

PHASE I GEOENVIRONMENTAL SITE ASSESSMENT

Site:	Wilson Road, Huyton
References:	18-824-R1-1
Date:	21 May 2026
Client:	DJL Construction NW Ltd





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QUALITY ASSURANCE

Report references

18-824-R1-1

REV REF	DESCRIPTION	DATE
01	First issue	21st May 2026

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EXECUTIVE SUMMARY

SITE DESCRIPTION AND HISTORY

Site Address	Wilson Road, Huxton, Liverpool, L36 6AE
Grid Reference	E 345759, N 389967
Site Area	4.54 Ha
Proposed Development	DJL Construction NW Ltd intends to construct a steel-framed industrial warehouse building with associated access, parking and landscaping.
Current Site Use	The subject site comprises an irregular-shaped parcel of land located east of Liverpool and is currently occupied by John Mason International Movers and associated car and lorry parking. Site activities at John Mason International Movers include international shipping, packing, loading containers, service and collection. The site comprises a large steel-framed two-storey warehouse with a brick front along the western side of the building, situated in the south of the site. An electricity substation is present in the west of the site. A further small brick building is present in the northwest. The northern area of the site is used for vehicle/HGV and equipment storage. The east and southeast of the site is currently used to store caravans.
Site History	The earliest historical mapping dated 1849-1850 records Logwood Farm and Logwood Corn Mill in the central sector. The Corn Mill is no longer recorded by 1892. By 1974, Logwood Farm was no longer on-site, and a large warehouse was recorded in the south of the site. Additional structures are recorded in the site's northwestern sector, including a Canning Factory. By 1977, two further structures are present to the south of the warehouse and an electricity substation is recorded in the northwest. The buildings in the north and to the south of the warehouse are no longer recorded by 2015. The warehouse is present to the current day.

ENVIRONMENTAL SETTING

Geology	Superficial Geology	Glacial Till – Diamicton (CLAY, SAND, GRAVEL)
	Bedrock Geology	Pennine Lower Coal Measures Formation (West) – MUDSTONE, SILTSTONE and SANDSTONE
		Pennine Middle Coal Measures Formation (North) – SANDSTONE
		Pennine Middle Coal Measures Formation (North) – MUDSTONE, SILTSTONE and SANDSTONE.
		Etruria Formation (East) – MUDSTONE, SANDSTONE and CONGLOMERATE.



Geology <i>...Continued</i>	Faults	A fault bisects the central portion of the site, trending north to south, with the downthrow to the west. There is a fault bisecting the northeastern portion of the site, trending northwest to southeast, with the downthrow to the southwest. The fault at the western boundary trends from north to south, with the downthrow to the east.
Geomorphology	It is likely that the site was historically levelled to form the current level development platform.	
Hydrogeology	The site is underlain by a Secondary Undifferentiated superficial aquifer and a Secondary A bedrock aquifer. The site is not located within a groundwater source protection zone, however there is a Zone 3 - Total Catchment 225 m southeast of the site. There are no groundwater/potable abstractions within 1 km of the site.	
Hydrology	Prescot Brook (Logwood Mill Brook) runs along the eastern site boundary. The site is predominantly located within a currently defined "Flood Risk Zone 1" with a low risk of flooding from rivers. However the land surrounding Logwood Mill Brook to the east is within "Flood Risk Zone 3", defined as an area with a high risk of flooding from rivers.	
Utility Locations	Utility connections are available throughout Wilson Road. A surface water sewer is recorded to cross the north of the site. Combined sewers are recorded along the northern boundary and in the south of the site, with connections to the existing warehouse. An electricity substation is present in the northwest of the site.	
Landfill Sites and Waste Sites	No active landfill sites have been identified within 250 m of the site boundary. However, there is one historical landfill EA/NRW records 88 m NW of the site at Brickfields, Knowsley, Merseyside, for inert waste. There are ten historical waste sites within 250 m of the site. Furthermore, there are nineteen licensed waste sites within 250 m of the site. Forty-three waste exemptions have been identified within 250 m of the site.	
Radon	The site is situated in an area where less than 1% of homes are above the "Action Level" and that the BGS reports that radon protective measures are not necessary for the construction of new dwellings or extensions.	
Unexploded Ordnance	The site is recorded to be at a moderate risk from unexploded ordnance. Brimstone has completed a Stage 1 Preliminary UXO Risk Assessment (Ref: PRA-26-3004, dated 03/03/2026). The report suggests that further investigation and a Stage 2 Detailed Risk Assessment is not required. However, a UXO Safety Briefing is prudent to all personnel conducting groundworks.	
Hazardous Installations	No hazardous installations that could potentially prejudice the construction of the proposed commercial development have been identified.	



PREVIOUS REPORT

The following previous report has been completed for the site:

- ✿ Jomas Associates Ltd (2022) - Desk Study/Preliminary Risk Assessment And Coal Mining Risk Assessment Report - P4131J2476/SC.

A full summary of findings is provided in Section 3.5.

PRELIMINARY CONTAMINATED LAND ASSESSMENT

Potential Contamination Sources	The following potential on-site sources of contamination have been identified: ✿ Historical Tanks ✿ Logwood Corn Mill ✿ Canning Factory ✿ Vehicle/Equipment Storage (leaks/ spillages) ✿ Made Ground associated with historical construction and demolition activities ✿ Potential ACMs within existing warehouse ✿ Electrical Substation ✿ Shallow coal workings
Human Health Risk Assessment	The risk to human health is considered to be low to moderate.
Controlled Waters Risk Assessment	The risk to controlled waters is considered to be low to moderate.
Ground Gas Risk Assessment	The risk to human health from ground gases is considered to be high.
Potable Water Infrastructure	A UKWIR will be required to confirm the potable water supply pipework.

PRELIMINARY COAL MINING ASSESSMENT

Preliminary Assessment	Seams and Workings	Geological mapping records the Tenlands Mine (Ravenhead Main Delf) sub-crop in the west of the site. The Bastions Mine sub-crops to the north of the site. The strata are shown to dip to the south, beneath the subject site. There are no recorded workings beneath the site. However, nearby workings are recorded between 110-290 m bgl.
	Shafts and Adits	There are no mine entries within the site boundary or within 50 m of the site. However, there are two mine entries within 100 m.



Preliminary Assessment <i>...Continued</i>	Coal Mine Gas	The potential risk from mine gas at the site is considered to be high. This assessment is based on the potential for shallow workings at depths of less than 30 m below ground level (which may remain unflooded), and the presence of geological faults within the site boundary.
	Risk	There is a high risk associated with unrecorded shallow mine workings.

PRELIMINARY GEOTECHNICAL ASSESSMENT

Initial Geotechnical Assessment	✳ Existing buildings will require demolition, with all relic foundations grubbing out before the proposed development's construction. ✳ Artificial levelling and development of the site may have resulted in upfill (Made Ground) to create a level platform. ✳ Existing services and drainage may need to be re-routed prior to any development. ✳ Due to nearby coal mining activities, it is possible that unrecorded shallow coal mining will be present beneath the development. The presence of mine workings may affect the foundation design. ✳ There is the potential for shallow or perched groundwater which may impact proposed foundations. ✳ Areas of trees may present a risk of heave/desiccation to the underlying cohesive superficial deposits. ✳ An area of marsh is recorded on historical mapping dated 1850, which may indicate an area of soft deposits in the northern sector.
Brine Workings	The site is not situated within the Cheshire Salt Field and is therefore not subject to natural dissolution from salt mining.
Civil And Structural Constraints	Shallow bedrock is anticipated which may impede the excavation to form drainage infrastructure and foundations. Any current foundations and substructures will require grubbing out prior to the construction of the proposed structure.
Abnormal Foundations	An abnormal foundation solution is likely to be required due to the required loadings of the proposed building. Design and construction of such foundations will be required by competent and certified contractors.

RECOMMENDATION

Based on the findings of the Geoenvironmental site assessment and the various conclusions drawn, a further detailed intrusive ground investigation is recommended to confirm the findings of the initial Conceptual Site Model and provide data for foundation design.



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DRAWING LIST

18-824-001 - Site Location Plan
18-824-002 - Proposed Development Plan
18-824-003 - Historical Features Plan
18-824-004 - Site Features Plan



1. INTRODUCTION

1.1. BACKGROUND

DJL Construction NW Ltd (the client) commissioned E3P to undertake a Phase I Geoenvironmental Site Assessment at Wilson Road, Huyton, Liverpool, L36 6AE.

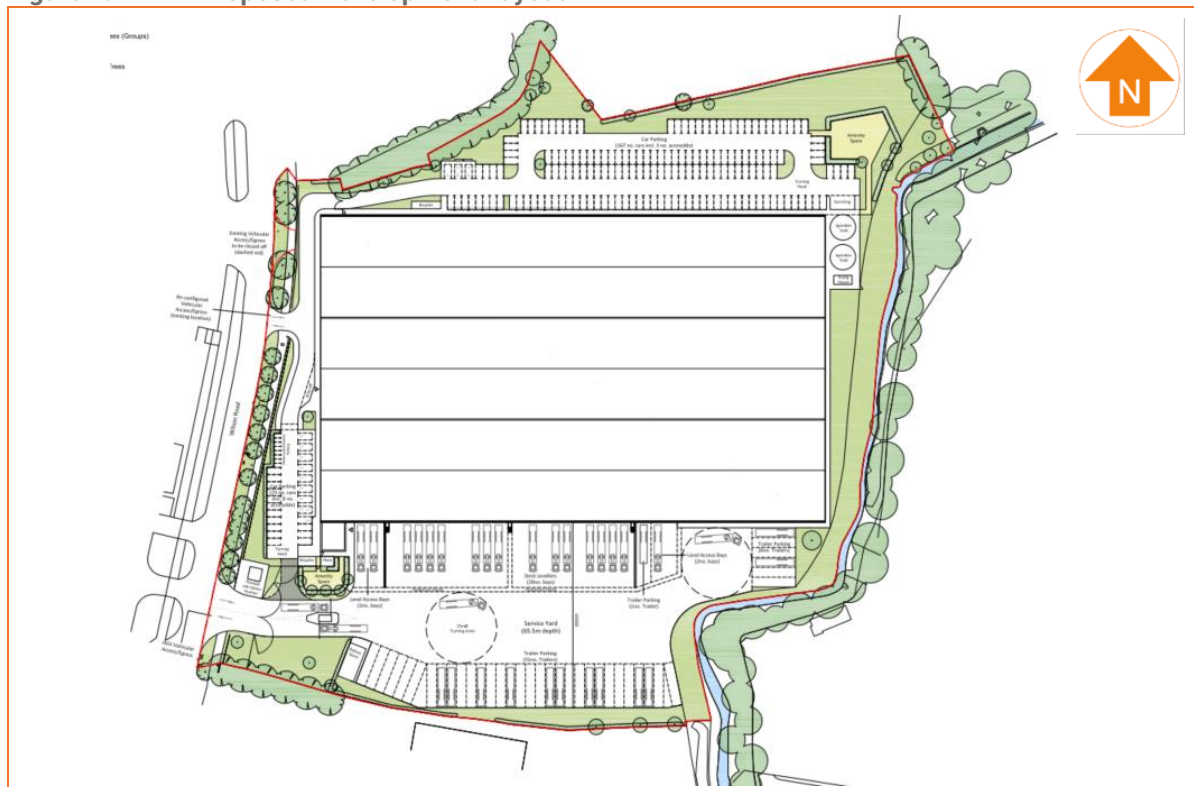
This report is required to determine potential contaminated land and geotechnical liabilities for the proposed site redevelopment.

1.2. PROPOSED DEVELOPMENT

DJL Construction NW Ltd intends to construct a steel-framed industrial warehouse building with associated access, parking and landscaping. Drawing 18-824-002 (APPENDIX IV) identifies the proposed development layout.

A snapshot of the proposed development layout is indicated in Figure 1.1.

Figure 1.1 Proposed Development Layout





1.3. OBJECTIVES

The objectives of the geoenvironmental investigation are as follows:

- ✦ Review historical plans, geology, hydrogeology, site sensitivity, floodplain issues, mining records and any local authority information available to complete a desk study in line with Environment Agency (EA) document Land Contamination: Risk Management (LCRM) (updated June 2025).
- ✦ Assess the implications of any potential environmental risks, liabilities and development constraints associated with the site concerning the site's future use and in relation to off-site receptors.
- ✦ Assess the desk study information and, where possible, provide preliminary recommendations concerning foundations, pavement construction, general geotechnical issues, floor slabs and coal mining-related issues.
- ✦ Provide recommendations regarding future works required.

1.4. SCOPE OF WORKS

The scope of works includes the elements included in Table 1.1.

Table 1.1 **Scope of Works**

Preliminary Reporting	✦ Phase 1 Geoenvironmental Assessment
Assessment and Reporting	✦ Factual and interpretative reporting ✦ Contamination risk assessment and conceptual site model ✦ Geotechnical assessment and interpretation

1.5. LIMITATIONS

The limitations of this report are presented in APPENDIX I.

1.6. RISK CLASSIFICATION

The description of risk classification and the likely action required as set out in CIRIA C552 are included in APPENDIX III.

1.7. CONFIDENTIALITY

E3P has prepared this report solely for the use of the client and those parties with whom a warranty agreement has been executed or with whom an assignment has been agreed. Should any third party wish to use or rely upon the report's contents, written approval must be sought from E3P; a charge may be levied against such consent.



2. SITE DESCRIPTION

2.1. SITE DETAILS

Table 2.1 Site Details

Site Address	Wilson Road, Huyton, Liverpool, L36 6AE
National Grid Reference	E 345759, N 389967
Site Area	4.54 Ha

The Glossary presented in APPENDIX II defines all acronyms used within the report.

A site location map is presented in APPENDIX IV as Drawing 18-824-001.

2.2. CURRENT SITE USE

A site walkover was completed by an E3P representative on 12th March 2026, with the full details included in Table 2.2.



Table 2.2 Site Description

FEATURE	DESCRIPTION	PHOTOGRAPHIC RECORD
Occupancy/Use	The subject site is an irregular-shaped parcel of land located east of Liverpool and is currently occupied by John Mason International Movers and associated car and lorry parking. Site activities at John Mason International Movers include international shipping, packing, loading containers, service and collection. The northern area of the site is used for vehicle/HGV and equipment storage. The east and southeast of the site is currently used to store caravans.	 



FEATURE	DESCRIPTION	PHOTOGRAPHIC RECORD
Structures	The site comprises a large steel-framed two-storey warehouse with a brick front along the western side of the building, situated in the south of the site. The remaining areas of the site are associated with car and lorry parking. An electricity substation is present in the west of the site. A further small brick building is present in the northwest.	
Retaining Structures	No retaining structures have been identified, however, there is a wall running north of the building for the remainder of the western site boundary.	



FEATURE	DESCRIPTION	PHOTOGRAPHIC RECORD
Access	Vehicle access can be gained from Wilson Road to the west of the site through double gates to the southwest corner of the building, to the northwest corner of the building and northwest site boundary. Pedestrian access can be gained off Wilson Road to the main entrance of the building located to the southwestern corner of the building and through a door in the wall to the west of the site.	 
Slope	There is little topographical variance across the site, with site levels noted to be at circa 26.0 – 27.0 m AOD. It is expected that the site was levelled prior to the construction of the existing development.	



FEATURE	DESCRIPTION	PHOTOGRAPHIC RECORD
Vegetation/Ecology	There is minimal vegetation present within the developed site, with hardstanding cover noted across the majority of the site area. Logwood Mill Brook is present along the eastern site boundary, with dense vegetation in this area. Mature trees are also present at the northern site boundary. Small areas of soft landscaping are present along the western site boundary. A habitat survey will be required to support the planning application.	
Hazardous Material and Storage	No above ground storage tanks (ASTs) or underground storage tanks (USTs) were observed during the site walkover. The topographic survey from February 2022 records tanks in the northwest of the site, however these are no longer present.	
Asbestos-Containing Material (ACM)	ACMs may be present within the existing warehouse, given this was constructed pre-1974. ACMs may be present within the underlying Made Ground associated with the historical development and construction/demolition activities. A pre-demolition asbestos survey will be required within all existing buildings within the site boundary prior to works being carried out.	



FEATURE	DESCRIPTION	PHOTOGRAPHIC RECORD
Waste Storage	Areas of the site appear to be rented out to organisations for material storage. Areas of waste material storage were noted.	
Drainage	A surface water sewer is recorded to cross the north of the site. Combined sewers are recorded along the northern boundary and in the south of the site, with connections to the existing warehouse. Manhole covers were also noted across the site	



2.3. SURROUNDING LAND USE

The immediate surrounding area land uses are summarised in Table 2.3.

Table 2.3 **Surrounding Land Uses**

DIRECTION	DESCRIPTION
North	Commercial businesses.
East	Logwood Mill Brook, commercial businesses and associated car parking.
South	Wilson Road and commercial businesses.
West	Commercial businesses and residential estate beyond.



3. SITE HISTORY

3.1. ON-SITE HISTORICAL DEVELOPMENT

A review of historical mapping and historical aerial imagery pertinent to the site is summarised in Table 3.1. In addition, historical site features are presented in Drawing No 18-824-003 in APPENDIX IV.

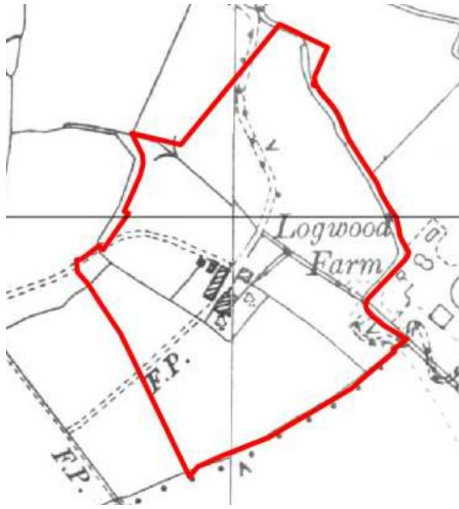
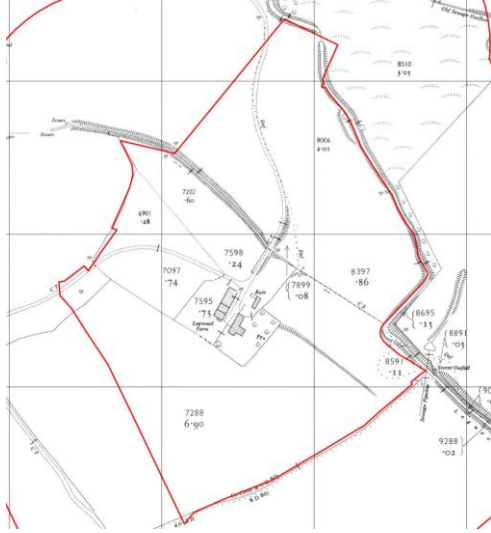
Table 3.1 Historical Development

MAP EDITION	DISCUSSION	MAP EXCERPT
1849-1850 1:10,560	The site is predominantly occupied by agricultural land with several field boundaries present. The central sector of the site is recorded as Logwood Farm and Logwood Corn Mill. A road/track runs off the western corner of the site. A footpath is present running from the Logwood Mill northwards of the site. Trees are recorded along the southeastern site boundary. Logwood Mill Brook runs along the northeastern to central east site boundary. An area of marsh is present to the north of Logwood Mill and Farm.	

