding such cables (or any such other apparatus, equipment, or infrastructure) should be obtained from the relevant owners.

The information shown on these plans is provided for general information purposes only and should not be relied on or treated as a substitute for your own enquiries. We make no warranty, representation, or guarantee, whether express or implied, regarding the content of the plans or that the content is accurate, complete, or up to date. No liability of any kind whatsoever is accepted by Last Mile Asset Management Limited, or their agents, servants or contractors for any error, omission, or misstatement.

Safe digging practices, in accordance with HS(G)47, must be used to verify and establish the actual position of all electrical cables and apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all persons on or near electrical cables or apparatus. The information included on this plan should not be referred to beyond a period of 3 month from the date of issue.

ELECTRIC KEY

PROPOSED LV SERVICE	LV STRAIGHT JOINT
PROPOSED LV	LV BREACH JOINT
PROPOSED HV	HV STRAIGHT JOINT
PROPOSED EHV (UG)	HV BREACH JOINT
EXISTING/AS LAID LV SERVICE	STREET LIGHTING C.P
EXISTING/AS LAID LV (UG)	MINI PILLAR
EXISTING/AS LAID HV (UG)	LINK BOX
EXISTING/AS LAID EHV (UG)	EARTH SPIKE
EXISTING LV OVERHEAD	POT END
EXISTING HV OVERHEAD	SERVICE JOINT
EXISTING EHV OVERHEAD	
PROPOSING DISCONNECTED	

100m

Dig Sites

Area:

Line:

Last Mile Asset Management Limited
Fenick House, Lister Way
Hamilton International Technology Park
Glasgow G72 0FT
Telephone 03300 587 443

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(Page 1)



In an emergency call 105, 24 hours a day

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ELECTRIC KEY

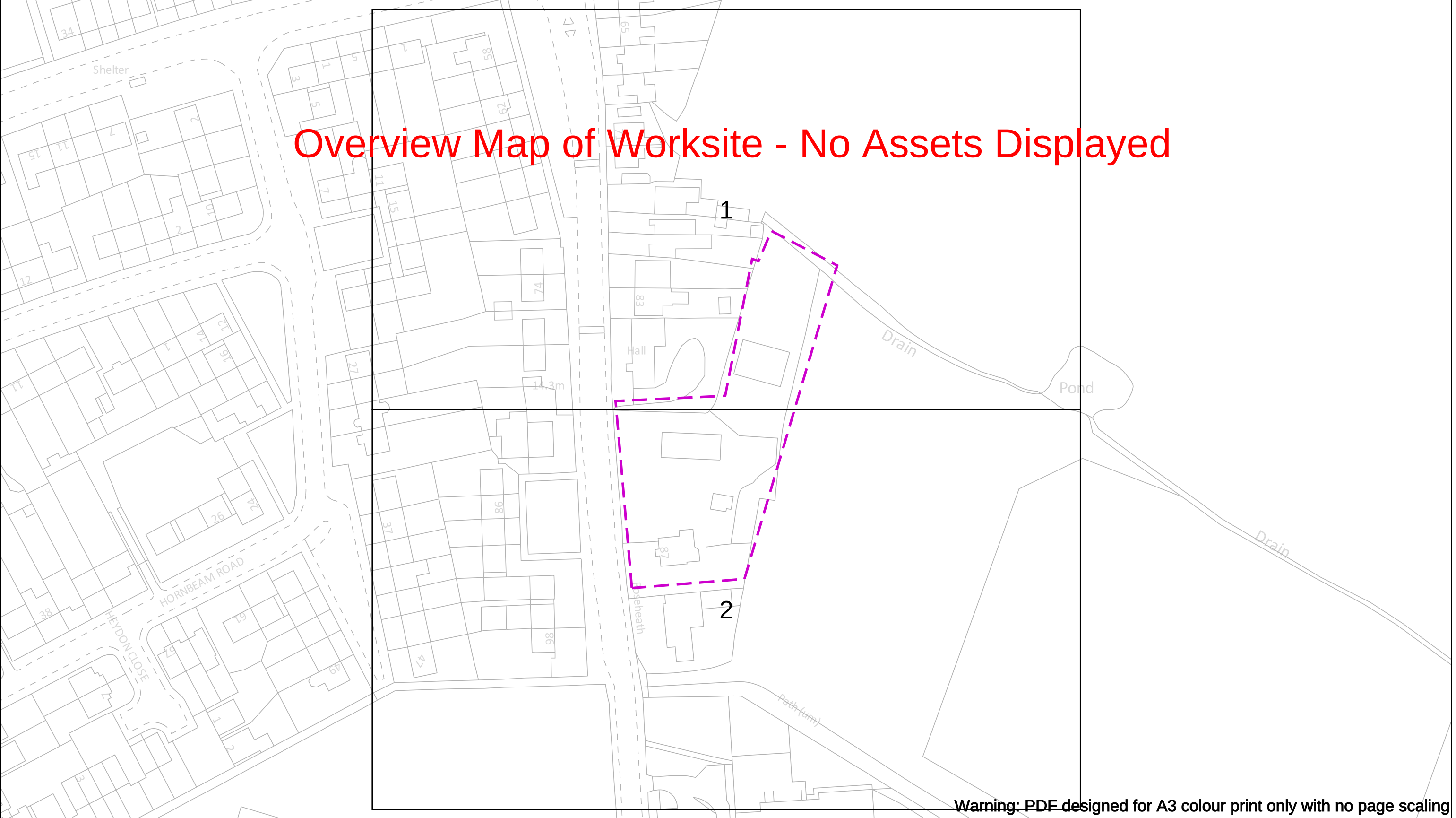
PROPOSED LV SERVICE	LV STRAIGHT JOINT
PROPOSED LV	LV BREACH JOINT
PROPOSED HV	HV STRAIGHT JOINT
PROPOSED EHV (UG)	HV BREACH JOINT
EXISTING/AS LAID LV SERVICE	STREET LIGHTING C.P
EXISTING/AS LAID LV (UG)	MINI PILLAR
EXISTING/AS LAID HV (UG)	LINK BOX
EXISTING/AS LAID EHV (UG)	EARTH SPIKE
EXISTING LV OVERHEAD	POT END
EXISTING HV OVERHEAD	SERVICE JOINT
EXISTING EHV OVERHEAD	
PROPOSING DISCONNECTED	

Dig Sites

Area:

Line:

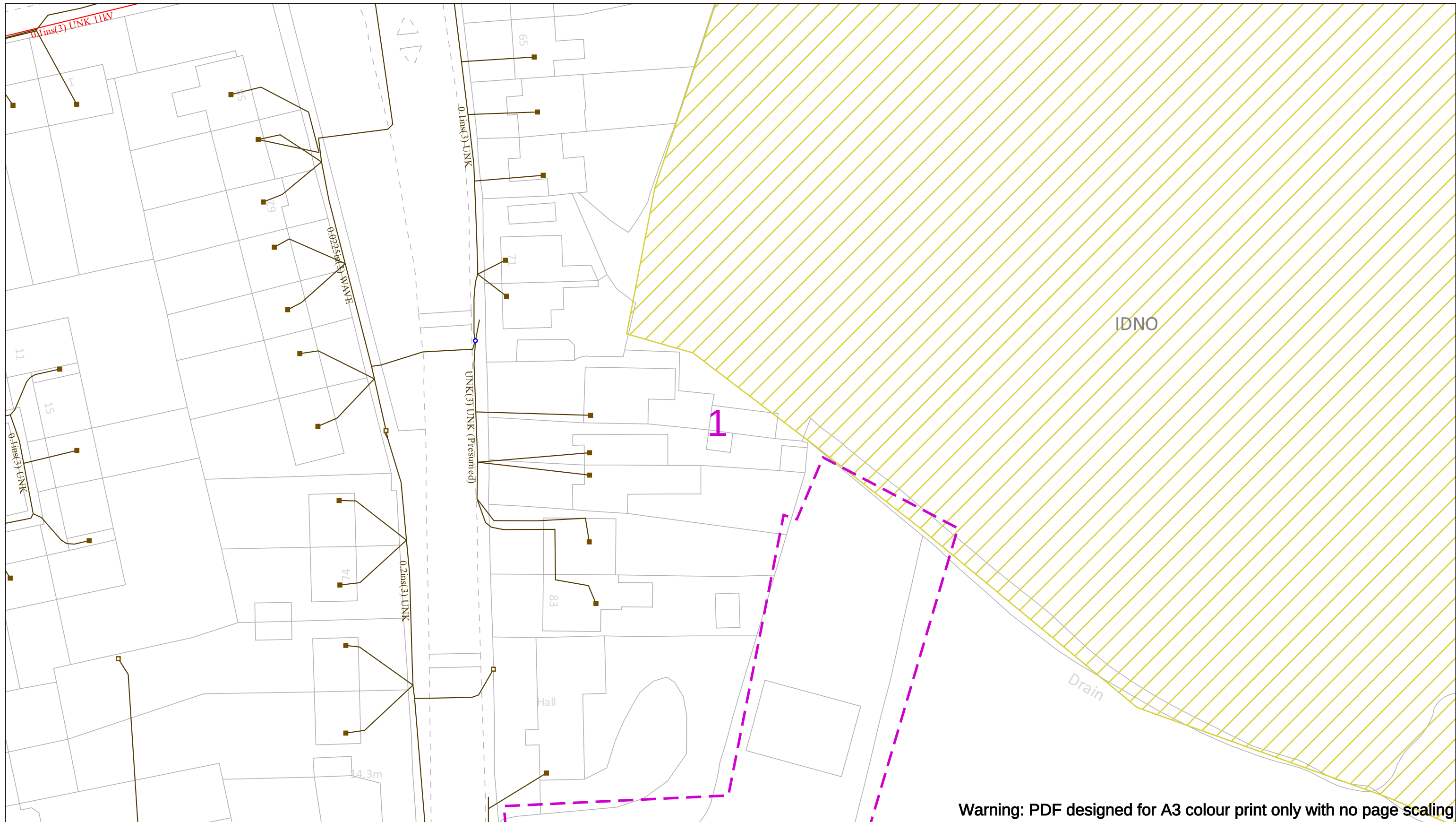
Last Mile Asset Management Limited
Fenick House, Lister Way
Hamilton International Technology Park
Glasgow G72 0FT
Telephone 03300 587 443