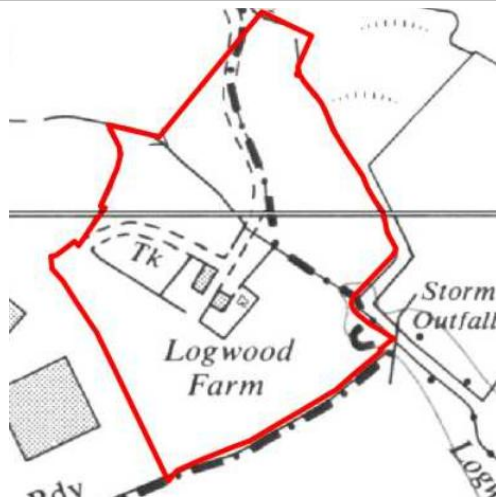
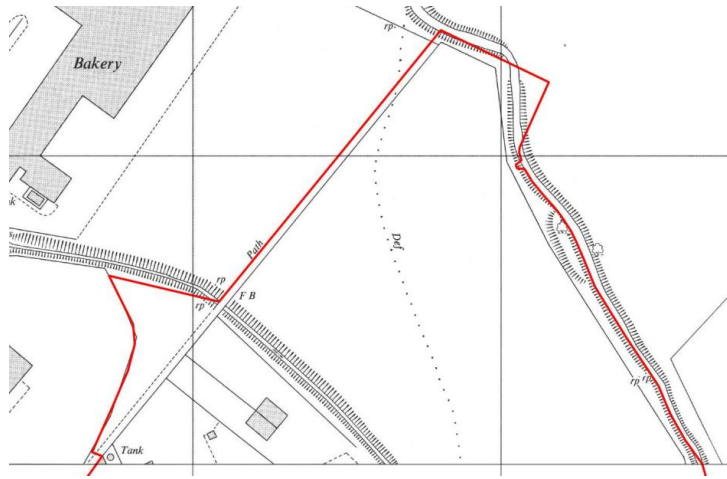


MAP EDITION	DISCUSSION	MAP EXCERPT
1892 1:2,500	The central sector of the site is recorded as Logwood Farm and the Logwood Corn Mill is no longer marked. A footpath is marked running from Logwood Mill Farm to the west. The area of marsh is no longer recorded.	



MAP EDITION	DISCUSSION	MAP EXCERPT
1925 1:10,560	A drain/watercourse appears to flow from the northwest to the southeast across the site.	
1957-1959 1:2,500	Ground contours/embankments are shown in the north and south of the site and in the location of the brook at the eastern boundary. The brook no longer enters the site in the southeast corner. The footpath in the west is no longer recorded. The small farm buildings furthest north are no longer present.	



MAP EDITION	DISCUSSION	MAP EXCERPT
1965-1967 1:10,560	A tank is recorded in the northwestern sector of the site.	
1968-1973 1:1,250	The tank is confirmed to be present at the northwest site boundary.	



MAP EDITION	DISCUSSION	MAP EXCERPT
1974-1978 1:10,000	Logwood Farm is no longer present on-site. The tracks/footpaths are no longer marked. A large warehouse is recorded in the south of the site. A possible drain/pipeline runs from the centre of the site in a southeast direction. Additional structures are recorded in the northwestern sector of the site. The 1:1,250 mapping records the building to the south of the tank as a Canning Factory. Another small structure is recorded in the southernmost point of the site.	This map excerpt shows a large rectangular building labeled 'Warehouse' in the center. To the southeast of the warehouse, a line is labeled 'Pipe Li'. The site boundary is outlined in red. The map is at a scale of 1:10,000.
1977 1:1,250	Two further structures are present to the south of the warehouse. The small building at the southern boundary is no longer recorded. A tank is recorded to the northeast of the warehouse. An electricity substation is recorded in the northwest, along with a small structure to the north. The possible drain is no longer marked.	This map excerpt shows a more detailed view of the site. A large building labeled 'Warehouse' is visible. To the northeast of the warehouse, a small circular feature is labeled 'Tank'. To the northwest, a small rectangular feature is labeled 'Substation'. The site boundary is outlined in red. The map is at a scale of 1:1,250.



MAP EDITION	DISCUSSION	MAP EXCERPT
1987-1992 1:1,250	An additional tank is recorded to the northeast of the factory/works.	
1992-1993 1:1,250	The tank to the northeast of the warehouse is no longer recorded.	



MAP EDITION	DISCUSSION	MAP EXCERPT
2005 Google Imagery	The small structure to the southeast of the building is no longer present.	
2015 Google Imagery	The remaining structure to the south of the main warehouse is no longer present. The buildings in the north are no longer recorded.	



MAP EDITION	DISCUSSION	MAP EXCERPT
2025 Google Imagery	No significant changes identified on-site. The site layout is consistent with the previous historical map and the current site layout.	An aerial photograph from Google Imagery showing a site boundary outlined in red. The site is a large, irregularly shaped area containing several parking lots and some buildings. To the north of the site is a road labeled 'Lockwood Mill Brook'. To the east of the site is a building labeled 'Knowsley Council'. The surrounding area includes other parking lots, roads, and some greenery.



3.2. OFF-SITE HISTORICAL DEVELOPMENT

A review of potentially contaminative uses identified on historical Ordnance Survey maps within a 100 m radius of the site is summarised in Table 3.2.

Table 3.2 Surrounding Historical Development

SURROUNDING FEATURE	DISTANCE	DATES	DIRECTION
Public Recycling Facility	0 m	Pre 2010 – Present	S
Sewage Works (Whiston R.D.C.), Tanks & Filter Beds <i>...Then no longer recorded</i>	1 m	Pre 1925 – 1957 Pre 19657 – Present	E
Garage <i>...Then no longer recorded</i>	20 m	Pre 1976 – Pre 2010 Pre 2010 – Present	SE
Electricity Substation	20 m	Pre 1987 – Present	E
Gas Governor	20 m	Pre 1992 – Present	SW
Unspecified Works	40 m	Pre 1982 – Present	W
Tank <i>...Then no longer recorded</i>	40 m	Pre 1970 – Pre 1994 Pre 1994 – Present	NW
Electricity Substation	60 m	Pre 1977 – Present	S
Electricity Substation	60 m	Pre 1982 – Present	NW
Unspecified Works <i>...Then no longer recorded</i>	60 m	Pre 1992 – Pre 2010 Pre 2010 – Present	S
Refuse Destructor	65 m	Pre 1984 - Present	N
Coal Pit <i>...Then no longer recorded</i>	70 m	Pre 1850 – Pre 1891 Pre 1891 – Present	W
Tank	80 m	Pre 1984 – Present	N
Electricity Substation	90 m	Pre 1992 – Present	E

3.3. PLANNING HISTORY

E3P has reviewed online planning records held by Knowsley Council, and the following environmentally pertinent information has been obtained for the site:

Table 3.3 Planning History

PLANNING REFERENCE	PLANNING TITLE	PERTINENT DOCUMENTS AND FINDINGS
22/00284/OUT	Demolition of Existing Buildings and Outline Application for the Erection of A Logistics Warehouse (Use Class B8) - Approval Sought for Access (Appearance, Layout, Landscaping And Scale Reserved for Future Approval). Planning permission was granted.	Jomas Associates Desk Study and Coal Mining Risk Assessment Report (and appendices).



A summary of the previous report findings is included in Section 3.5.

3.4. ANECDOTAL INFORMATION

A web-based search of the subject site has recovered the following photograph of the site, courtesy of Historic England. The photograph shows the former sewage works to the east of the site.

Table 3.4 Summary of Anecdotal Information

HISTORIC ENGLAND
ARCHIVE RAF (1945)
raf_106g_uk_626_rp_326
4



3.5. PREVIOUS REPORTS

The following previous report has been provided for the subject site:

- ✦ **Jomas Associates** – Desk Study/Preliminary Risk Assessment and Coal Mining Risk Assessment Report - P4131J2476/SC, dated 16th February 2022

The key findings of the previous report are summarised below, and where necessary, data has been used to support the E3P geoenvironmental site assessment.

- ✦ The site walkover survey notes a current above ground fuel tank towards the centre of the northern area of the site. E3P would note the tank is no longer present on-site.
- ✦ Potential on-site sources of contamination are listed as the former Corn Mill, Canning Factory, existing warehouse, historical tanks, current above ground fuel tank, electricity substation, Made Ground associated with previous development, potential asbestos impacts soils, ACMs within the existing buildings and potential ground gas generation from coal workings. Potential off-site sources listed include the former sewage works to the east, various warehouses, depots, factories and works within the surrounding area and potential ground gas generation from coal workings and the refuse heap 300-400 m north.
- ✦ The preliminary contaminated land risk assessment indicates a moderate risk. Due to the potential presence of asbestos containing materials, Jomas Associates note that an asbestos survey should be undertaken. It is recommended that an intrusive investigation is undertaken to clarify potential



risks to the identified receptors and assess the extent of Made Ground soils present at the site. Soil gas monitoring is also recommended due to potential ground gas generation from coal deposits/workings; an historic refuse heap 300-400 m north, and the potential for hydrocarbon contamination associated with the historic/current industrial land use of the surrounding area.

- ✳ The preliminary coal mining risk assessment found no direct evidence of shallow workings being present on site, however, reports the site is within a Coal Authority “Development High Risk Area” and given that coal reportedly subcrops on site and close to site, it is considered possible that unrecorded shallow workings, surface workings and/or mine entries could be present at the site. A programme of rotary boreholes, trial pits and trial trenches are recommended to evaluate the potential risks identified.

E3P previously completed a combined desk study and ground investigation report for land located approximately 100 m south of the subject site. The report is available on the public planning portal:

- ✳ **E3P** – Phase I & II Geoenvironmental Site Assessment (ref: 11-152-R01, dated August 2018).

A summary of the pertinent information is included below:

Ground Conditions

- ✳ E3P completed a ground investigation comprising 3 No. rotary boreholes and 5 No. window sample probeholes.
- ✳ Made Ground was encountered to a proven depth of 2.10 m bgl and generally comprised a predominantly granular soil matrix of clayey and/or gravelly sand with granular constituents of brick, mudstone, sandstone and rare coal associated with historic fill material.
- ✳ Superficial deposits were encountered to a proven depth of 4.00 m bgl and generally comprised stiff to very stiff medium to high strength gravelly and/or sandy CLAY with occasional localised and discontinuous sand bands.
- ✳ The bedrock geology was encountered at between 2.70-4.00 m bgl across the site and comprised a grey SILTSTONE & SANDSTONE to a termination depth of 30.00 m bgl. Localised SHALE was encountered at a depth of between 2.70-4.30 m bgl in RBH102.
- ✳ Groundwater strikes were recorded in the superficial deposits at 2.20 m and 3.00 m bgl and within the sandstone bedrock at 18.00-19.00 m bgl. Groundwater monitoring recorded groundwater at depths of between 1.30-3.04 m bgl.

Contaminated Land Assessment

- ✳ The Human Health Risk Assessment did not identify any concentrations of contaminants of concern.
- ✳ Asbestos was not identified in any of the 5 No. samples submitted for chemical analysis.
- ✳ No elevated concentrations of contaminants of concern were recorded in the leachate sample from the Made Ground, compared with Tier 2 GACs for controlled waters. In the absence of any sources of contaminants and a complete pollutant linkage the site is considered to pose no unacceptable level of risk to controlled waters.
- ✳ Ground gas monitoring indicates that the site falls within Characteristic Situation 2; as such, protection measures are required for the proposed commercial structure.
- ✳ Chemical analysis suggests that Poly-Ethylene Pipe (PE) may not be suitable for the proposed commercial development.

Geotechnical Assessment

- ✳ The natural stiff to very stiff, medium to high strength CLAY at circa 1.00 m to 1.50 m bgl provides ABP of between 95 and 195 kN/m².



- ✳ It is recommended that due consideration be given to the use of pad foundations on an engineered sub-grade set at least 450mm into the clay soils to support the associated ground bearing slab and infrastructure.
- ✳ A ground bearing slab will be viable, but it will need to be constructed on a granular sub base with the thickness designed by a structural engineer.
- ✳ The underlying natural cohesive soils and the presence of relatively shallow groundwater would likely preclude the use of soakaway drainage.
- ✳ Concrete classification is DS-1, AC-1s.

Coal Mining Assessment

- ✳ The Coal Authority & BGS Mapping identified the Rushy Park and Higher Florida Coal seams outcropping beneath the north and south of the site.
- ✳ No evidence of any voids or coal workings was identified in any of the three rotary boreholes.
- ✳ Within the areas deemed to be 'Development High Risk', the assessment of ground instability completed in accordance with CIRIA SP32 confirmed that there is no unacceptable risk of subsidence at the surface.
- ✳ The shaft located 16 m east of the site boundary was not investigated by E3P as the location has been developed with a large warehouse. Assuming a worst-case scenario departure radius of 10m and the maximum depth to bedrock recorded across the site at 4.00 m bgl; a build stand-off 14m should be applied.



4. ENVIRONMENTAL SETTING

4.1. GEOLOGY

The British Geological Survey (BGS) map (Sheet 97) for the site (1:50,000, Solid and Drift editions) and online records indicate the area is underlain by the geological sequence presented in Table 4.1.

Table 4.1 Summary of Underlying Geology

GEOLOGICAL UNIT	CLASSIFICATION	DESCRIPTION	AQUIFER CLASSIFICATION
Superficial	Glacial Till	Diamicton	Secondary Undifferentiated
Bedrock	Pennine Lower Coal Measures (West)	Mudstone, Siltstone and Sandstone	Secondary A
	Pennine Middle Coal Measures (North)	Sandstone	
	Pennine Middle Coal Measures (North)	Mudstone, Siltstone and Sandstone.	
	Etruria Formation (East)	Mudstone, Sandstone and Conglomerate	

E3P has reviewed the BGS database, which has identified 10 boreholes on-site, from which to compare the published geology above. The borehole logs are summarised in Table 4.2 below.

Table 4.2 Summary of BGS Borehole Records

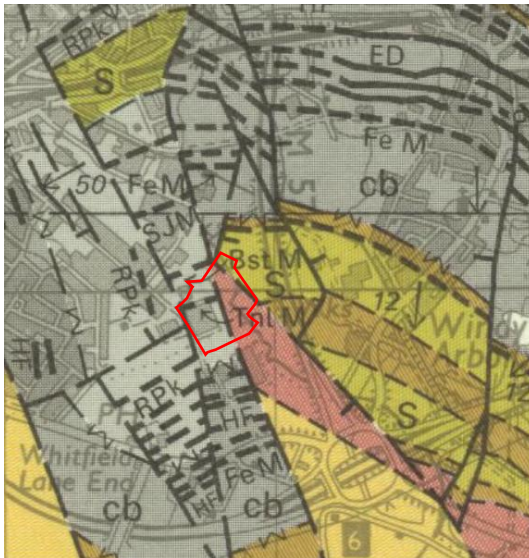
LOCATION	DEPTH	MADE GROUND	SUPERFICIAL	BEDROCK
On-site SJ49SE299	3.60 m	0.00 – 2.40 m	2.40 – 3.60 m CLAY	Not encountered
Onsite SJ49SE300	3.30 m	0.00 – 1.80 m	1.80 – 3.30 m CLAY	Not encountered
On-site SJ49SE301	3.00 m	0.00 – 1.40 m	1.40 – 3.00 m CLAY	Not encountered
On-site SJ49SE302	3.10 m	0.00 – 1.30 m	1.30 – 3.10 m CLAY	Not encountered
On-site SJ49SE303	3.00 m	0.00 – 1.40 m	1.40 – 3.00 m CLAY	Not encountered
On-site SJ49SE304	3.05 m	0.00 – 1.30 m	1.30 – 3.05 m CLAY	Not encountered
On-site SJ48NE461	3.10 m	0.00 – 2.90 m	2.90 – 3.10 m CLAY	Not encountered
On-site SJ48NE462	3.05 m	0.00 – 3.05 m	Not encountered	Not encountered



LOCATION	DEPTH	MADE GROUND	SUPERFICIAL	BEDROCK
On-site SJ48NE463	2.90 m	0.00 - 2.80 m	2.80 – 2.90 m CLAY	Not encountered
On-site SJ48NE464	3.10 m	0.00 – 2.50 m	2.50 – 3.10 m CLAY	Not encountered

The BGS mapping also identifies the location of a fault that cross the site, as presented in Table 4.3.

Table 4.3 **Faulting**

DESCRIPTION	GEOLOGICAL MAP EXCERPT
The geological mapping shows a coal seam crossing the site in an east to west direction. There is a fault that bisects the central portion of the site, trending north to south with the downthrow to the west. There is a fault bisecting the northeastern portion of the site, trending northwest to southeast, with the downthrow to the southwest. The fault at the western boundary trends from north to south, with the downthrow to the east.	

4.2. HYDROGEOLOGY

The Groundsure report indicates that the site is not located within a groundwater source protection zone, however there is a Zone 3 - Total Catchment 225 m southeast of the site. Furthermore, there are no groundwater/potable abstractions within 1 km of the site.

4.3. HYDROLOGY

Surface water features within 50 m of the subject site are summarised in Table 4.4.

Table 4.4 **Surface Water Features**

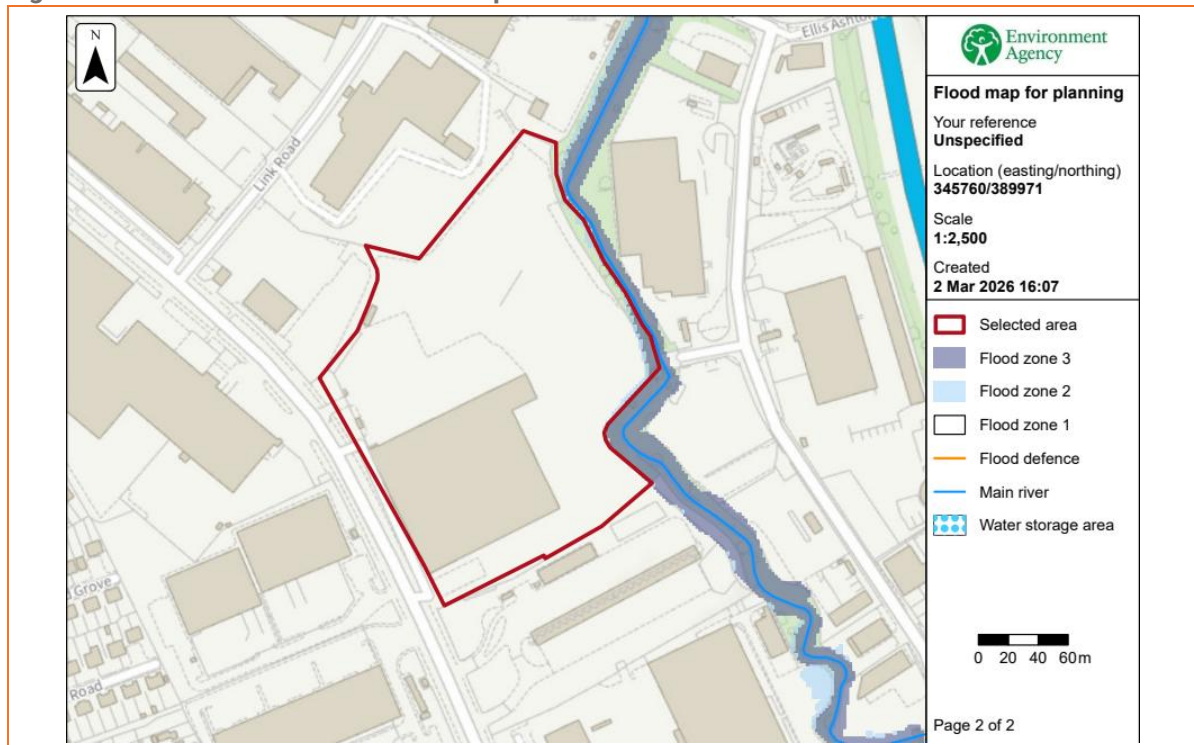
SURFACE WATER FEATURE	EA CLASSIFICATION	OVERALL RATING	DISTANCE (m)	DIRECTION
Prescot Brook (Logwood Mill Brook)	River	Poor	0 m	E

The site is predominantly located within a currently defined "Flood Risk Zone 1" with a low risk of flooding from rivers. However the land surrounding Logwood Mill Brook to the east is within "Flood Risk Zone 3", defined as an area with a high risk of flooding from rivers.