Warning: PDF designed for A3 colour print only with no page scaling

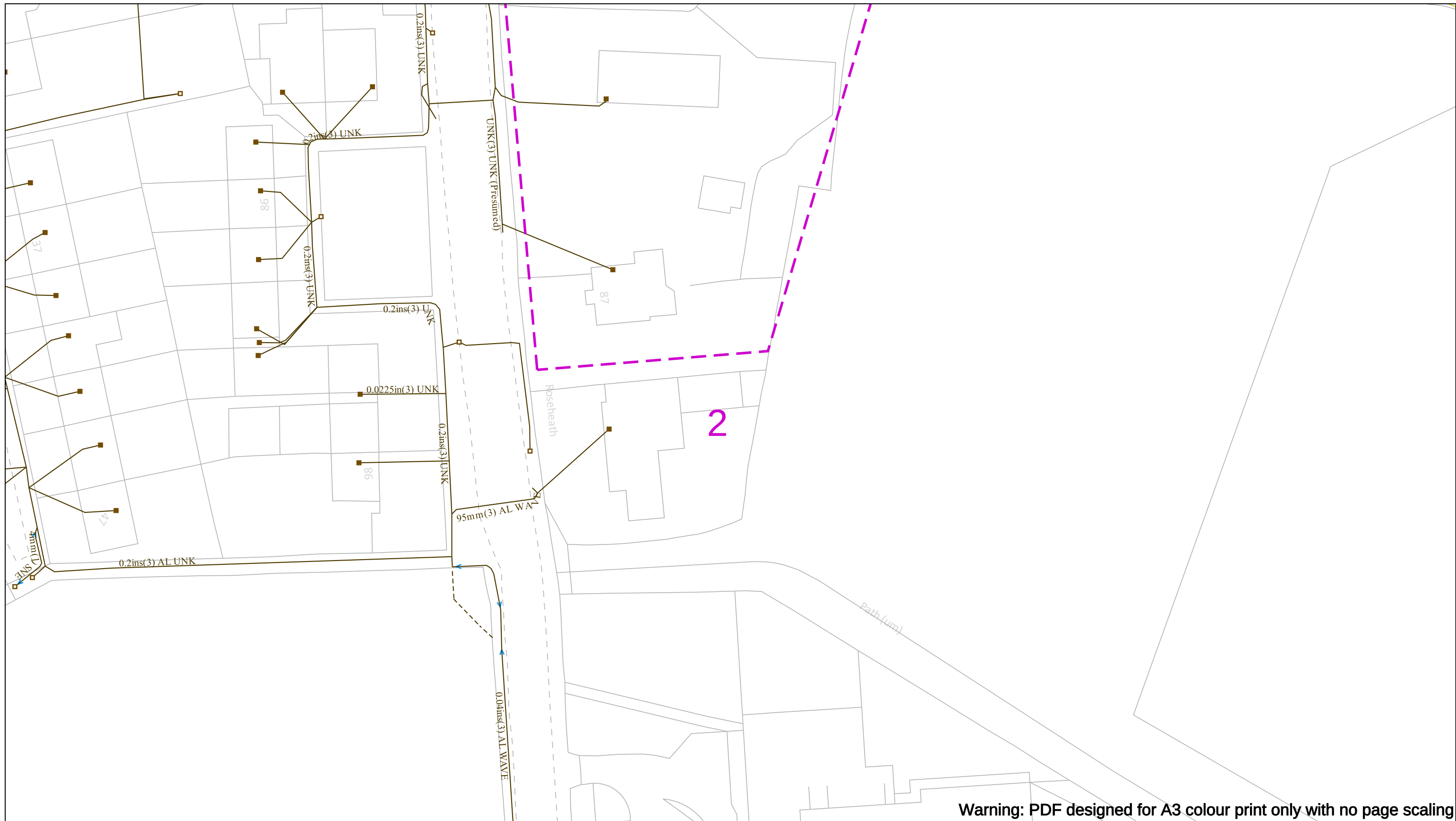
Date Requested: 08/04/2025 Job Reference: 36894140 Site Location: 345412 385380 Requested by: Mr Arun Woods Your Scheme/Reference: 34494LG Scale: 1:1025 (When plotted at A3)	IMPORTANT NOTICES - This information shown on this plan is indicative only and its accuracy cannot be guaranteed. - The plan only shows assets owned by SP Energy Networks. - Positions and depths of cables may have altered since being recorded. A line on a plan may represent more than one cable. Normally electric cables are laid at depths between 450mm and 1m but depths may have changed if land surface levels have since altered. - The plan may not show, or may inaccurately show, individual property services and services to street lighting installations. Underground services may be found in roads, footpaths and on sites. Always assume that they are present for each property, lamp column and street sign etc and treat any services found anywhere as live. - You must use safe digging practices in accordance with H5(G)47 to establish the actual position of mains cables, services and other apparatus before any mechanical excavation is used. - Where overhead lines cross your site, you must comply with the requirements of Health & Safety Executive guidance as laid down in GS6, Avoidance of Danger from Overhead Electric Lines. - Any works that fall within 5m of any 132kv or Transmission cables, or within 15m of any 132kV or Transmission OHL's, please contact our General Enquiries Team 0845 273 4444 / 0330 10 10 444 for further safety advice. - In the event of an emergency or for further assistance contact 0800-092-9290 (Central & Southern Scotland) or 0800-001-5400 (Merseyside, Cheshire & North Wales) or by dialling 105 - It is your responsibility to ensure this information is provided to all persons working near our plant.	Underground Cables In Use Out of Use Assumed Route Warning - Shallow Cables Dig Sites Area: Line: Overhead Line LV HV (6kV/6.6kV) HV (22kV/11kV) EHV (33kV) Trans (132kV/275kV/400kV) Non Power Cable Duct	
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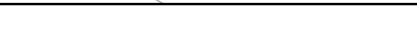