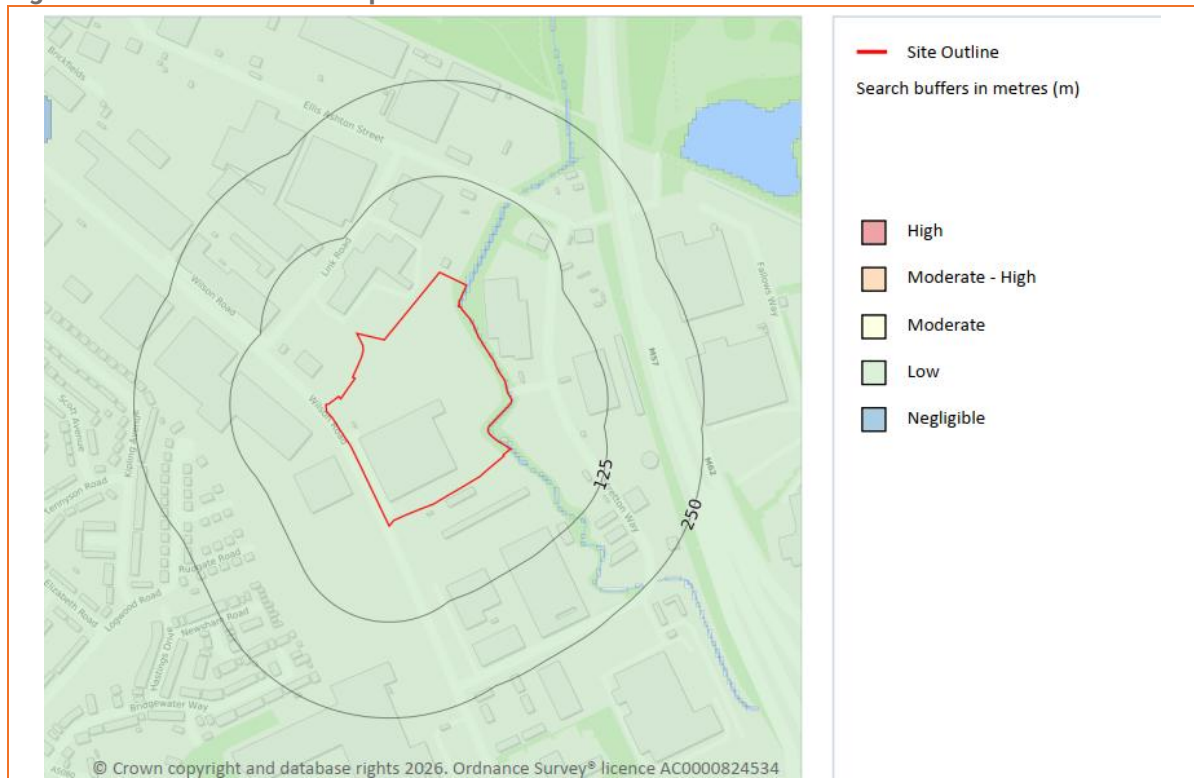
The Groundsure report states there is a low potential for groundwater flooding at the site. The Environment Agency (EA) Flood Risk Map for the site and Ambiantal Risk Analytics Groundwater Flood Risk Map are presented in Figure 4.1 and Figure 4.2.

Figure 4.1 EA Fluvial Flood Risk Map



Source – <https://flood-map-for-planning.service.gov.uk>

Figure 4.2 Flood Risk Map – Groundwater



Source – Ambiantal Risk Analytics



4.4. RADON RISK

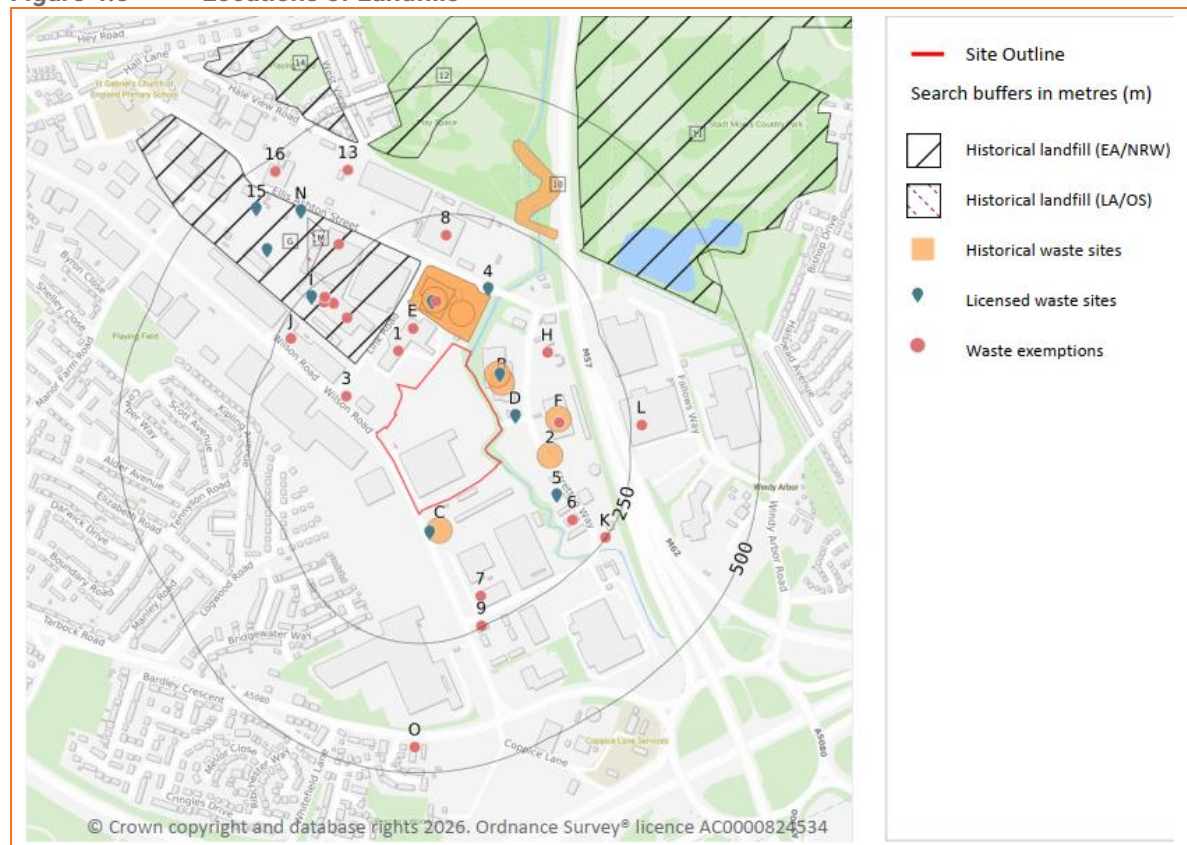
The Groundsure report indicates the site is situated in an area where less than 1% of homes are above the "Action Level" and that the BGS reports that radon protective measures are not necessary for the construction of new dwellings or extensions.

4.5. LANDFILL SITES

The Groundsure report has not identified any active or historical landfill sites within 250 m of the site boundary. However, there is one historical landfill EA/NRW record 88 m northwest of the site at Brickfields, Knowsley, Merseyside for inert waste.

A screenshot of the mapping showing landfill locations within 250 m radius of the site is included in Figure 4.3.

Figure 4.3 Locations of Landfills



4.6. WASTE MANAGEMENT LICENSES AND ENVIRONMENTAL PERMITS

There are nine historical waste sites within 250 m of the site. The details of these are shown in Table 4.5.



Table 4.5 Historical Waste Sites

ADDRESS	TYPE OF SITE	DATE	DISTANCE	DIRECTION
N/A	Refuse Destructor	1984 1987	15 m	NE
Orchid Environmental MWDA Trea	Waste Recycling Facility	-	16 m	NE
Stretton Way	Waste Transfer Station (C/U)	-	17 m	E
Former Hayden Drysys	Waste Recycling Centre	28/11/2011	24 m	SE
Ellis Ashton Street	Waste Transfer Station (Alterations)	-	35 m	N
N/A	Refuse Destructor	1994	52 m	NW
Ashton Street	Waste Transfer Station	-	67 m	N
Orchid Environmental MWDA Trea	Waste Transfer Station	04/03/2013	71 m	E
Fleet Removals of Liverpool	Waste Treatment & Transfer Facilities	-	87 m	E

There are eleven records for licensed waste sites within 100 m of the site. The details of the waste sites are shown in Table 4.6.

Table 4.6 Licensed Waste Sites

REFERENCE	TYPE OF SITE	LICENSE	DISTANCE	DIRECTION
Arpley 2 (EA/EPR/JB3633RP/V003)	Household, Commercial & Industrial Waste T Stn	Number: FCC004 Issue date: 23/07/2012 Status: To PPC	34 m	E
Stretton Way (EA/EPR/JB3633RP/A001)	75kte HCI Waste TS + treatment	Number: FCC004 Issue date: 23/07/2012 Status: Issued	34 m	E
Arpley 2 (EA/EPR/JB3633RP/V002)	Household, Commercial & Industrial Waste T Stn	Number: FCC004 Issue date: 23/07/2012 Status: Modified	34 m	E
Arpley 2 (EA/EPR/JB3633RP)	Household, Commercial & Industrial Waste T Stn	Number: 648020 Issue date: 23/07/2012 Status: Issued	34 m	E



REFERENCE	TYPE OF SITE	LICENSE	DISTANCE	DIRECTION
Huyton H W R C (EA/EPR/DB3833DK/A001)	75kte Non-hazardous & hazardous HWA Site	Number: VE0167 Issue date: 12/12/2011 Status: Issued	42 m	SE
Huyton H W R C (EA/EPR/DB3833DK/A001)	-	Number: 669414 Issue date: 12/12/2011 Status: Issued	42 m	SE
Materials Recycling And Recovery Centre (EA/EPR/DP3794ST/V004)	Physical Treatment Facility	Number: ORC009 Issue date: 10/05/2007 Status: Modified	45 m	E
M W D A Treatment Facility (-)	Physical Treatment Facility	Number: FAI011 Issue date: 10/05/2007 Status: Issued	45 m	E
Materials Recycling And Recovery Centre (EA/EPR/DP3794ST)	Physical Treatment Facility	Number: 665731 Issue date: 10/05/2007 Status: Surrendered	45 m	E
Huyton W T S / H W R C (-)	Household, Commercial & Industrial Waste T Stn	Number: MWA006 Issue date: 15/09/1995 Status: Modified	89 m	NW
Huyton Waste Transfer (-)	Special Waste Transfer Station	Number: MWA006 Issue date: 15/09/1995 Status: Modified	89 m	NW

Forty-three waste exemptions have been identified within 250 m of the site. The details of the waste exemptions within 100 m are shown in Table 4.7.

Table 4.7 Waste Exemptions

REFERENCE	CATEGORY	SUB-CATEGORY	DESCRIPTION	LOCATION
WEX297363	Storing waste exemption	Not on a farm	Storage of waste in a secure place	64 m N
EPR/ZH0814D E/A001	Storing waste exemption	Non-agricultural waste only	Storage of waste in a secure place	79 m NW
EA/EPR/VP368 6VG/A001	Treating waste exemption	Non-agricultural waste only	Repair or refurbishment of WEEE	79 m NW



REFERENCE	CATEGORY	SUB-CATEGORY	DESCRIPTION	LOCATION
EPR/GH0073J N/A001	Treating waste exemption	Non-agricultural waste only	Treatment of waste toner cartridges by sorting, dismantling, cleaning or refilling	79 m NW
WEX137630	Treating waste exemption	Not on a farm	Preparatory treatments (baling, sorting, shredding etc)	87 m N
WEX443479	Storing waste exemption	Not on a farm	Storage of waste in a secure place	87 m N
WEX308871	Storing waste exemption	Not on a farm	Storage of waste in a secure place	91 m NW

4.7. UNEXPLODED ORDNANCE

The regional unexploded bomb risk map from Zetica (2014) indicates that the site is in an area at moderate risk from possible unexploded ordnance (UXO) resulting from the Second World War. The Zetica UXO Risk Map is presented in Figure 4.4.

Brimstone have completed a Stage 1 Preliminary UXO Risk Assessment (Ref: PRA-26-3004, dated 03/03/2026). The assessment indicates that there is no evidence of bomb damage occurring on site, however a Lancashire bomb plot records one incident of an unexploded AA shell at Huyton Quarry 600 m north of the site and it is possible that an unexploded British AA shell struck the site during WW2 and any such UXO could have penetrated the ground on site to shallow depths and remain in situ. The report suggests that further investigation and a Stage 2 Detailed Risk Assessment is not required. However, a UXO Safety Briefing is prudent to all personnel conducting groundworks. The PRA can be found attached in Appendix VII.



Figure 4.4 Zetica UXO Risk Map



Source - <https://zeticauxo.com/downloads-and-resources/risk-maps/>

4.8. RECENT INDUSTRIAL LAND USES

The site is located within a predominantly industrial area; therefore, several industrial land uses have been identified within a 100 m radius of the site, summarised in Table 4.8.

Table 4.8 Recent Industrial Land Uses

INDUSTRIAL LAND USE	DISTANCE (m)	DIRECTION	STATUS
Easystorage	On-site	-	Current
Electrical Substation	On-site	-	Current
Huyton Business Park	On-site	-	Current
Public Recycling Facility	21	E	Current
Electrical Substation	30	E	Current
Link Recycling	53	NW	Current
Electrical Substation	57	NE	Current
North West Trucks Services Ltd	67	W	Current
A R K Travel LLP	78	NW	Current



INDUSTRIAL LAND USE	DISTANCE (m)	DIRECTION	STATUS
Works	78	W	Current
Cemex UK	87	N	Current
Electrical Substation	96	E	Current
Refuse Destructor	100	N	Current

4.9. SITE SENSITIVITY ASSESSMENT

The site is assessed to be located within a “Moderate” sensitivity setting, as discussed in Table 4.9.

Table 4.9 Site Sensitivity Assessment

SENSITIVITY PROFILE	DISCUSSION	RATING
Groundwater Source Protection Zone or Drinking Water Safeguarding Zone	The site is not located within a groundwater source protection zone or drinking water safeguarding zone. However, there is a source protection zone 3 – Total Catchment 225 m southeast of the site.	Moderate
Distance to the closest groundwater abstraction point	There are no groundwater or potable abstractions recorded within 1 km of the site.	Low
Aquifer classification in superficial drift deposits	Secondary Undifferentiated Aquifer.	Low
Aquifer classification in bedrock	Secondary A Aquifer.	Moderate
In the site underlain by low-permeability drift to depths in excess of 10 m?	BGS boreholes have identified the presence of CLAY to depths in excess of 3.60 m bgl.	Moderate
Is the site located within 50 m of a surface watercourse?	Yes, Logwood Mill Brook runs along the eastern site boundary.	High
Sensitive land uses	None identified.	Low
Sensitive ecological receptors	The site is located within an SSSI Impact Risk Zone. The site also lies within the Ditton Brook (Halewood to Mersey Estuary) Nitrate Vulnerable Zone. Priority habitats are recorded 164 m east and 218 m east.	Moderate
Overall Site Environmental Sensitivity		Moderate

4.10. REGULATORY DATABASE

The information summarised in Table 4.10 has been obtained from a commercially available environmental database. The summary table only includes records from within 250 m of the subject site and is not otherwise detailed in the report.



Table 4.10 Summary of Environmental Data

RECORD	ENTRIES WITHIN 250 m	DETAILS
Contaminated Land Register Entries and Notices	0	N/A
Authorised Industrial Processes (Part A, A1 and Part B Permits)	8	Part A(1) – The closest entry relates to FCC Recycling (UK) Ltd located 34 m east. Part A(2) – The closest entry relates to a Waste Oil Burner 74 m west.
Fuel Stations Entries	0	N/A
Licensed Radioactive Substances	0	N/A
Enforcements, Prohibitions or Prosecutions	0	N/A
Discharge Consents	10	The closest entries relate to sewage discharges to Logwood Mill Brook located adjacent to the site.
Pollution Incidents	17	Records within 100 m: 25 m SE – Pollutant on 09/05/2001. Incident identification: 4977. Significant impact to land. No impact to water or air. 96 m NW – Pollutant on 25/06/2003. Incident identification: 168695. No impact to water or land. Minor impact to air. 98 m NW - Pollutant on 04/05/2001. Incident identification: 4382. Significant impact to land. No impact to water or air.
Consents Issued Under the Planning (Hazardous Substances Act 1990	1	170 m NW – Application approved at Lombard Shipping & Forwarding Ltd. No enforcements notified.
Control Of Major Accident Hazard (COMAH) Sites	1	135 m NE – Basf Printing Systems Ltd. Status: Historical NIHHS Site.



5. PRELIMINARY MINING ASSESSMENT

5.1. COAL MINING

The Mining Remediation Authority (MRA) mapping and records indicate that the site is in an area that may be affected by coal mining.

A MRA mining report was obtained (Ref: 51003555637001) dated February 2026.

The MRA operates a risk-based approach to assessing potential instability issues associated with future land development located within the predefined MRA consultation areas. This risk-based approach subdivides the potential risk into “low” and “high” risk categories.

The risk categories can be defined as:

Low-Risk Sites – Deemed to be land where coal mining has taken place, however, it was at such depth not to pose a risk to new development, and it, therefore, contains no known recorded risks and as such, no further assessment is required.

For low-risk site, the MRA categorically states:

*If your proposed development is within the Development Low Risk Area, **there is no need for you to submit any coal mining information with your planning application** and The Mining Remediation Authority will not be consulted by the LPA. The LPA will include our Standing Advice as an informative note within the decision notice.*

High-Risk Sites – Deemed to be landholdings located within an area known to contain legacy risks that include:

- ✳ Mine entries (shaft or adit);
- ✳ Shallow coal working (recorded and probably);
- ✳ Workable coal seam outcrops;
- ✳ Mine gas sites and areas;
- ✳ Recorded coal-mining -related hazards;
- ✳ Geological features (fissures and break lines); and
- ✳ Former surface mining sites (sometimes using historic opencast extraction methods).

5.2. COAL MINING INFORMATION

Prior to the enactment of the Coal Mines Regulation Act (1872), which came into force on the 1st of January 1883, there was no statutory requirement to record the extent of abandoned mine workings and as such the MRA has no knowledge of extensive workings throughout the UK Coal Fields where shallow workings are present at a depth that could result in a subsidence event in the future (through successive cavitation) associated with failure of support mechanism.

Determining if a site may have unrecorded or recorded coal mine workings requires the consideration of a wide range of information, and E3P has completed a review of relevant information in relation to potential coal mining activities.

In the first instance, E3P has reviewed the Mining Remediation Authority Online Viewer, and an excerpt of this is presented in Figure 5.1. A coal sub-crop is shown in the central sector of the site and further sub-crops are shown to the north and south of the site. Areas of probable shallow workings are recorded to the south of the sub-crops. Mine entries are recorded to the west and south of the site. There are no recorded underground workings or opencast workings within the site boundary.



Figure 5.1 Excerpt of the Mining Remediation Authority Online Viewer

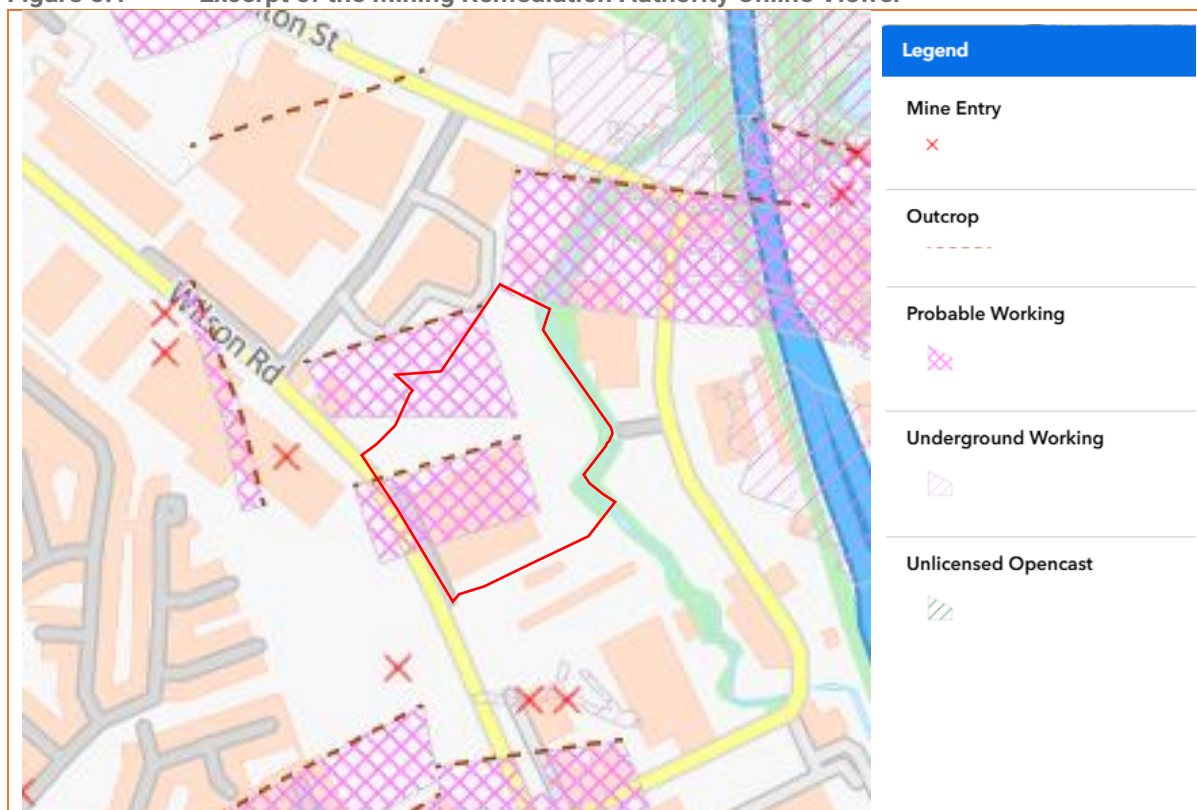


Table 5.1 provides a summary of pertinent coal mining information within the MRA Mining Report.

Table 5.1 Coal Mining Information

SOURCES OF INFORMATION	SUMMARY					
Known Past Underground Mining	SEAM	DEPTH	DIRECTION	THICKNESS (cm)	YEAR LAST MINED	
	LONDON	110	East	180	1877	
	DELPH (BIN)					
	CROMBOUKE	130	Northeast	190	1883	
	ST. HELENS YARD	147	East	90	1870	
	HIGHER FLORIDA	157	East	180	1871	
	LOWER FLORIDA	164	Northeast	120	1862	
	WIGAN FOUR FEET	290	Northeast	160	1898	
Probable Unrecorded Workings	Yes.					



SOURCES OF INFORMATION	SUMMARY				
Spine Roadways at Shallow Depth	No spine roadway recorded at shallow depth.				
Mine Entries Within 100m Of the Site	☛ Shaft reference 345389-002 – Grid Reference E 345559, N 389962 – Treatment details unknown – Located to the west of site. ☛ Shaft reference 345389-023 – Grid Reference E 345668, N 389760 – This shaft was found during development was capped with a 3m square RC raft at rockhead. It is thought that the shaft was then conveyed to Capital at Counties Ltd. In 1973 but we have no confirmation that this is so. – Located to the south of site.				
Mine Abandonment Plans	The following plans are listed: NW836, 13866, NW756, P00, 16820, NW835, NW803, 2739, NW832. The Jomas Associates Report notes that no shallow coal working abandonment plans could be provided by the Coal Authority.				
Known Outcrops	SEAM NAME		WORKABLE?	DISTANCE (m)	BEARING OF OUTCROP
	TRENCHERBONE		Yes	5.4	251
	WIGAN FOUR FEET	Yes	Within	74	
Faults / Fissures	The geological mapping identifies the presence of two faults within the site boundary.				
Opencast Mines	None recorded within 500 metres of the enquiry boundary.				
Mining Remediation Authority Managed Tips	None recorded within 500 metres of the enquiry boundary.				
Remediated Sites	None recorded within 50 metres of the enquiry boundary.				
Coal Mining Subsidence	None recorded within 50 metres of the enquiry boundary.				
Mine Gas	None recorded within 500 metres of the enquiry boundary.				
Mine Water	None recorded within 500 metres of the enquiry boundary.				
Future Underground Mining	None recorded.				
Mining Remediation Authority Development Advice	“The site is within an area of historical coal mining activity. Should you require advice and/or support on understanding the mining legacy, its risks to your development or what next steps you need to take, please contact us.”				
British Geological Survey Mapping	The 1:50,000 plan for the site shows the Tenlands Mine (Ravenhead Main Delf) sub-crop in the west of the site. The Bastions Mine sub-crops to the north of the site. The strata is shown to dip to the south, beneath the subject site.				



SOURCES OF INFORMATION	SUMMARY
Review Of Mining Remediation Authority Archive	N/A.
Historical Ordnance Survey Mapping	Historical OS mapping within 500 m of the site indicates the presence of Huyton Hey Colliery and coal pits to the north of the site, coal pits to the east and Houghtons Hey Colliery to the northeast between 1849-1850. An old colliery and shafts are recorded between 1891 and 1956 northeast of the site. Shafts are recorded northeast of the site between 1925 and 1956. In 1966 a disused mine and shaft is marked in the northeast of the site. No further coal related features were marked.
Historical Site Investigations	The Coal Authority has received information relating to past site investigations on-site, however this information has not been made available to E3P.

5.3. MINING REMEDIATION AUTHORITY PLAN

The Mining Remediation Authority plan referenced: MR-LARGE-PLOT-E3P-5QP-DSB-NUM-9JS shows the two faults within the site boundary and the coal sub-crop as illustrated in Figure 5.2.

Figure 5.2 Mining Remediation Authority Plan for the Site



5.4. COAL MINING GEOLOGY

Figure 5.3 is a photograph of the 1:50,000 plan for the site, which shows the Tenlands Mine (Ravenhead Main Delf) sub-crop in the west of the site. The Bastions Mine sub-crops to the north of the site. The strata is shown to dip to the south, beneath the subject site.

This geological map shows the Whitfield Lake area. The map includes several geological units: RPKV (Rocky Point Formation), S (Sandstone), ED (Enderbury Formation), Fe M (Ironstone), cb (Conglomerate), SJM (St. John's Formation), Bst M (Bastard Formation), S (Sandstone), Dil M (Diluvium), Pk (Pebbly clay), HF (Heavy fossiliferous), and Fe M (Ironstone). The map also shows the location of Whitfield Lake and the surrounding area. A red outline highlights a specific area of interest, likely the location of the fossiliferous sandstone mentioned in the text.

There are no records of open-cast mining related to the site.

If coal mining is present below the site, this may be a potential source of ground gas that could pose a risk to site end users. A preliminary mine gas assessment is provided in Table 5.2.

SCENARIO	DISCUSSION	RATING
Are There Known Coal Seams Beneath The Site?	Yes – there is a known coal sub-crop beneath the site.	High
Are There Coal Seams Within 150m Of The Top Of The Bedrock?	Yes	High
Are There Any Known Workings Below The Site?	No – there are no recorded workings beneath the site, however nearby workings are recorded at depths of between 110-290 m.	Low
Are The Underlying Drift Deposits Impermeable?	Yes – the site is underlain by CLAY to depths in excess of 3.60 m.	Low
Are There Any Mine Entrances Within The Site Boundary Or Within 50m Of The Site?	There are no mine entries within the site boundary or 50 m of the site. There are two mine entries circa 70 m to the west/southwest.	Moderate
Are There Any Faults Below The Site Or In Close Proximity?	Yes – two faults are recorded on-site.	High



SCENARIO	DISCUSSION	RATING
Is There Any Records Of Mine Gas Emission On Or Within 50m Of The Site	None recorded.	Low
Is There Any Record Of Historical Mine Stabilisation Works?	None recorded.	Low
Evidence Of Rising Groundwater In Flooded Mine Workings?	Not known.	Moderate
Overall Mine Gas Risk		High

Conclusion

In accordance with the CL:AIRE Good Practice for Risk Assessment for Coal Mine Gas Emissions (2021) decision support tool for mine gas risk assessment, the potential risk from mine gas at the site is considered to be high. This assessment is based on the potential for shallow workings at depths of less than 30 m below ground level (which may remain unflooded), and the presence of geological faults within the site boundary.

Source

Mine gas collecting in abandoned mines.

Pathway

There are two faults within the site boundary. There are two mine shafts in the nearby vicinity of the site. Both of these may act as a preferential pathway for Mine Gas. However, the site is expected to be underlain by at least 3.60 m of clayey glacial till which will serve to reduce the vertical migration of Mine Gas.

Recommendations

It is therefore recommended that a detailed mine gas risk assessment is undertaken, comprising intrusive ground investigation and the installation of targeted gas monitoring boreholes to quantify the risk and inform appropriate mitigation measures.

5.7. COAL MINING RISK ASSESSMENT

This risk assessment comprises a desk-based review of all available information on coal mining issues that are relevant to the application site deemed to be within a high-risk area. This includes:

- ✳ Interpretation of information to identify and assess the risks to the proposed development from coal mining legacy, including the cumulative impact of issues;
- ✳ Setting out appropriate mitigation measures to address the coal mining legacy issues affecting the site, including any necessary remedial works and/or demonstrate how coal mining issues have influenced the proposed development; and
- ✳ Demonstrating to the local planning authority that the application site is, or can be made, safe and stable to meet the requirements of national planning policy with regard to development on unstable land.

The coal mining risk assessment is summarised in Table 5.3.



Table 5.3 Summary of Coal Mining Risk

COAL MINING RISK	YES/NO	RISK ASSESSMENT
Recorded Underground Coal Mining At Shallow Depth (<30 m)	No	Low
Recorded Underground Coal Mining At Shallow Depth (>30 m)	No	Low
Evidence Of Unrecorded Surface Extraction Of Coal Outcrop	No	Low
Unrecorded Underground Coal Mining At Shallow Depth (<30 m)	Yes	High
Mine Entries (Shaft/Adits)	No	Low
Coal Mining Geology – Fractures/Fissures	Yes	High
Recorded Gas Emissions	No	Low
Recorded Mining Surface Hazard	No	Low
Surface Mining (Opencast)	No	Low

It will be necessary to investigate the potential presence of underground workings beneath the site through a programme of rotary borehole drilling.

Should mine workings be encountered within the zone of influence of the surface and found to have insufficient competent rock cover, treatment or stabilisation by drill and pressure grouting will be required.

5.8. PRELIMINARY BRINE WORKINGS ASSESSMENT

The site is not situated within the Cheshire Salt Field and therefore the underlying ground is not subject to natural dissolution from salt mining.



6. PRELIMINARY GEOTECHNICAL ASSESSMENT

6.1. GEOTECHNICAL DATA

Geotechnical data presented within a commercially available environmental database is summarised in Table 6.1.

Table 6.1 Summary of Geotechnical Data

HAZARD	DESIGNATION
Shrink-Swell Clay	Very low
Landslides	Very low
Ground Dissolution	Negligible
Compressible Ground	Negligible
Collapsible Deposits	Very low
Running Sand	Very low
Anthropogenic Cavities	None identified within 1km.
Sinkhole and Natural Cavities	None identified within 500 m.

6.2. ARTIFICIAL LANDFORM AND GEOMORPHOLOGY

Based on the initial geological assessment, a review of available topographic data and pertinent mapping, E3P has undertaken a preliminary geomorphological evaluation of the landform and its possible mechanism for formation.

It is likely that the site was historically levelled to form the current level development platform.

Figure 6.1 Surface Lidar Data





6.3. GEOTECHNICAL RISK ASSESSMENT

Based on the desk-study information, the following geotechnical assessment has been made:

- ✳ Existing buildings will require demolition, with all relict foundations grubbing out before the proposed development's construction.
- ✳ Artificial levelling and development of the site may have resulted in upfill (Made Ground) to create a level platform.
- ✳ Existing foundations, below ground obstructions and areas of hardstanding associated with the existing buildings are anticipated and will need to be removed as part of the enabling works.
- ✳ Existing services and drainage may need to be re-routed prior to any development.
- ✳ An abnormal foundation solution is likely to be required due to the required loadings. Design and construction of such foundations will be required by competent and certified contractors.
- ✳ Due to nearby coal mining activities, it is possible that unrecorded shallow coal mining will be present beneath the development. The presence of mine workings may affect the foundation design.
- ✳ Shallow bedrock is anticipated which may impede the excavation to form drainage infrastructure and foundations.
- ✳ There is the potential for shallow or perched groundwater which may impact proposed foundations.
- ✳ Areas of trees may present a risk of heave/desiccation to the underlying cohesive superficial deposits.
- ✳ An area of marsh is recorded on historical mapping dated 1850, which may indicate an area of soft deposits in the northern sector.



7. INITIAL CONCEPTUAL SITE MODEL

Under EA LCRM (updated July 2025) and BSI 10175 (Code of Practice for Investigation of Potentially Contaminated Land), and BS EN ISO 21365:2021 (Soil Quality – Conceptual models for potentially contaminated sites), E3P has developed a Tier 1 risk assessment comprising an initial conceptual site model (CSM) to identify potential contamination sources, migration pathways and receptors within the study area. An initial screening of the on and potential off-site sources of contamination has been undertaken in Table 7.1, with the more detailed initial CSM included overleaf in Table 7.2.

Table 7.1 Initial Contaminant Source Screening

SOURCE	SOIL	GROUNDWATER	GROUND GAS/VAPOUR
On-Site			
Historical Tanks	Polycyclic Aromatic Hydrocarbons (PAHs), Total Petroleum Hydrocarbons (TPHs), Volatile Organic Compounds (VOCs), Semi Volatile Organic Compounds (SVOCs)	PAHs, TPHs, S/VOCs	Volatile Vapours
Logwood Corn Mill	Heavy Metals, TPHs, PAHs, S/VOCs, Inorganic Compounds, Asbestos (Unlikely due to time since operation)	Heavy Metals, TPHs, PAHs, S/VOCs, Inorganic Compounds (Unlikely due to time since operation)	Unlikely
Canning Factory	Heavy Metals, TPHs, PAHs, Inorganic Compounds, Asbestos	Heavy Metals, PAHs	Unlikely
Vehicle/Equipment Storage (leaks/ spillages)	PAHs, TPHs, S/VOCs, Heavy Metals	PAHs, TPHs, S/VOCs, Heavy Metals	Volatile Vapours (Unlikely)
Made Ground (Historical Development)	Heavy Metals, PAHs, TPHs Asbestos	Heavy Metals, PAHs	Carbon Dioxide, Methane (Low risk source)
Existing Warehouse	Asbestos	N/A	N/A
Electrical Substation	Polychlorinated biphenyls (PCBs)	N/A	N/A
Shallow Coal Workings	N/A	N/A	Carbon Dioxide, Methane, Hydrogen Sulphide
Off-Site			
Sewage Works, Tanks, Filter Beds (1m E)	Heavy Metals, TPHs, PAHs	Heavy Metals, TPHs, PAHs	Carbon Dioxide, Methane and volatile vapours
Tanks (40 m NW, 80 m N)	PAHs, TPHs, S/VOCs	PAHs, TPHs, S/VOCs	Volatile Vapours (Unlikely)



SOURCE	SOIL	GROUNDWATER	GROUND GAS/VAPOUR
Garage (20 m SE)	Heavy Metals, ACM, TPHs, PAHs, Sulphates, S/VOCs	Heavy metals, PAHs, TPHs	Volatile Vapours (Unlikely)
Unspecified Works 40 m W, 60 m S)	Heavy Metals, TPHs, PAHs, VOCs, Inorganic compounds	Heavy Metals, TPHs, PAHs, VOCs, Inorganic compounds	Unlikely
Electrical Substations (20 m E, 60 m S, NW, 90 m E)	PCBs	N/A	N/A
Historical Landfill (88 m NW)	Unlikely due to distance	Unlikely due to distance	Carbon Dioxide, Methane (Unlikely due to distance)

After reviewing all environmentally pertinent information and the potential contaminant sources, the following initial conceptual site model has been developed for the site:



Table 7.2 Initial Conceptual Model

CONTAMINANT SOURCE	MIGRATION PATHWAY	RECEPTOR
HUMAN HEALTH		
Made Ground (Historical Development, Tanks, Mill, Factory, off-site Sewage Works, Tanks, Garage, Works) <i>Heavy Metals, non-volatile PAHs, heavy-end TPHs</i>	Accidental ingestion and/or dermal contact with contaminated soil and/or leachate. PL1/PL2 Inhalation of contaminated dust PL3	Human Health – construction workers Human Health – end users
Electrical Substations <i>PCBs</i>		

Discussion

Given the site's historical use, it is considered likely that heavy metals, non-volatile PAHs and heavy end TPHs will be present within the underlying Made Ground deposits. The site is likely underlain by a variable horizon of Made Ground associated with historic construction and demolition activities.

Contamination from localised mechanical or hydrocarbon leaks associated with vehicle/equipment and former tanks cannot be discounted, however the risk to the underlying soils is reduced due to the presence of hardstand across the majority of the site.

There is the potential for PCBs to be present within the electrical equipment and Made Ground deposits surrounding the substation.

Due to the proposed continued commercial land use, a low level of risk is inferred. The presence of hardstand will break the potential pathway to future site users. Construction works must be undertaken with appropriate Personal Protective Equipment (PPE) and welfare facilities.

Probability: Likely	Consequence: Minor	Level of Risk: Low
Made Ground (Historical Development, Tanks, Mill, Vehicle Storage, Factory, off-site Tanks, Garage, Works) <i>TPHs, volatile PAHs (Naphthalene), S/VOCs</i>	Inhalation of vapours PL4 Migration through permeable strata and preferential pathways PL5	Human Health – end users Human Health – Off-site receptors

Discussion

Made Ground deposits associated with the historical land use are a potential source of volatile contaminants. Contamination associated with the former Corn Mill is considered unlikely due to time since operation.

Fuel spillages and leaks associated with former tanks and vehicle/equipment storage across the site may also present a potential source of TPHs, volatile PAHs, VOCs and SVOCs. The risk to the underlying soils is reduced due to the presence of hardstand across the majority of the site.



CONTAMINANT SOURCE	MIGRATION PATHWAY	RECEPTOR
Volatile contaminants may pose a risk to construction workers if they come into contact with impacted soils during further earthworks, however, appropriate PPE/ Respiratory Protective Equipment (RPE) will ensure they are at no unacceptable risk. The main pathway of volatile compounds is considered to be vapour inhalation indoors.		
Probability: Low Likelihood	Consequence: Mild	Level of Risk: Low
Made Ground (Historical Development), Existing Buildings <i>Asbestos (Asbestos containing materials (ACM) and loose fibres)</i>	Inhalation (of fibres) Construction works disturbing bound material and releasing fibres. PL3	Human Health – construction workers, end land users, and users of adjacent sites
Discussion Due to the sites historical use and the presence of several buildings including construction and demolition, the presence of asbestos within the underlying Made Ground cannot be discounted. Furthermore, ACMs are likely to encountered given the steel portal-frame warehouse on-site was constructed pre-1974. A pre-demolition asbestos survey will be required within all existing buildings within the site boundary prior to works being carried out. Construction works must be undertaken with appropriate Personal Protective Equipment (PPE) and welfare facilities.		
Probability: Likely	Consequence: Medium	Level of Risk: Moderate
Made Ground (Historical Development, Tanks, Mill, Vehicle Storage, Factory, off-site Tanks, Garage, Works) <i>Organic contaminants such as hydrocarbons, solvents</i>	Ingestion of tainted water supply. PL7	Human Health – End users Water pipeline
Discussion Given the history of the site, there is the potential for organic contamination including S/VOCs and hydrocarbons within the Made Ground deposits. Fuel spillages and leaks may also present a potential source TPHs, volatile PAHs, VOCs and SVOCs, however the risk is reduced in areas of hardstanding. Organic contaminants pose a risk to future site users through the ingestion of tainted water supply.		
Probability: Likely	Consequence: Mild	Level of Risk: Moderate/Low



CONTAMINANT SOURCE	MIGRATION PATHWAY	RECEPTOR
CONTROLLED WATERS		
Made Ground (Historical Development, Tanks, Mill, Factory, off-site Sewage Works, Tanks, Garage, Works) <i>Heavy Metals, PAHs, TPHs, S/VOCs</i>	Contact with contaminated groundwater PL2 Migration to the Secondary A bedrock aquifer PL5 Migration to Logwood Mill Brook PL5	Human Health – site personnel Human Health – Consumer Aquatic ecosystems

Discussion

Historical site-uses and associated features such as tanks are potential sources of mobile contaminants. Contamination associated with vehicle/equipment storage cannot be discounted, however the risk to the underlying soils is reduced due to the presence of hardstand across the majority of the site.

Logwood Mill Brook located at the eastern boundary is considered to be the primary receptor and there is the potential for mobile contaminants within the underlying strata to migrate towards the watercourse.