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Date Requested: 08/04/2025 Job Reference: 36894140 Site Location: 345412 385380 Requested by: Mr Arun Woods Your Scheme/Reference: 34494LG Scale: 1:500 (When plotted at A3)	IMPORTANT NOTICES - This information shown on this plan is indicative only and its accuracy cannot be guaranteed. - The plan only shows assets owned by SP Energy Networks. - Positions and depths of cables may have altered since being recorded. A line on a plan may represent more than one cable. Normally electric cables are laid at depths between 450mm and 1m but depths may have changed if land surface levels have since altered. - The plan may not show, or may inaccurately show, individual property services and services to street lighting installations. Underground services may be found in roads, footpaths and on sites. Always assume that they are present for each property, lamp column and street sign etc and treat any services found anywhere as live. - You must use safe digging practices in accordance with HS(G)47 to establish the actual position of mains cables, services and other apparatus before any mechanical excavation is used. - Where overhead lines cross your site, you must comply with the requirements of Health & Safety Executive guidance as laid down in GS6, Avoidance of Danger from Overhead Electric Lines. - Any works that fall within 5m of any 132kv or Transmission cables, or within 15m of any 132kV or Transmission OHL's, please contact our General Enquiries Team 0845 273 4444 / 0330 10 10 444 for further safety advice. - In the event of an emergency or for further assistance contact 0800-092-9290 (Central & Southern Scotland) or 0800-001-5400 (Merseyside, Cheshire & North Wales) or by dialling 105 - It is your responsibility to ensure this information is provided to all persons working near our plant.	 Underground Cables In Use: Solid black line Out of Use: Dashed black line Assumed Route: Blue arrow pointing right Warning - Shallow Cables: Red hatched box Dig Sites: Area: Three dashed purple boxes Line: Two dashed purple lines Overhead Line: Black line with cross-ticks Legend: — LV — HV (6kV/6.6kV) — HV (22kV/11kV) — EHV (33kV) — Trans (132kV/275kV/400kV) — Non Power Cable — Duct	
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Warning: PDF designed for A3 colour print only with no page scaling

	IMPORTANT NOTICES - This information shown on this plan is indicative only and its accuracy cannot be guaranteed. - The plan only shows assets owned by SP Energy Networks. - Positions and depths of cables may have altered since being recorded. A line on a plan may represent more than one cable. Normally electric cables are laid at depths between 450mm and 1m but depths may have changed if land surface levels have since altered. - The plan may not show, or may inaccurately show, individual property services and services to street lighting installations. Underground services may be found in roads, footpaths and on sites. Always assume that they are present for each property, lamp column and street sign etc and treat any services found anywhere as live. - You must use safe digging practices in accordance with HS(G)47 to establish the actual position of mains cables, services and other apparatus before any mechanical excavation is used. - Where overhead lines cross your site, you must comply with the requirements of Health & Safety Executive guidance as laid down in GS6, Avoidance of Danger from Overhead Electric Lines. - Any works that fall within 5m of any 132kv or Transmission cables, or within 15m of any 132kV or Transmission OHL's, please contact our General Enquiries Team 0845 273 4444 / 0330 10 10 444 for further safety advice. - In the event of an emergency or for further assistance contact 0800-092-9290 (Central & Southern Scotland) or 0800-001-5400 (Merseyside, Cheshire & North Wales) or by dialling 105 - It is your responsibility to ensure this information is provided to all persons working near our plant.	 100m Underground Cables In Use  Out of Use  Assumed Route  Warning - Shallow Cables  Dig Sites Area:  Line:  Overhead Line   LV HV (6kV/6.6kV) HV (22kV/11kV) EHV (33kV) Trans (132kV/275kV/400kV) Non Power Cable Duct	
Date Requested: 08/04/2025 Job Reference: 36894140 Site Location: 345412 385380 Requested by: Mr Arun Woods Your Scheme/Reference: 34494LG Scale: 1:500 (When plotted at A3)			

Enquirer

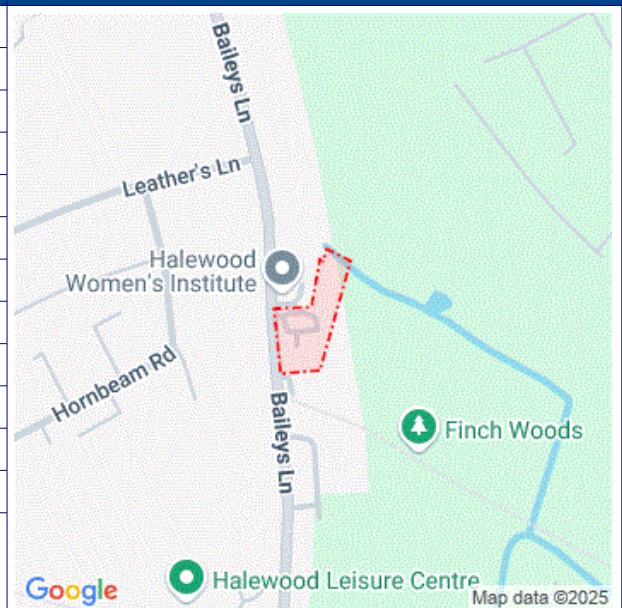
Name	Mr Arun Woods	Phone	07341134860
Company	Sutcliffe	Mobile	Not Supplied
Address	18-20 Harrington Street LIVERPOOL MSY L2 9QA		
Email	arun.woods@sutcliffe.co.uk		

Enquiry Details

Enquiry type	Initial Enquiry
Work category	Development Projects
Work type	Housing
Work type buffer*	25 metres
Start date	09/04/2025
End date	09/04/2025
Scheme/Reference	34494LG
Search location	L260UA
Confirmed location	345412 385380
Site size	3229 metres square
Site Contact Name	Not Supplied
Site Phone No.	Not Supplied
Description of Works	

* The WORK TYPE BUFFER is a distance added to your search area based on the Work type you have chosen.