BGS records indicate the presence of Made Ground, underlain by CLAY to 3.60 m bgl, which may serve to reduce the potential for vertical migration of contamination into the underlying Secondary A bedrock aquifer. In addition, there are no groundwater/potable abstractions within 1km, therefore the sensitivity of the aquifer is reduced.

Probability: Likely	Consequence: Mild	Level of Risk: Moderate/Low
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GROUND GAS

Made Ground (Historical Development, Tanks, off-site Sewage Works, Tanks, Garage, Works), Underlying coal workings <i>Hazardous Ground Gases (Carbon Dioxide and Methane), Volatile Vapours</i>	Inhalation of ground gas PL4 Accumulation of ground gas in confined spaces (asphyxiation or explosion) PL4	Human Health – site personnel Human Health – end users Infrastructure and services
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Discussion

Any areas of deep Made Ground may represent a potential source of hazardous ground gas. The site is anticipated to be underlain by cohesive superficial deposits which may limit the migration of hazardous ground gases.

The potential risk from mine gas at the site is considered to be high. This assessment is based on the potential for shallow workings at depths of less than 30 m below ground level (which may remain unflooded), and the presence of geological faults within the site boundary.

Probability: High Likelihood	Consequence: Medium	Level of Risk: High
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CONTAMINANT SOURCE	MIGRATION PATHWAY	RECEPTOR
Radon	Inhalation of ground gas PL4 Accumulation of ground gas in confined spaces (carcinogenic)	Human Health – site personnel Human Health – end users

Discussion

The site is located within an area where 1% of homes are above the Radon Action Level and therefore, radon protective measures are not required within the construction of new dwellings or extensions across the site.

Probability: Unlikely	Consequence: Minor	Level of Risk: Very Low
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INFRASTRUCTURE AND DEVELOPMENT

Made Ground (Historical Development) <i>Sulphate from potential ash within the Made Ground</i>	Sulphate attack on PL6	Building concrete
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Discussion

There is the potential for sulphates to be present within the underlying Made Ground which may impact the proposed building concrete, however where required concrete can be designed to the required specification to mitigate the risk.

Probability: Likely	Consequence: Mild	Level of Risk: Moderate/Low
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Made Ground (Historical Development) <i>Phytotoxic contaminants</i>	Direct contact (plant uptake) PL8	Flora
---	--	-------

Discussion

Made Ground associated with the historical land use and construction/demolition activities is a potential source of phytotoxic contaminants, which may be taken up by flora in any proposed soft landscaping.

Probability: Likely	Consequence: Mild	Level of Risk: Moderate/Low
----------------------------	--------------------------	------------------------------------

Main Exposure Pathways

PL1 = Soil Ingestion, PL2 = Dermal Contact and Ingestion, PL3 = Dust Inhalation, PL4 = Vapour/Gas Inhalation, PL5 = Vertical/Lateral Migration, PL6 = Corrosion of Concrete, PL7 = Tainting of Water Supply, PL8 = Uptake by Plants



FROM CIRA 552 (2001)		RISK ASSESSMENT MATRIX			
		Consequence			
		SEVERE	MEDIUM	MILD	MINOR
Probability	HIGH LIKELIHOOD	Very High	High	Moderate	Moderate / Low
	LIKELY	High	Moderate	Moderate / Low	Low
	LOW LIKELIHOOD	Moderate	Moderate/ Low	Low	Very Low
	UNLIKELY	Moderate / Low	Low	Very Low	Very Low

END OF REPORT

Appendix I: Limitations





GENERAL

This report and any associated works (together comprising the "Services") were compiled and carried out by E3P for the client (as present in Section 1) under the E3P "Terms of Business" or with those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed and outlined in the body of the report.

Unless explicitly agreed otherwise, in writing, this report has been prepared under E3P Standard Terms and Business as included within our proposal to the Client.

Project-specific appointment documents may be agreed upon at our discretion and a charge may be levied for both the time to review and finalise appointment documents and also for associated changes to the appointment terms. E3P reserves the right to amend the fee should any changes to the appointment terms create an increased risk to E3P.

The report needs to be considered in light of the proposal and associated limitations of scope. The report needs to be read in full and isolated sections cannot be used without full reference to other elements of the report and any previous works referenced within the report.

PHASE 1 GEOENVIRONMENTAL AND PRELIMINARY RISK ASSESSMENTS

Coverage: This section covers reports with the following titles or combination of titles: Phase 1; Desktop Study; Geoenvironmental Assessment; Development Appraisal; Preliminary Environmental Risk Assessment; Constraints Report; Due Diligence Report; Geotechnical Development Review; Environmental Statement; Environmental Chapter; Baseline Environmental Assessment; Project Scope Summary Report (PSSR), Program Environmental Impact Report (PEIR), Geotechnical Development Risk Register; Agricultural Land Assessment; Mineral Safeguarding Assessment; Desk Top Coal Mining Risk Assessment; Hydrogeological Appraisal; Construction Environmental Management Plan; and Site Water Management Plan.

The works undertaken to prepare this report comprised a study of available and easily documented information from a variety of sources (including the Client), together with (where appropriate) a brief walkover inspection of the Site and correspondence with relevant authorities and other interested parties. Due to the short timescales associated with these projects' responses may not have been received from all parties. E3P cannot be held responsible for any disclosures that are provided post-production of our report and will not automatically update our report.

The opinions given in this report have been dictated by the finite data on which they are based and are relevant only for the purpose for which the report was commissioned. The information reviewed should not be considered exhaustive and has been accepted in good faith as providing true and representative data pertaining to site conditions. Should additional information become available which may affect the opinions expressed in this report, E3P reserves the right to review such information and, if warranted, to modify the opinions accordingly.

It should be noted that any risks identified in this report are perceived risks based on the information reviewed. Actual risks can only be assessed following intrusive investigations of the site.

Where mention has been made to the identification of Japanese Knotweed and other invasive plant species and asbestos or asbestos-containing materials, this is for indicative purposes only and does not constitute or replace full and proper surveys completed by suitably qualified and experienced specialists in these fields.

E3P does not warrant work/data undertaken/provided by others.



INTRUSIVE INVESTIGATION REPORTS

Coverage: The following report titles (or combination) may cover this category of work: Geoenvironmental Site Investigation; Geotechnical Assessment; GIR (Ground Investigation Reports); Preliminary Environmental And Geotechnical Risk Assessment; Preliminary Summary; Coal Mining Risk Assessment, Ground Gas Addendum; and, Geotechnical Risk Register.

The investigation has been undertaken to provide information concerning either:

- The type and degree of contamination present at the site in order to allow a generic quantitative risk assessment to be undertaken; or
- Information on the soil properties present at the site to allow for geotechnical development constraints to be considered.

The scope of the investigation was selected on the basis of the specific development and land use scenario proposed by the Client and may be inappropriate to another form of development or scheme. If the development layout was not known at the time of the investigation the report findings may need revisiting once the development layout is confirmed.

Unless otherwise specified in the scope of works, any site drawing(s) provided in this report is (are) not meant to be an accurate base plan but is (are) used to present the general relative locations of features on, and surrounding, the site. Features (intrusive and sample locations etc) annotated on site plans are not drawn to scale but are centred over the approximate location. Such features should not be used for setting out and should be considered indicative only.

For contamination purposes, the objectives of the investigation are limited to establishing the risks associated with potential contamination sources with the potential to cause harm to human health, building materials, the environment (including adjacent land), or controlled waters.

For geotechnical investigations, the purpose is to broadly consider potential development constraints associated with the physical property of the soils underlying the site within the context of the proposed future or continued use of the site, as stated within the report.

The amount of exploratory work, soil property testing and chemical testing undertaken has necessarily been restricted by various factors which may include accessibility, the presence of services; existing buildings; current site usage or short timescales. The exploratory holes completed assess only a small percentage of the area in relation to the overall size of the Site, and as such can only provide a general indication of conditions.

The number of sampling points and the methods of sampling and testing do not preclude the possible existence of contamination where concentrations may be significantly higher than those actually encountered or ground conditions that vary from those identified. In addition, there may be exceptional ground conditions elsewhere on the site which have not been disclosed by this investigation and which have therefore not been taken into account in this report

The inspection, testing and monitoring records relate specifically to the investigation points and the timeframe that the works were undertaken. They will also be limited by the techniques employed. As part of this assessment, E3P has used reasonable skill and care to extrapolate conditions between these points based on assumptions to develop our interpretation and conclusions.

The assumption made in forming our conclusions is that the ground and groundwater conditions (both chemically and physically) are the same as have been encountered during the works undertaken at the specific points of investigation and at the time of the investigation.

Conditions can change between investigation points both spatially and over time and these interpretations should therefore be considered indicative. The assessment of extreme weather events and their impact on ground conditions is not within the scope of E3P's work

The risk assessment and opinions provided are based on currently available guidance relating to acceptable contamination concentrations; no liability can be accepted for the retrospective effects of



any future changes or amendments to these values. Specific assumptions associated with the risk assessment process have been outlined within the body or associated appendix of the report.

Additional investigations may be required in order to satisfy relevant planning conditions or to resolve any engineering and environmental issues.

Where soil contamination concentrations recorded as part of this investigation are used for commentary on the potential waste classification of soils for disposal purposes, these should be classed as indicative only. Due consideration should be given to the variability of contaminant concentrations taken from targeted samples versus bulk excavated soils and the potential variability of contaminant concentrations between sampling locations. Where major waste disposal operations are considered, targeted waste classification investigations should be designed and the waste classification and any subsequent disposal option agreed upon with licenced subcontractors and/or the relevant regulators.

The results of the asbestos testing are factually reported and interpretation is given as to how this relates to the previous use of the site, the types of ground encountered and site conceptualisation. This does not however constitute a formal asbestos assessment. These results should be treated cautiously and should not be relied upon to provide detailed and representative information on the delineation, type and extent of bulk ACMs and/or trace loose asbestos fibres within the soil matrix at the site.

If costs have been included in relation to additional site works, and/or site remediation works these must be considered as indicative only and must be confirmed by a qualified quantity surveyor.

EUROCODE 7: GEOTECHNICAL DESIGN

On 1st April 2010, BS EN 1997-1:2004 (Eurocode 7: Geotechnical Design – Part 1) became the mandatory baseline standard for geotechnical ground investigations.

In terms of geotechnical design for foundations, slopes, retaining walls and earthworks, EC7 sets guidance on design procedures including specific guidance on the numbers and spacings of boreholes for geotechnical design, there are limits to methods of ground investigation and the quality of data obtained and there are also prescriptive methods of assessing soil strengths and methods of design. Unless otherwise explicitly stated, the work has not been undertaken in accordance with EC7. A standard geotechnical interpretative report will not meet the requirements of the Geotechnical Design Report (GDR) under Eurocode 7. The GDR can only be prepared following confirmation of all structural loads and serviceability requirements. The report is likely to represent a Ground Investigation Report (GIR) under the Eurocode 7 guidance.

DETAILED QUANTITATIVE RISK ASSESSMENTS AND REMEDIATION AND ENABLING WORK STRATEGY REPORTS

These reports build upon previous report versions and associated notes. The scope of the investigation, further testing and monitoring and associated risk assessments were selected based on the specific development and land use scenario proposed by the Client and may not be appropriate to another form of development or scheme layout. The risk assessment and opinions provided are based on currently available approaches in the generation of Site Specific Assessment Criteria relating to contamination concentrations and are not considered to represent a risk in a specific land use scenario to a specific receptor. No liability can be accepted for the retrospective effects of any future changes or amendments to these values, associated models or associated guidance.

The outputs of the Detailed Quantitative Risk Assessments are based upon the manipulation of standard risk assessment models. These are our interpretation of the risk assessment criteria.

Before adoption on-site, assessment criteria will need to be discussed and agreed upon with the Regulatory Authorities prior to adoption on site. The regulatory discussion and engagement process may result in an alternative interpretation being determined and agreed. The process and timescales



associated with the Regulatory Authority engagement are not within the control of E3P. All costs and programmes presented as a result of this process should be validated by a quantity surveyor and should be presumed to be indicative.

E3P does not accept liability for any subcontract work that has not been completed in strict accordance with an approved E3P Remediation and Enabling Works Strategy.

GEOTECHNICAL DESIGN REPORT (GDR)

The GDR can only be prepared following confirmation of all structural loads and serviceability requirements. All the relevant information needs to be provided to allow for a GDR to be produced.

MONITORING (INCLUDING REMEDIATION MONITORING REPORTS AND BUILD PHASE MITIGATION)

These reports are factual and comprise monitoring, normally groundwater and ground gas and data provided by contractors as part of earthworks or remedial works.

The data is presented and will be compared with assessment criteria.

Appendix II: Glossary





ACM	Asbestos-containing material	MMP	Materials management plan
ADS	Acoustic design statement	ND	Not detected
AST	Above-ground storage tank	NDP	Nuclear density probe
BGS	British Geological Survey	NMP	Noise management plan
BSI	British Standards Institute	NPSE	Noise policy statement for England
BTEX	Benzene, toluene, ethylbenzene, xylenes	NR	Not recorded
MRA	Mining Remediation Authority	PAH	Polycyclic aromatic hydrocarbon
CBR	California bearing ratio	PCB	Polychlorinated biphenyl
CIEH	Chartered Institute of Environmental Health	PI	Plasticity index
CIRIA	Construction Industry Research Association	PID	Photo ionisation detector
CLEA	Contaminated land exposure assessment	POS	Public open space
CML	Council of Mortgage Lenders	PPE	Personnel protective equipment
CoC	Contaminants of concern	ProPG	Professional practice guidance
CSM	Conceptual site model	QA	Quality assurance
DNAPL	Dense non-aqueous phase liquid (chlorinated solvents, PCB)	SGV	Soil guideline value
DWS	Drinking water standard	SPH	Separate-phase hydrocarbon
EA	Environment Agency	SPT	Standard penetration test
EQS	Environmental quality standard	SVOC	Semi-volatile organic compound
FFL	Finished floor level	TPH	Total and speciated petroleum hydrocarbon
GAC	General assessment criteria	TPH CWG	Total Petroleum Hydrocarbon (Criteria Working Group)
GL	Ground level	UKWIR	United Kingdom Water Infrastructure Risk
GSV	Gas screening value	UST	Underground storage tank
HCV	Health criteria value	VCC	Vibro-concrete column
ICSM	Initial conceptual site model	VOC	Volatile organic compound
LEL	Lower explosive limit	VRSC	Vibro-replacement stone columns
LMRL	Lower method reporting limit	VSC	Vibro-stone columns



LNAPL	Light non-aqueous phase liquid (petrol, diesel, kerosene)	WHO	World Health Organisation
MCV	Moisture condition value	WRAP	Waste and Resources Action Programme
MIBK	Methyl isobutyl ketone	WTE	Water table elevation
m	Metres	ppm	Parts per million
km	Kilometres	mg/m ³	Milligram per metre cubed
% v/v	Percent volume in air	m bgl	Metres below ground level
mb	Millibars (atmospheric pressure)	m bcl	Metre below cover level
l/hr	Litres per hour	mAOD	Metres above ordnance datum (sea level)
µg/l	Micrograms per litre (parts per billion)	kN/m ²	Kilonewtons per metre squared
ppb	Parts per billion	µm	Micrometre
mg/kg	Milligrams per kilogram (parts per million)	SSRT	Site Specific Remediation Target
PSD	Particle Size Distribution	DD	Dry Density
CL:AIRE	Contaminated Land: Applications in Real Environments	Mc	Moisture Content
ρ	Bulk Density	GPR	Ground Penetrating Radar
NDP	Nuclear Density Probe	FFL	Finished Floor Level
LEL	Lower Explosive Limit	UKWIR	UK Water Industry Research
CIRIA	Construction Industry Research and Information Association	LOD	Limit of Detection
PFAS	Per- and Poly-Fluorinated Substances	PFOA	Perfluorooctanoic Acid

Appendix III: CIRIA 552 Risk Classification





CIRIA C552:2001 – Classification of Consequence

CLASSIFICATION	CATEGORY	DEFINITION
SEVERE	Humans	Short-term (acute) risk to human health likely to result in “significant harm” as defined by the Environmental Protection Act 1990, Part 2a
	Controlled Water	Short-term risk of pollution of sensitive water resource
	Property	Catastrophic damage to buildings/property
	Ecology	Short-term risk to a particular ecosystem or organism forming part of such ecosystem
MEDIUM	Humans	Chronic damage to human health (“significant harm” as defined in DEFRA, 2006)
	Controlled Waters	Pollution of sensitive water resources
	Ecological Systems	Significant change in a particular ecosystem or organism forming part of such ecosystem
	Humans	Chronic damage to human health (“significant harm” as defined in DEFRA, 2006)
MILD	Controlled Waters	Pollution of non-sensitive water resources
	Property	Significant damage to buildings, structures, crops and services (“significant harm” as defined in DEFRA, 2006) and damage to sensitive buildings / structures and services
	Ecological Systems	Damage to the environment
MINOR	Humans	Non-permanent health effects to human health that are easily prevented by the use of PPE
	Property	Easily repairable effects of damage to buildings, structures and services
	Financial / Project	Harm, although not necessarily significant harm, which may result in a financial loss, or expenditure to resolve

CIRIA 552:2001 Classification of Probability

RISK	DEFINITION
LOW	There are unlikely to be significant contaminated land liabilities/geotechnical constraints associated with the property.
LOW MODERATE	There are unlikely to be significant contaminated land liabilities/geotechnical constraints associated with the property with regard to the proposed use. However, minor issues may require further consideration in the event of future redevelopment of the Site.
MODERATE	Some potential contaminated land liabilities/geotechnical constraints are likely to affect the property as a result of historical and/or current activities. The risks identified are unlikely to pose an immediate significant issue but the purchaser/developer may wish to make further enquiries of the vendor or



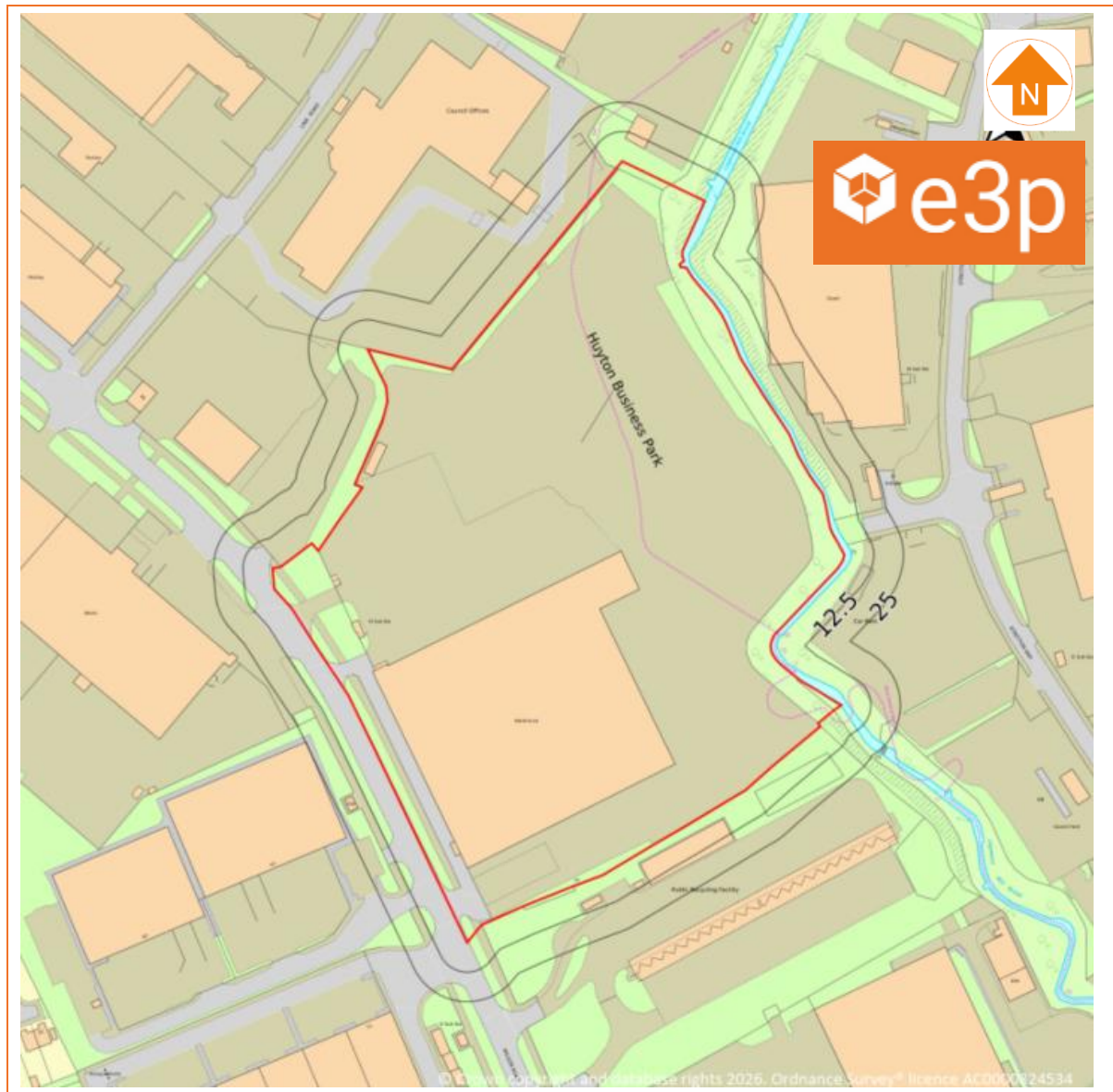
	undertake further environmental improvements. Redevelopment of the Site will likely require further site investigation.
MODERATE HIGH	Some potentially significant contaminated land liabilities/geotechnical constraints have been identified at the property that requires further assessment, including intrusive ground investigations.
HIGH	Significant potential contaminated land liabilities/geotechnical constraints have been identified at the property. Further assessment including intrusive ground investigation will be required to determine the level of risk and associated liability.

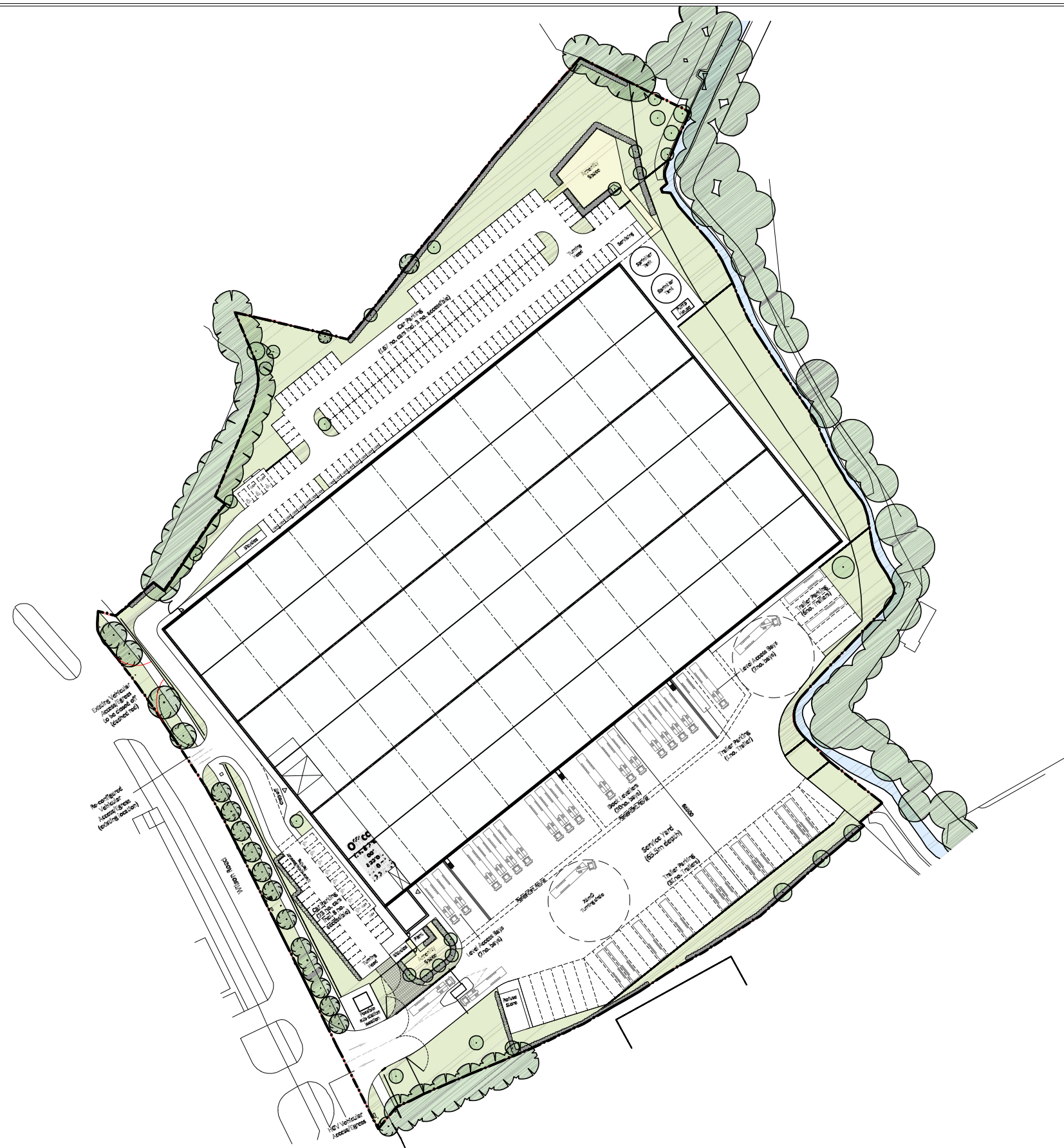
Appendix IV: Drawings



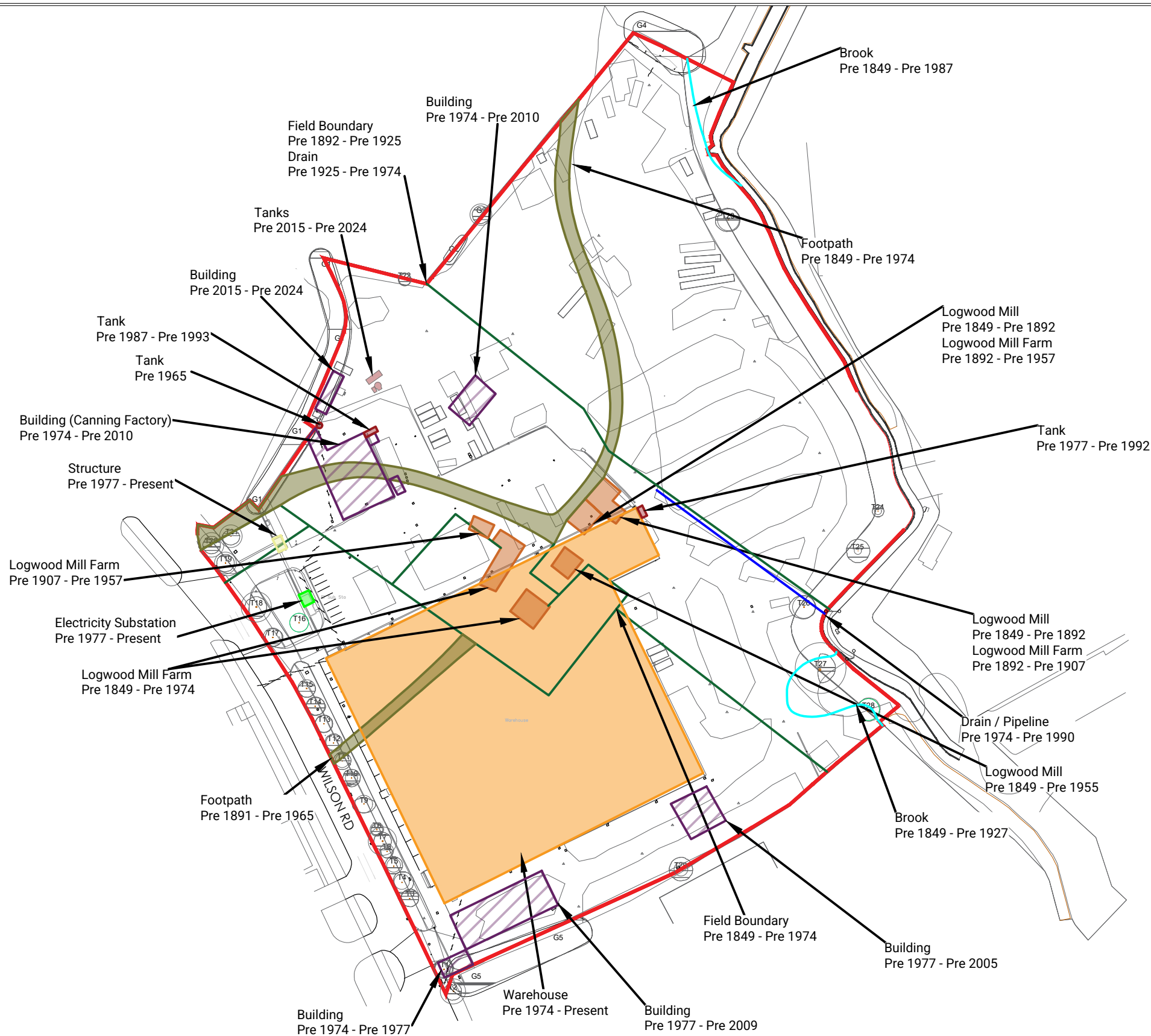


DRAWING 18-824-R1-001 – SITE LOCATION MAP





Notes:						Client: DJL Construction NW Ltd		Job No: 18-824		Date: 06.03.2026		 Environmental Engineering Partnership Ltd Taylor Road, Trafford Park Urmston, Manchester, M41 7JQ Tel: 0161 707 9612 E-mail: info@e3p.co.uk Website: www.e3p.co.uk											
								Drawing No: 002		Scale: NTS													
<table><tr><td>P1</td><td>REVA</td><td>06.03.2026</td><td>TG</td><td>HT</td><td>HT</td></tr><tr><td>Phase</td><td>Issue</td><td>Date</td><td>Drawn</td><td>Checked</td><td>PM</td></tr></table>						P1	REVA	06.03.2026	TG	HT	HT	Phase	Issue	Date	Drawn	Checked	PM	Job Title: Wilson Road, Huyton		Drawing Title: Proposed Development Plan		The client must not amend any drawing, design or other intellectual property produced by E3P Ltd without permission in writing from E3P Ltd in advance of any amendments being made. In the event that such written permission is not obtained in advance of the amendments being made, E3P Ltd shall not be liable for any damage and/or losses occurring as a result of the amended drawing, design or intellectual property.	
P1	REVA	06.03.2026	TG	HT	HT																		
Phase	Issue	Date	Drawn	Checked	PM																		



Logwood Mill / Logwood Mill Farm	Structure
Warehouse	Tank
Building	
Footpath	
Electricity Substation	
Footpath	
Field Boundary	
Brook	
Drain	

Notes:					
P1	REVA	18.05.2026	TG	NS	NS
Phase	Issue	Date	Drawn	Checked	PM

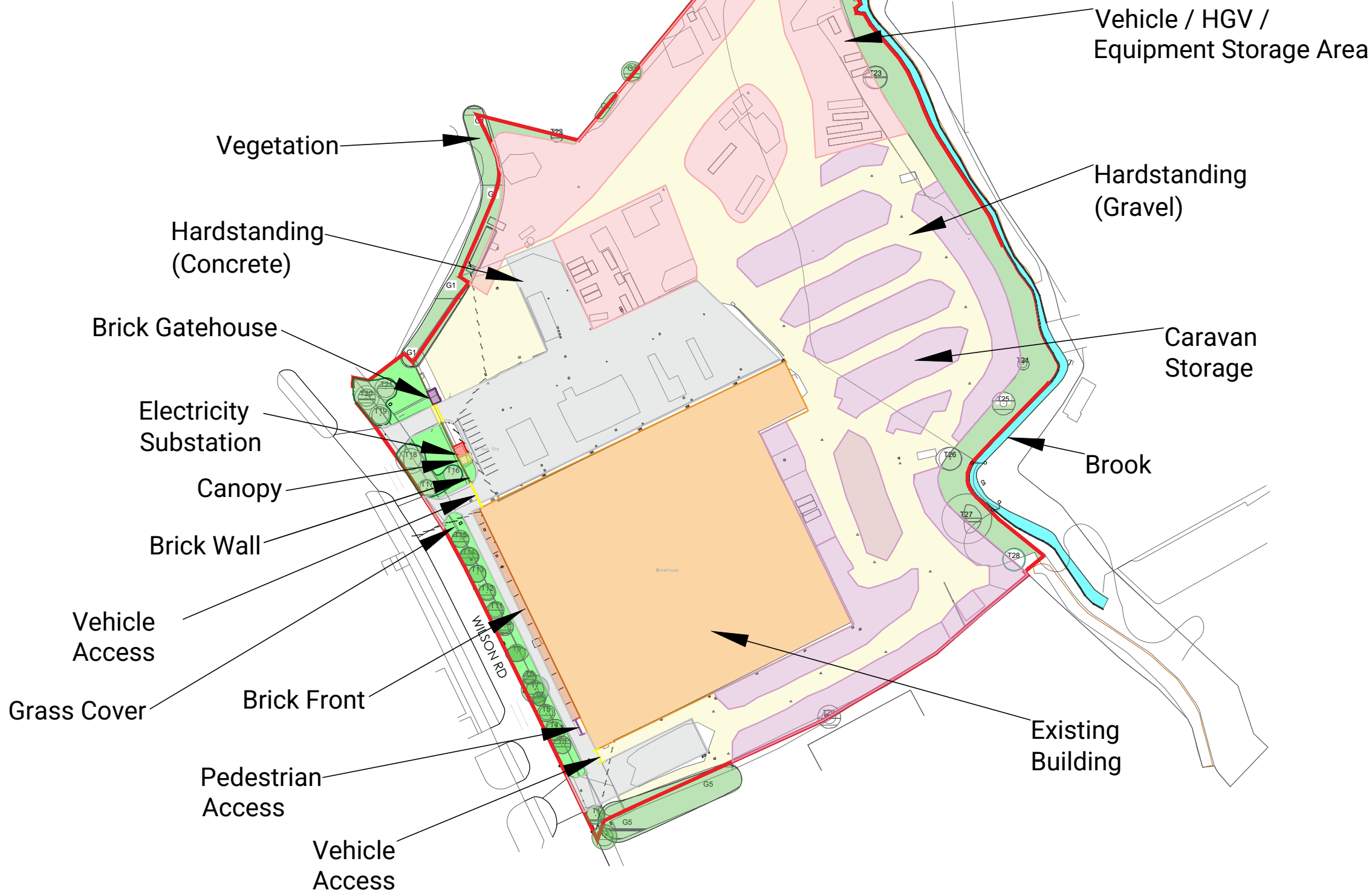
Client:	DJL Construction NW Ltd
Job Title:	Wilson Road, Huyton

Job No:	18-824
Drawing No:	003
Date:	18.05.2026
Scale:	NTS
Drawing Title:	Historical Features Plan



Environmental Engineering Partnership Ltd
Taylor Road, Trafford Park
Urmston, Manchester, M41 7JQ
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E-mail: info@e3p.co.uk
Website: www.e3p.co.uk

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Key	
	Brick Front
	Existing Building
	Caravan Storage
	Vegetation
	Grass Cover
	Brook
	Pedestrian Access
	Vehicle Access
	Hardstanding (Concrete)
	Hardstanding (Gravel)
	Brick Gatehouse
	Electricity Substation
	Canopy
	Brick Wall

Notes:					
P1	REVA	18.05.2026	TG	NS	NS
Phase	Issue	Date	Drawn	Checked	PM

Client:
DJL Construction NW Ltd
Job Title:
Wilson Road, Huyton

Job No:
18-824
Drawing No:
004
Date:
18.05.2026
Scale:
NTS
Drawing Title:
Site Features Plan



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E-mail: info@e3p.co.uk
Website: www.e3p.co.uk

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Appendix V: Photographs





Plate 1 Existing Warehouse



Plate 2 Rear of Existing Warehouse





Plate 3 Caravan Storage



Plate 4 Access Gate





Plate 5 Vehicle/Equipment Storage



Plate 6 Internal Area of Warehouse



Appendix VI: Historical Maps





Site details: WILSON ROAD, HUYTON, KNOWSLEY, L36 6AE
Client ref: 013547
Report ref: E3P-X8X-2GN-WYR-VPK
Grid ref: 345759.86, 389967.99
Production date: 27 February 2026

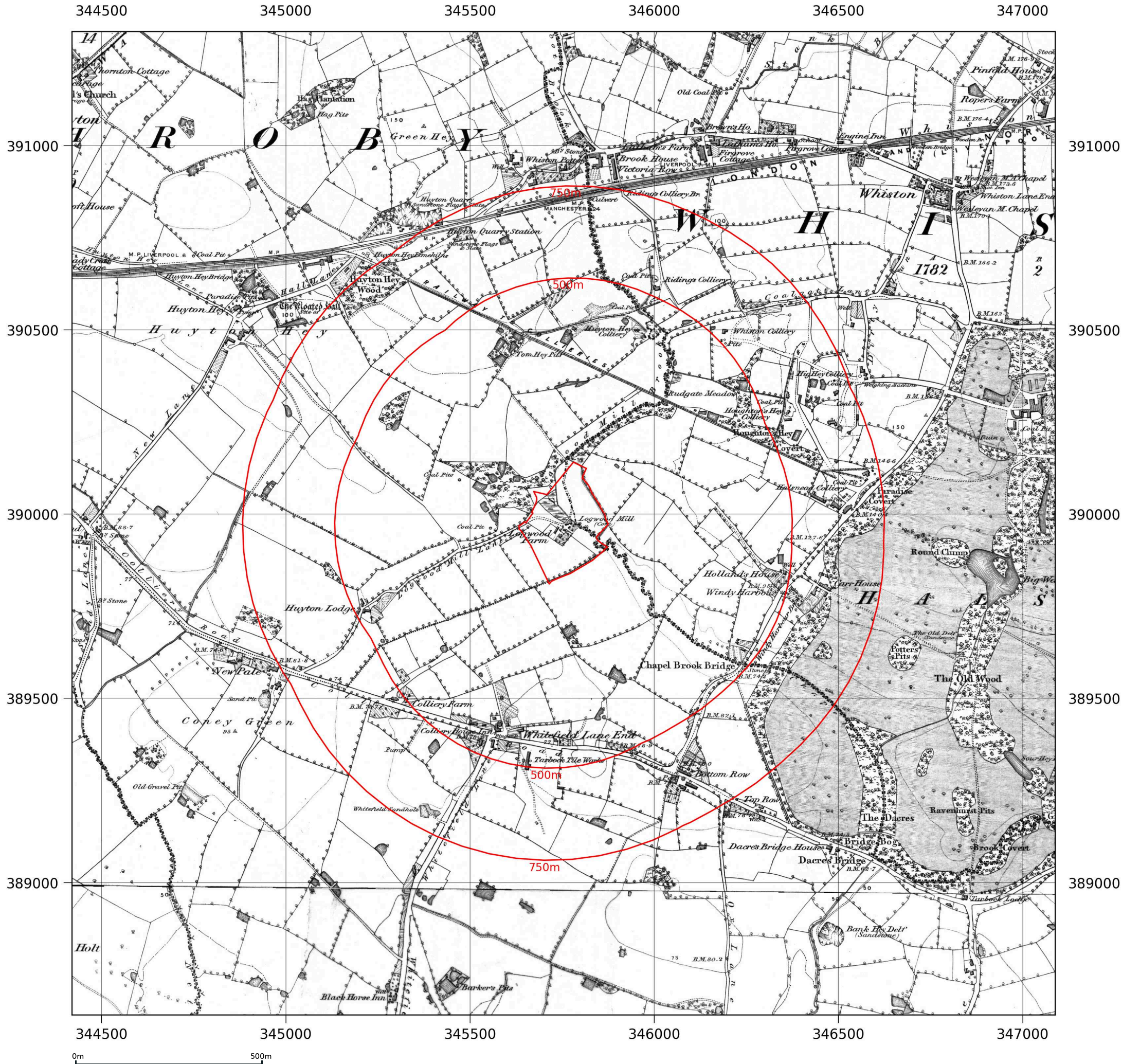
Map name: County Series
Map date: 1849-1850
Scale: 1:10,560
Printed at: 1:10,560