Site Map



Please note that the above map only displays the location of the proposed work site and will not display any of the Members' pipes and cables. It is imperative that this area accurately reflects the proposed work site.

Affected LSBUD members

(LSBUD Members who have assets registered on LSBUD within the vicinity of your search area.)

Do not proceed until all Members listed below have confirmed that your works can continue.

Asset Owner	Phone/Email	Emergency Only	Status
Cadent Gas	0800688588	0800111999	Await response
Last Mile	plantenquiries@lastmile-uk.com	0800111999	Await response
SP Energy Networks	08452734444	08000929290 / 105	Await response

Status explanation

Await Response means that the asset owner will contact you. This is typically by sending the plan response but they may ask for further information before being able to do so, particularly if any payments or authorisations are required.

Email Additional Info means that the asset owner needs further information about your works to assess your enquiry before providing a response. Please provide any details you have available including plans, method statements etc. if available.

Important notices

It is very important that you correctly understand what the service does and the procedures in order for you to work safely. Please refer to the LSBUD Support Page (www.lsbud.co.uk/lineasearchbeforeudig-support) for further guidance.

This information includes how to provide additional information to the LSBUD Members who request it to provide a response to your enquiry.

Validity and search criteria. The results of this enquiry are based on the confirmed information you entered and are valid only as at the date and time of the enquiry. It is your responsibility to ensure that the Enquiry Details are correct, and LineasearchbeforeUdig (LSBUD) accepts no responsibility for any errors or omissions in the Enquiry Details or any consequences thereof. LSBUD Members update their asset information on a regular basis so you are advised to consider this when undertaking any works. It is your responsibility to choose the period of time after which you need to resubmit any enquiry but the maximum time (after which your enquiry will no longer be dealt with by the LSBUD Helpdesk and LSBUD Members) is 28 days. If any details of the enquiry change, particularly including, but not limited to, the location of the work, then a further enquiry must be made.

Terms and Conditions. Please note that this enquiry is subject always to our standard terms and conditions available at www.lsbud.co.uk ("Terms of Use") and the disclaimer at the end of this document. Please note that in the event of any conflict or ambiguity between the terms of this Enquiry Confirmation and the Terms of Use, the Terms of Use shall take precedence.

List of not affected LSBUD members (LSBUD Members who do not have assets registered on the LSBUD service within the vicinity of your search area.)

Air Products PLC	AllPoints Fibre	Angus Energy
AWE Pipeline	B & D Energy Limited	Balfour Beatty Investments Limited
BOC Limited (A Member of the Linde Group)	Box Broadband	BP Exploration Operating Company Limited
BPA	Cambridge Water	Cambridgeshire County Council Climate Change and Energy Services
CATS Pipeline c/o Wood Group PSN	Cemex	Centrica Storage Ltd
CNG Services Ltd	Concept Solutions People Ltd	ConocoPhillips (UK) Teesside Operator Ltd
D.S.Smith	Diamond Transmission Corporation	DIO (MOD Live Pipelines)
Drax Power Limited	Eden Estuary Energy Limited	EDF Energy Renewables Ltd
EET Fuels	EirGrid	Eleclink Limited
Electricity North West Limited	Energy Assets Networks	ENI & Himor c/o Penspen Ltd
EnQuest NNS Limited	EP Langage Limited	ESB CCGT Power station (Carrington Gas Pipeline)
ESP Utilities Group	Esso Petroleum Company Limited	euNetworks Fiber UK Ltd
EXA Infrastructure	Exolum Pipeline System	Fulcrum Electricity Assets Limited
Fulcrum Pipelines Limited	G.Network Communication Ltd c/o JSM Group Ltd	Gamma
Gas Networks Ireland (UK)	Gateshead Energy Company	Gigaclear Ltd
Greenlink Interconnector Ltd	Harbour Energy	Heathrow Airport LTD
Humbly Grove Energy	IGas Energy	Impala Terminals Infrastructure Ltd
INEOS FPS Pipelines	INEOS Manufacturing (Scotland and TSEP)	INOVYN ChlorVinyls Limited
INOVYN Enterprises Limited	Intergen (Coryton Energy or Spalding Energy)	Kensa Utilities
Liverpool City Region Connect	Mainline Pipelines Limited	Manchester Jetline Limited
Manx Cable Company	Marchwood Power Ltd (Gas Pipeline)	Melbourn Solar Limited
MUA Group Limited	Mutual Energy	National Gas Transmission
National Grid Electricity Distribution	National Grid Electricity Transmission	National Grid Ventures
Neos Networks	Northern Gas Networks Limited	Northumbrian Water Group
NPower CHP Pipelines	NTT Global Data Centers EMEA UK Ltd	NYnet Ltd
Ogi	Oikos Storage Limited	Ørsted
Palm Paper Ltd	Perenco UK Limited (Purbeck Southampton Pipeline)	Petroineos
Phillips 66	Portsmouth Water	Redundant Pipelines - LPDA
RWE - Great Yarmouth Pipeline (Bacton to Great Yarmouth Power Station)	RWEnpower (Little Barford and South Haven)	SABIC UK Petrochemicals
SAS Utility Services Ltd	Scottish and Southern Electricity Networks	Scottish Power Generation
Seabank Power Ltd	SES Water	SGN