Date: 1850
Surveyed: 1847
Edition: 1850

Date: 1849
Surveyed: 1846
Edition: 1849

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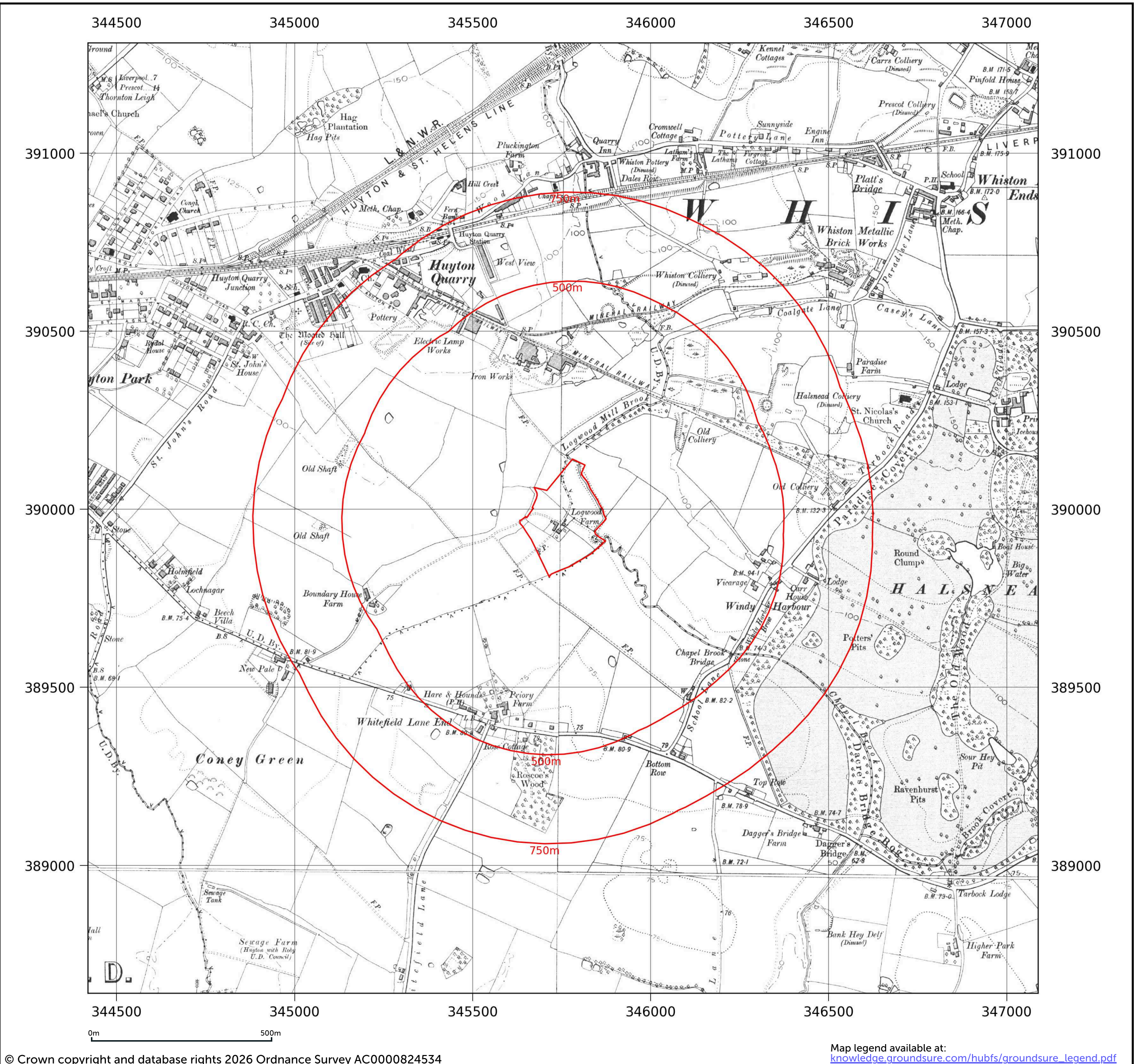
Site details: WILSON ROAD, HUYTON, KNOWSLEY, L36 6AE
Client ref: 013547
Report ref: E3P-X8X-2GN-WYR-VPK
Grid ref: 345759.86, 389967.99
Production date: 27 February 2026

Map name: County Series
Map date: 1904-1906
Scale: 1:10,560
Printed at: 1:10,560



Date: 1906 Surveyed: 1891 Revised: 1906	Date: 1906 Surveyed: 1891 Revised: 1906
Date: 1904 Surveyed: 1891 Revised: 1904	Date: 1905 Surveyed: 1891 Revised: 1905

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Site details: WILSON ROAD, HUYTON, KNOWSLEY, L36 6AE
Client ref: 013547
Report ref: E3P-X8X-2GN-WYR-VPK
Grid ref: 345759.86, 389967.99
Production date: 27 February 2026

Map name: County Series
Map date: 1925
Scale: 1:10,560
Printed at: 1:10,560



Date: 1925 Surveyed: 1848 Revised: 1925	Date: 1925 Surveyed: 1846 Revised: 1925
Date: 1925 Surveyed: 1846 Revised: 1925	Date: 1925 Surveyed: 1846 Revised: 1925

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Site details:

Client ref:

Report ref:

Grid ref:

Production date:

WILSON ROAD, HUYTON,
KNOWSLEY, L36 6AE

013547

E3P-X8X-2GN-WYR-VPK

345759.86, 389967.99

27 February 2026

Map name:

Map date:

Scale:

Printed at:

County Series

1938

1:10,560

1:10,560

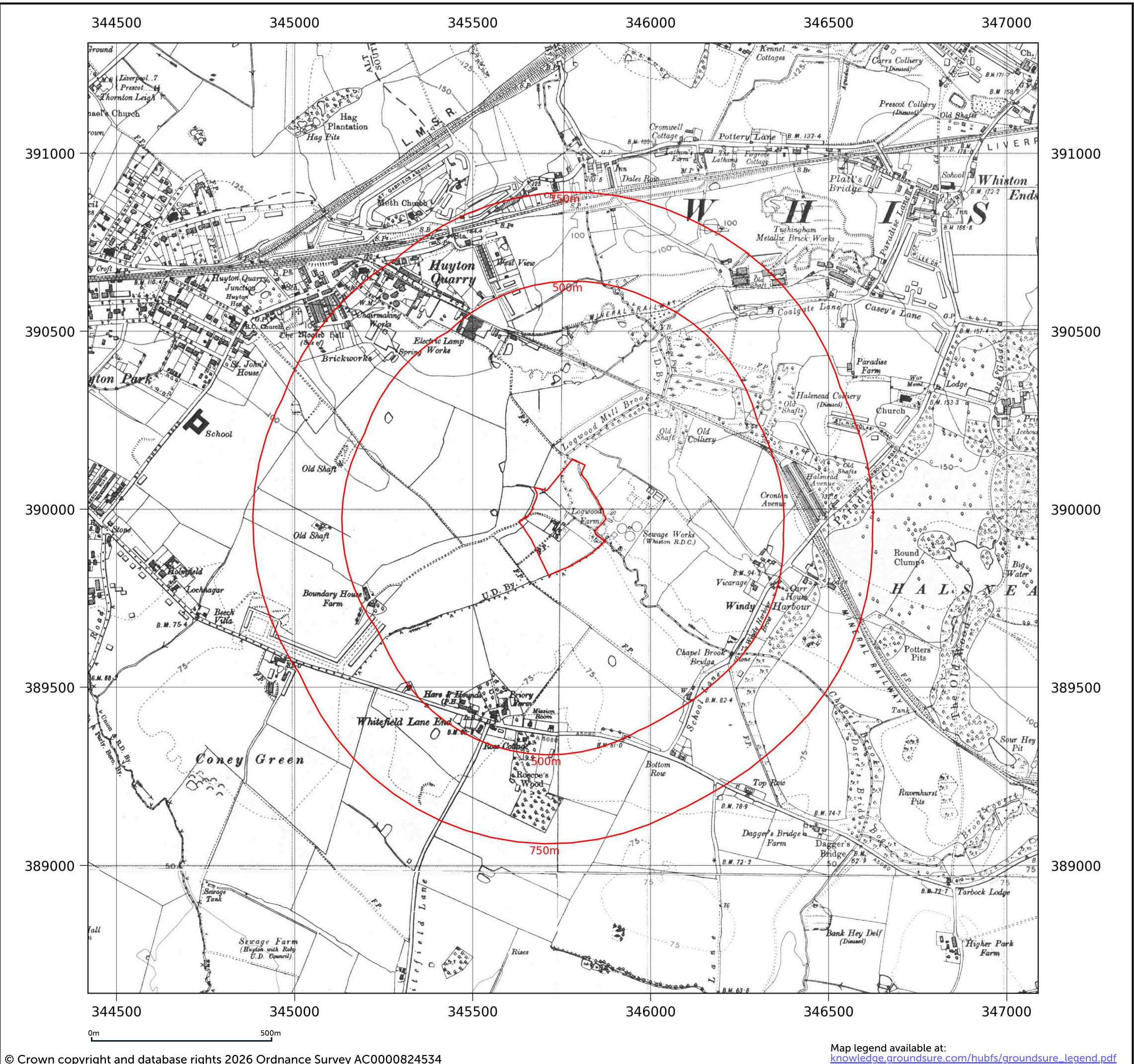
Date: 1938
Surveyed: 1848
Revised: 1938
Edition: 1938

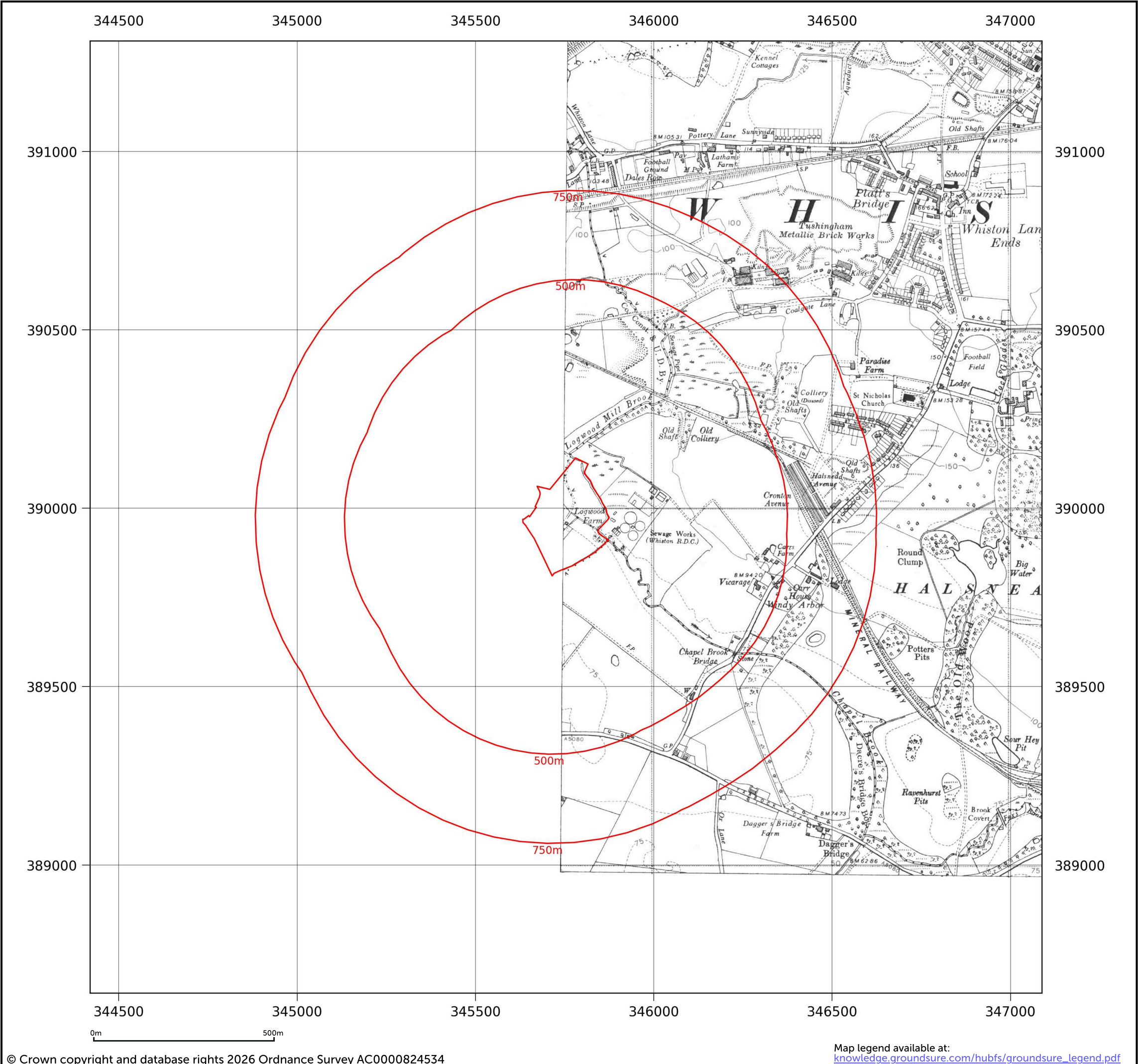
Date: 1938
Surveyed: 1846
Revised: 1938
Edition: 1938

Date: 1938
Surveyed: 1846
Revised: 1938
Edition: 1938

Date: 1938
Surveyed: 1846
Revised: 1938
Edition: 1938

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Site details:	WILSON ROAD, HUYTON, KNOWSLEY, L36 6AE
Client ref:	013547
Report ref:	E3P-X8X-2GN-WYR-VPK
Grid ref:	345759.86, 389967.99
Production date:	27 February 2026
Map name:	County Series
Map date:	1947
Scale:	1:10,560
Printed at:	1:10,560
Date: 1947 Surveyed: 1846 Revised: 1947	

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Site details: WILSON ROAD, HUYTON, KNOWSLEY, L36 6AE
Client ref: 013547
Report ref: E3P-X8X-2GN-WYR-VPK
Grid ref: 345759.86, 389967.99
Production date: 27 February 2026

Map name: Provisional
Map date: 1955-1956
Scale: 1:10,560
Printed at: 1:10,560



Date: 1956
Surveyed: 1954
Revised: 1955
Copyright: 1956

Date: 1956
Surveyed: 1954
Revised: 1955
Copyright: 1956

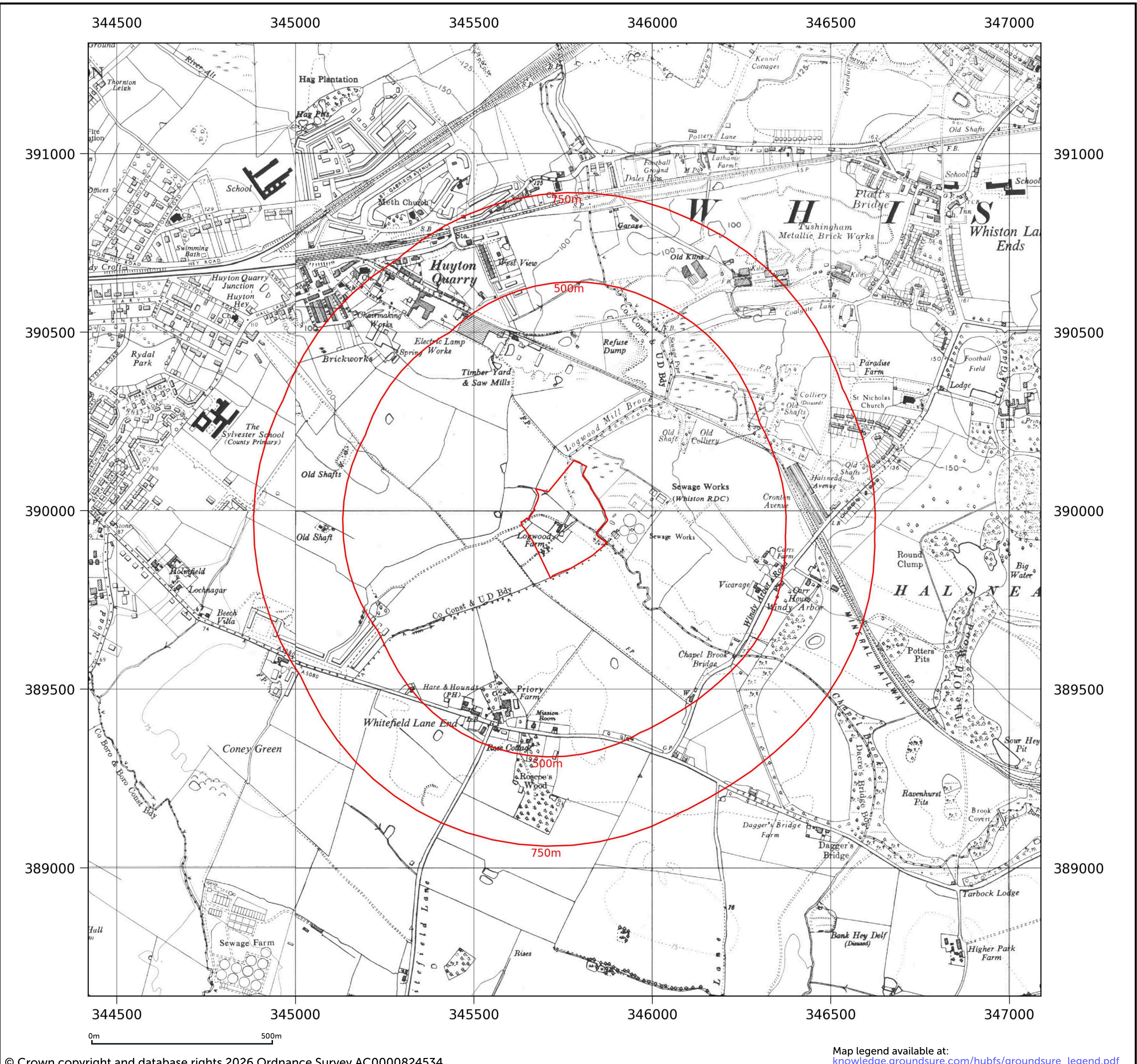
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Surveyed: 1954
Revised: 1955
Copyright: 1956