Shell	Shell NOP	South Staffs Water
Spring Fibre Limited	Squire Energy Networks	SSE Generation Ltd
SSE Transmission	SSE Utility Solutions Limited	Storengy
Sutton Bridge Power Generation	Tata Communications (c/o JSM Construction Ltd)	TfL – London Underground HV Cables (Road & Track Side Cables)
toob Limited	Total (Colnbrook) c/o Penspen	Total Finaline Pipelines
Transmission Capital	Trojan Energy Limited	UK Power Distribution
UK Power Networks	Uniper UK Ltd	University of Cambridge Granta Backbone Network
Vattenfall	Veolia ES SELCHP Limited	Veolia ES Sheffield Ltd
Virgin Media O2	Voneus Limited	VPI Power Limited
Wales and West Utilities	Welsh Power	West of Duddon Sands Transmission Ltd
West Sussex OpenNetwork (Cooperative National Infrastructure)	Westminster City Council	Winnington CHP Ltd
Zayo Group UK Ltd c/o JSM Group Ltd		

Non-LSBUD members (Asset owners not registered on LSBUD)

(The following Non-LSBUD Members may have assets in your search area. It is YOUR RESPONSIBILITY to contact them before proceeding.

Please be aware this list is not exhaustive and it is your responsibility to identify and contact all asset owners within your search area.)

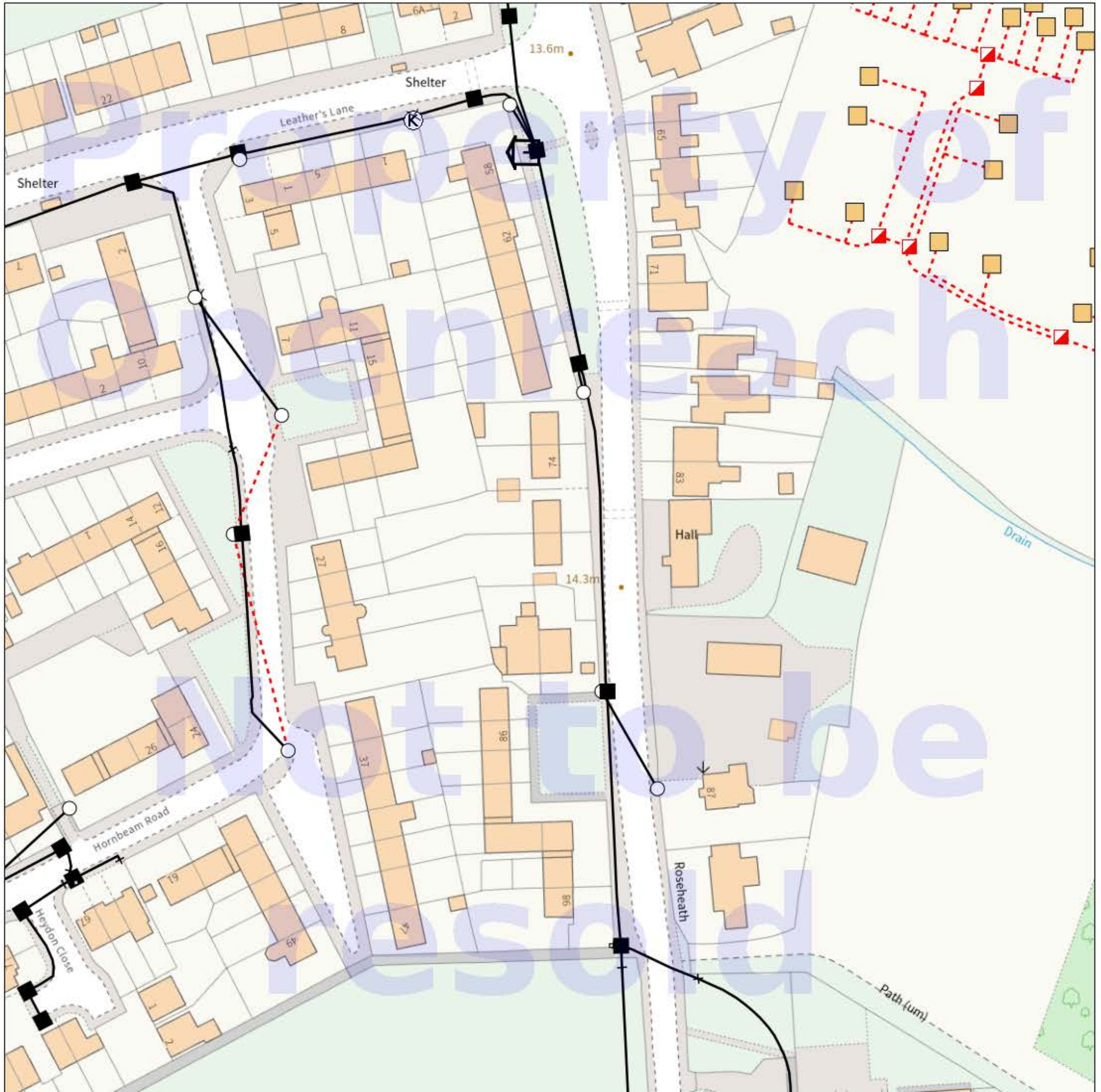
Asset Owner	Preferred contact method	Phone	Status
Arelion UK Ltd	check-network@arelion.com		Not Notified
Bring Energy	nrsua@bringenergy.com	0800 130 3600	Not Notified
BT	https://www.swns.bt.com/pls/mbe/welcome.home	08000232023	Not Notified
CityFibre	asset.team@cityfibre.com	033 3150 7282	Not Notified
Colt	plantenquiries@catelecomuk.com	01227768427	Not Notified
GTC	https://pe.gtc-uk.co.uk/PlantEnqMembership	01359240363	Not Notified
Lumen Technologies	plantenquiries@ocugroup.com	02087314613	Not Notified
Mobile Broadband Network Limited	mbnl.plant.enquiries@turntown.com	01212 621 100	Not Notified
Sky UK Limited	nrsua@sky.uk	02070323234	Not Notified
Sota	sota.plantenquiries@ocugroup.com		Not Notified
United Utilities	WastewaterDeveloperServices@uuplc.co.uk	08707510101	Not Notified
Utility assets Ltd	assetrecords@utilityassets.co.uk		Not Notified
Verizon Business	osp-team@uk.verizonbusiness.com	01293611736	Not Notified
Virgin Media	http://www.digdat.co.uk	08708883116	Not Notified
Vodafone	osm.enquiries@atkinsglobal.com	01454662881	Not Notified

Disclaimer

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The results of this Enquiry are personal to the Enquirer and shall not be shared with or relied upon by any other party. The asset information on which the Enquiry results are based has been provided by LSBUD Members, therefore LSBUD will provide no guarantee that such information is accurate or reliable nor does it monitor such asset information for accuracy and reliability going forward. There may also be asset owners which do not participate in the enquiry service operated by LSBUD, including but not exclusively those set out above. Therefore, LSBUD cannot make any representation or give any guarantee or warranty as to the completeness of the information contained in the enquiry results or accept any responsibility for the accuracy of the mapping images used. LSBUD and its employees, agents and consultants accept no liability (save that nothing in this Enquiry Confirmation excludes or limits our liability for death or personal injury arising from our negligence, or our fraud or fraudulent misrepresentation, or any other liability that cannot be excluded or limited by English law) arising in respect thereof or in any other way for errors or omissions including responsibility to any person by reason of negligence.

Maps on Demand Plant Information Reply



IMPORTANT WARNING

Information regarding the location of BT apparatus is given for your assistance and is intended for general guidance only. No guarantee is given of its accuracy. It should not be relied upon in the event of excavations or other works being made near to BT apparatus which may exist at various depths and may deviate from the marked route.

openreach

CLICK BEFORE YOU DIG

FOR PROFESSIONAL FREE ON SITE ASSISTANCE PRIOR TO COMMENCEMENT OF EXCAVATION WORKS INCLUDING LOCATE AND MARKING SERVICE

email cbyd@openreach.co.uk

ADVANCE NOTICE REQUIRED
(Office hours: Monday - Friday 08.00 to 17.00)
www.openreach.co.uk/cbyd

Accidents happen

If you do damage any Openreach equipment please let us know by calling 0800 023 2023 (opt 1 + opt 1) and we can get it fixed ASAP

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KEY TO BT SYMBOLS

	Planned	Live	Change Of State	+	Hatchings	
			Split Coupling	×	Built	
PCP			Duct Tee	▲	Planned	
Pole			Building	■	Inferred	
Box			Kiosk	Ⓚ	Duct	
Manhole			Other proposed plant is shown using dashed lines. BT Symbols not listed above may be disregarded. Existing BT Plant may not be recorded. Information valid at time of preparation. Maps are only valid for 90 days after the date of publication.			
Cabinet						
	Pending Add	In Place	Pending Remove	Not In Use		
Power Cable						
Power Duct				N/A		

BT Ref : SGF09343Y

Map Reference : (centre) SJ4536585418

Easting/Northing : (centre) 345365,385418

Scale : 1:250

Issued : 08/04/2025 09:34:47

WARNING: IF PLANNED WORKS FALL INSIDE HATCHED AREA IT IS ESSENTIAL BEFORE PROCEEDING THAT YOU CONTACT THE NATIONAL NOTICE HANDLING CENTRE. PLEASE SEND E-MAIL TO: nnhc@openreach.co.uk

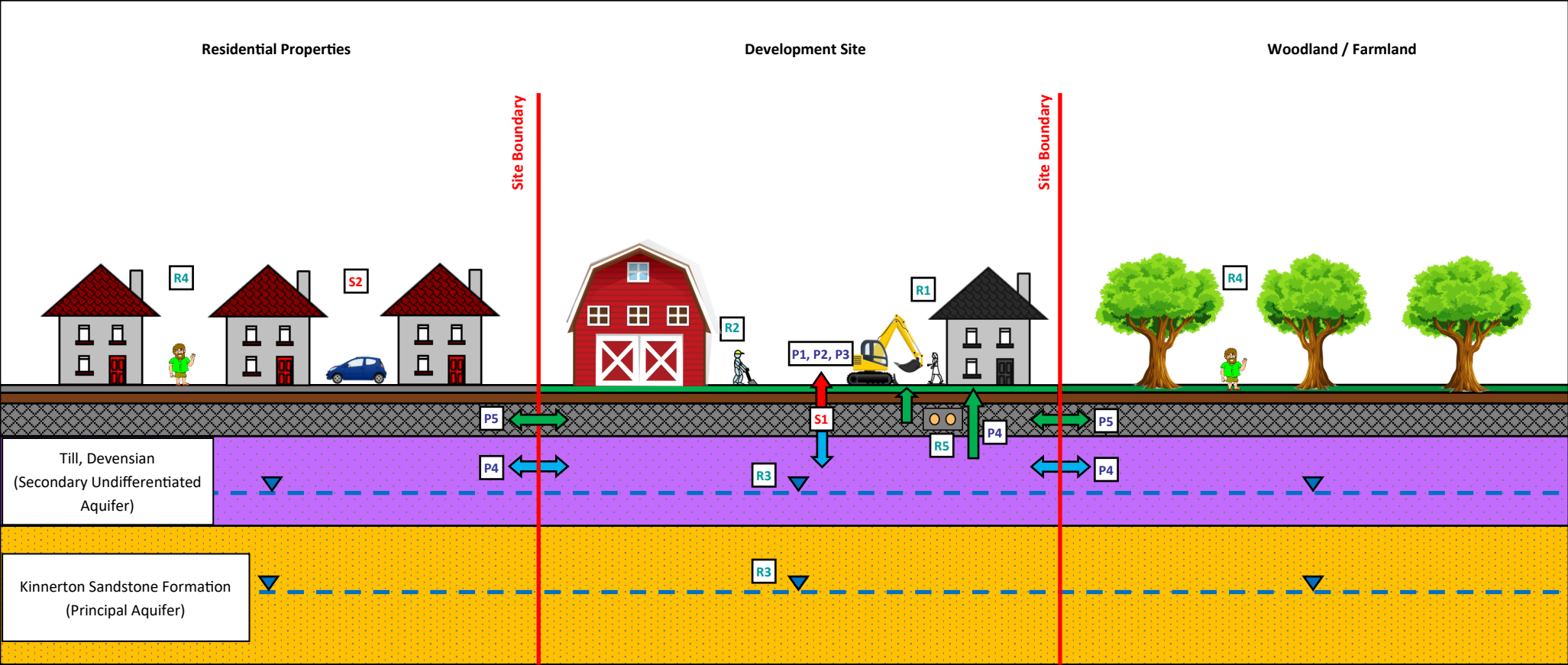
Appendix D – Detailed Site Historical Review

Appendix D- Detailed Historical Maps Review		
Date/Scale	Features On-site	Features Off-site
1849 1:10,560	The site is developed as a farm with a larger building in the centre which appears to be a BARN and a smaller building in the south which appears to be a FARM HOUSE . A small structure, likely a SHED is noted northeast of the house.	A ROAD runs along the western edge of the site. A FARM with accompanying buildings is noted 36m west. The majority of the area within 1000m comprises of FARM LAND with some small PLANTATIONS noted. A RAILWAY LINE is noted 830m south. Several PONDS are noted within 100m.
1893 1:2,500 1894 1:10,560	TREES are noted in the northeast of the site.	A RAILWAY LINE is noted 275m north. This railway splits and some SIDINGS are noted 760m northwest. Finch DRAIN is noted 420m east Some HOUSES are noted 530m northwest.
1907 1:2,500 1908 1:10,560	A new BUILDING is noted to the east of the barn, likely another barn or outbuilding.	Some SMALL STRUCTURES are noted directly north and northeast of the site. More RAILWAY SIDINGS are noted 815m northwest.
1936 1:2,500	No changes noted.	HOUSING is noted 50m north
1938 1:10,560	No changes noted.	HOUSING is noted 740m southwest.
1949-1956 1:10,000	No changes noted.	HOUSING is noted 850m southwest.
1964 1:1,250	A STRUCTURE is noted in the north of the site, likely to be a BARN . The big BARN in the centre is reduced in size.	A DRAIN is shown to run along the sites northern boundary to the east.
1967-1968 1:10,000	No changes noted.	The FARM 36m west is no longer noted. A HOUSING DEVELOPMENT is noted north of the railway line, 330m northwest. A large HOUSING DEVELOPMENT is noted 550m southwest.

Appendix D- Detailed Historical Maps Review		
Date/Scale	Features On-site	Features Off-site
1970-1977 1:10,000 1971 1:2,500	No changes noted.	A HOUSING development is noted across the road directly west of the site. Several SCHOOLS are noted within the development. A school is noted 60m south. The RAILWAY SIDINGS and split in the railway are no longer noted.
1999 1:10,000	No changes noted.	HALEWOOD STATION is noted 590m northwest. HOUSING now occupies the majority of the space to the west within 1000m of the site. OPENCAST WORKINGS are noted 495m northeast.
2006 1:10,000	No changes noted.	A SPORTS CENTRE is noted 170m southwest. HOUSING is noted 600m north.
2024 1:10,000	No changes noted.	HOUSING is noted 495m north, 180m northeast, 215m south and 505m southeast.

Figure 4 – Preliminary Conceptual Site Model

Preliminary Conceptual Site Model (CSM)



Contamination Source	
S1	Made Ground / Peat —Onsite
S2	Offsite Sources
Legend	
	Infilled / Made Ground
	Underground Services
	Inferred Water Table

Receptor	
R1	Future Site Users
R2	Construction Workers
R3	Controlled Waters
R4	Adjacent Site Users
R5	Infrastructure & Buried Services

Pathway	
	Direct Contact / Ingestion
	Leachate Migration
	Ground Gas Migration
P1	Direct Contact
P2	Ingestion
P3	Inhalation
P4	Leaching & Migration
P5	Vertical & Lateral migration of Ground Gas

	Client: DK Architects		
	Project: 34494-SUT-ZZ-00-RP-G-7101		
	Site: Baileys Lane, Halewood		
Preliminary Conceptual Site Model (CSM)	Draft	1	Scale (at A3): Not to scale
	Issue	1	
Issuing Office: Liverpool	Drawing number: 1		Version: A
Telephone: 0151 227 3155			

Drawing Ref. – 1354-010 (Proposed Development)



Drawing Title: Proposed Site Plan
Date: 20.03.2025
Drawing no: 1354 - 010
Scale: 1:1000 @ A3
Drawn: KJ

revision: A
revision notes: A 15/04/2025 Updated to align with building survey information

0m 10m 20m 50m 100m



DK-Architects

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Liverpool
L1 6ER
0151 231 1209 T
mail@dk-architects.com E
www.dk-architects.com W