Date: 1956
Surveyed: 1954
Revised: 1955
Copyright: 1956

Date: 1956
Surveyed: 1954
Revised: 1955
Copyright: 1956

Date: 1956
Surveyed: 1954
Revised: 1955
Copyright: 1956

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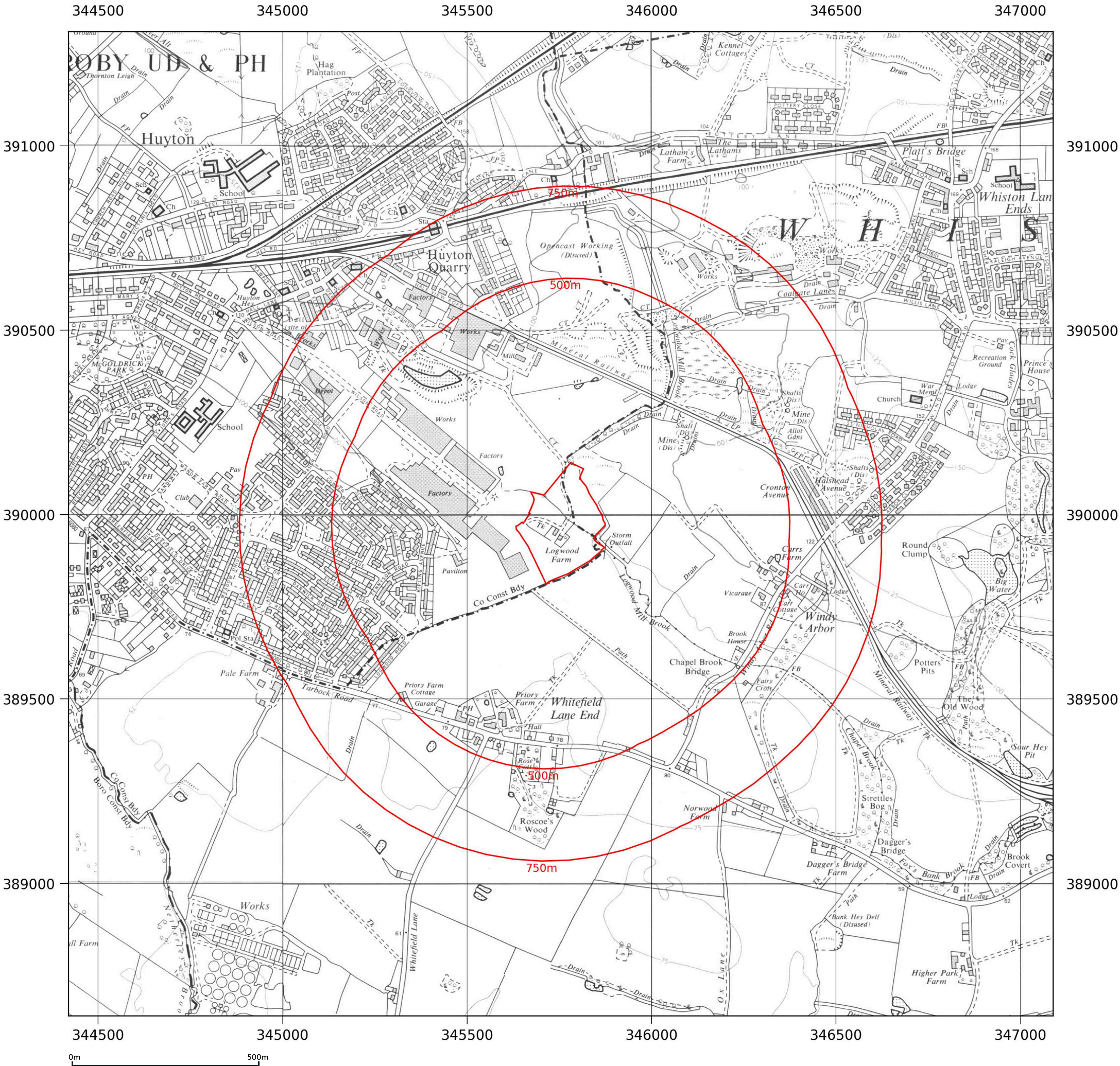
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Client ref: 013547
Report ref: E3P-X8X-2GN-WYR-VPK
Grid ref: 345759.86, 389967.99
Production date: 27 February 2026

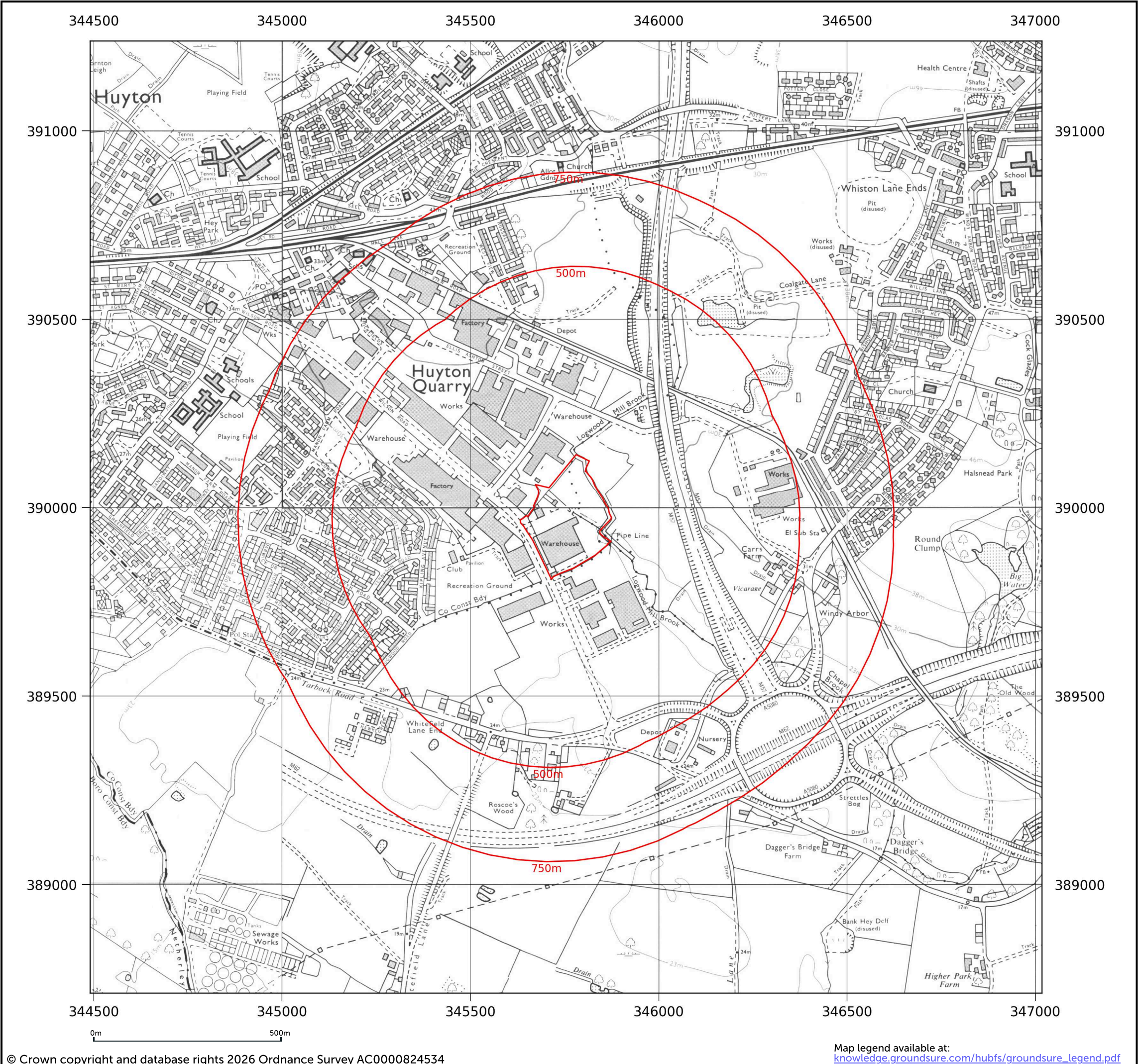
Map name: Provisional
Map date: 1965-1967
Scale: 1:10,560
Printed at: 1:10,560



Date: 1965 Surveyed: 1965 Revised: 1965	Date: 1966 Surveyed: 1966 Revised: 1966
Date: 1967 Surveyed: 1967 Revised: 1967	Date: 1967 Surveyed: 1967 Revised: 1967

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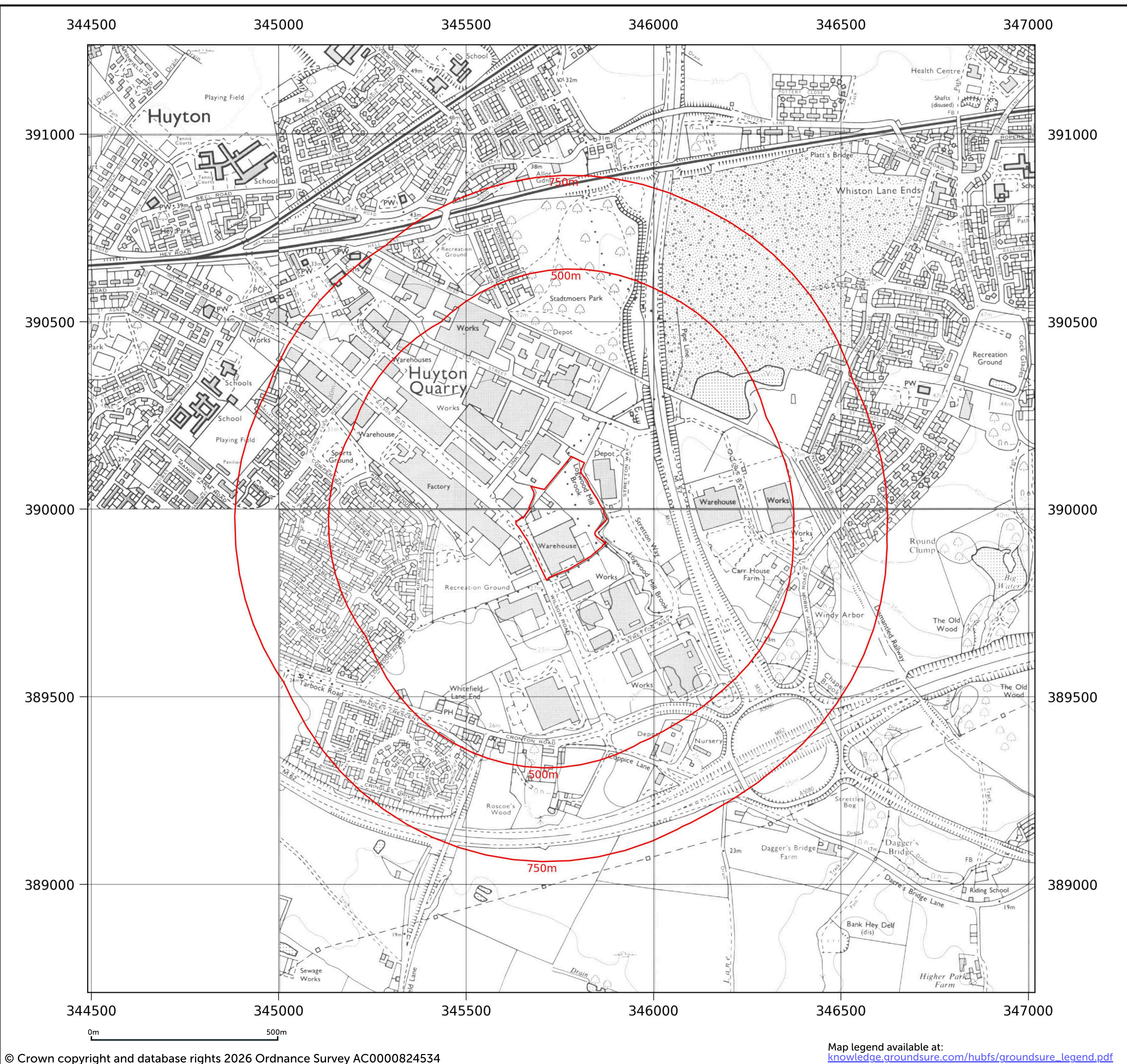
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Client ref:	013547
Report ref:	E3P-X8X-2GN-WYR-VPK
Grid ref:	345759.86, 389967.99
Production date:	27 February 2026

Map name:	National Grid
Map date:	1974-1978
Scale:	1:10,000
Printed at:	1:10,000



Date: 1978 Surveyed: 1975 Revised: 1977 Copyright: 1978 Levelled: 1955	Date: 1978 Surveyed: 1975 Revised: 1978 Copyright: 1978 Levelled: 1964
Date: 1974 Surveyed: 1973 Revised: 1974 Copyright: 1974 Levelled: 1955	Date: 1977 Surveyed: 1975 Revised: 1977 Copyright: 1977 Levelled: 1964

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Site details:	WILSON ROAD, HUYTON, KNOWSLEY, L36 6AE		
Client ref:	013547		
Report ref:	E3P-X8X-2GN-WYR-VPK		
Grid ref:	345759.86, 389967.99		
Production date:	27 February 2026		

Map name:	National Grid	
Map date:	1989-1990	
Scale:	1:10,000	
Printed at:	1:10,000	

Date: 1989 Surveyed: 1987 Revised: 1989	Date: 1990 Surveyed: 1989 Revised: 1990
	Date: 1989 Surveyed: 1986 Revised: 1989

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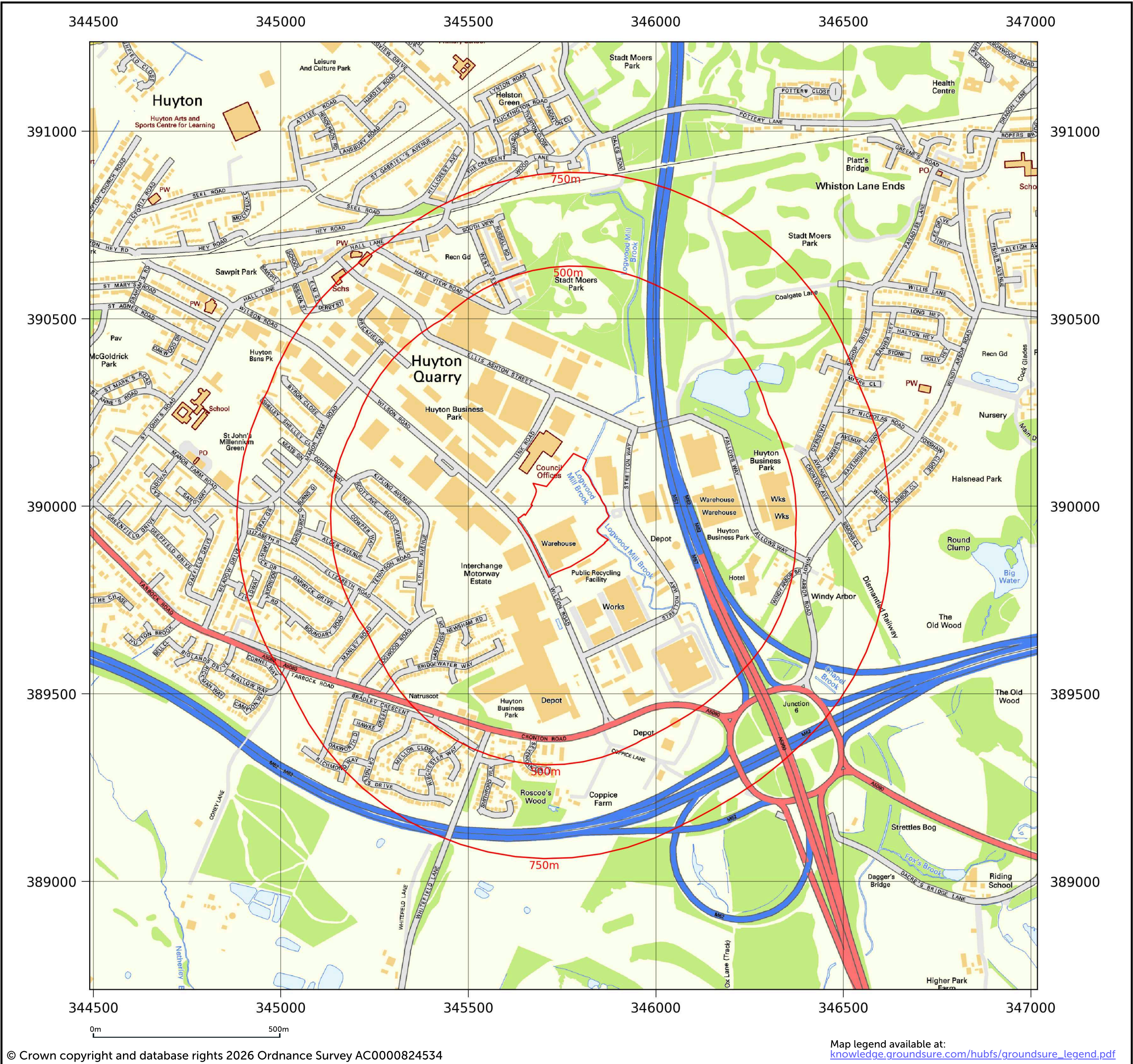


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Site details:	WILSON ROAD, HUYTON, KNOWSLEY, L36 6AE				
Client ref:	013547				
Report ref:	E3P-X8X-2GN-WYR-VPK				
Grid ref:	345759.86, 389967.99				
Production date:	27 February 2026				
Map name:	National Grid				
Map date:	2001				
Scale:	1:10,000				
Printed at:	1:10,000				
					
<table><tr><td>Date: 2001</td><td>Date: 2001</td></tr><tr><td>Date: 2001</td><td>Date: 2001</td></tr></table>		Date: 2001	Date: 2001	Date: 2001	Date: 2001
Date: 2001	Date: 2001				
Date: 2001	Date: 2001				

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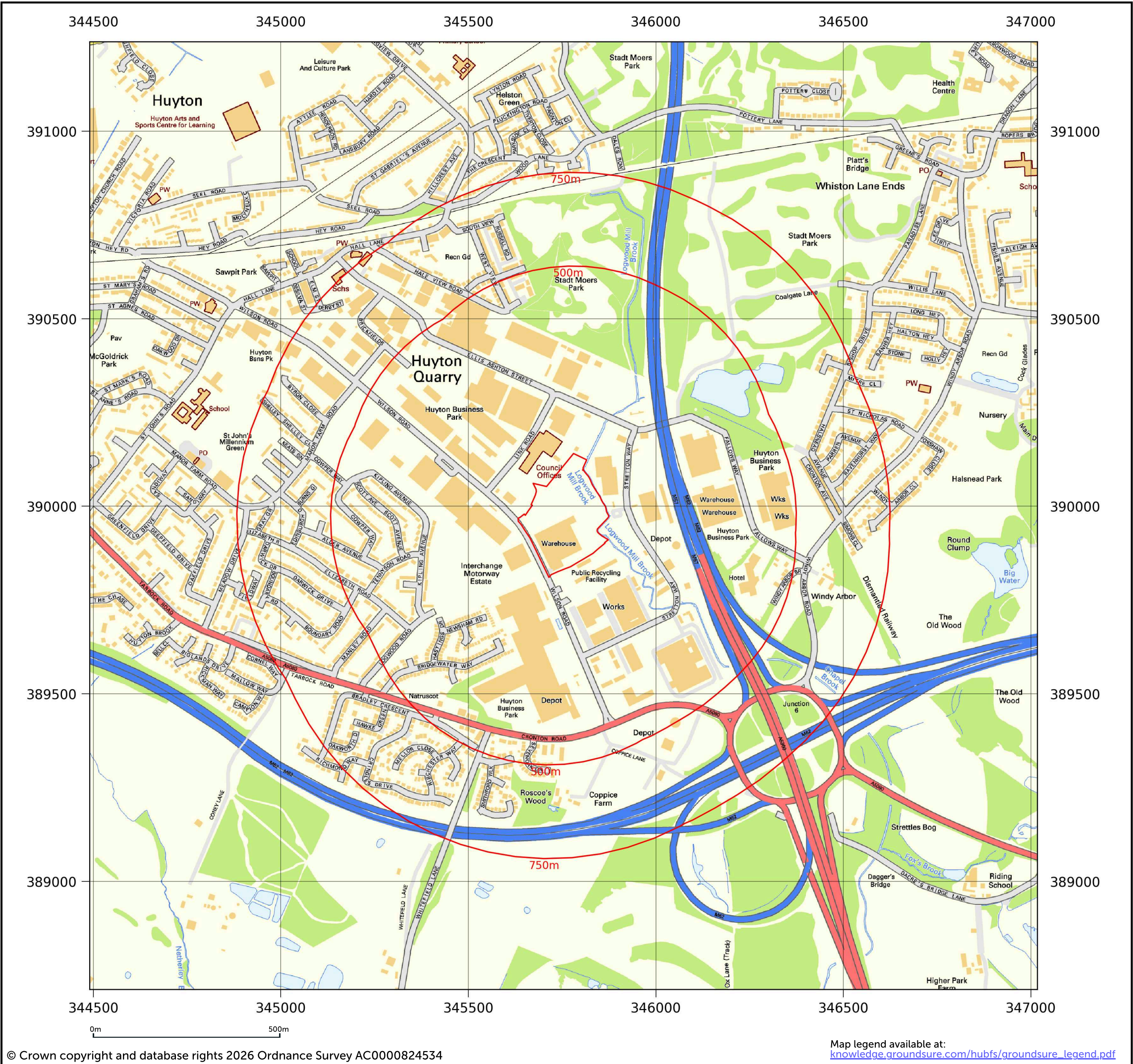
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Client ref:	013547
Report ref:	E3P-X8X-2GN-WYR-VPK
Grid ref:	345759.86, 389967.99
Production date:	27 February 2026

Map name:	National Grid
Map date:	2010
Scale:	1:10,000
Printed at:	1:10,000



Date: 2010	Date: 2010
Date: 2010	Date: 2010

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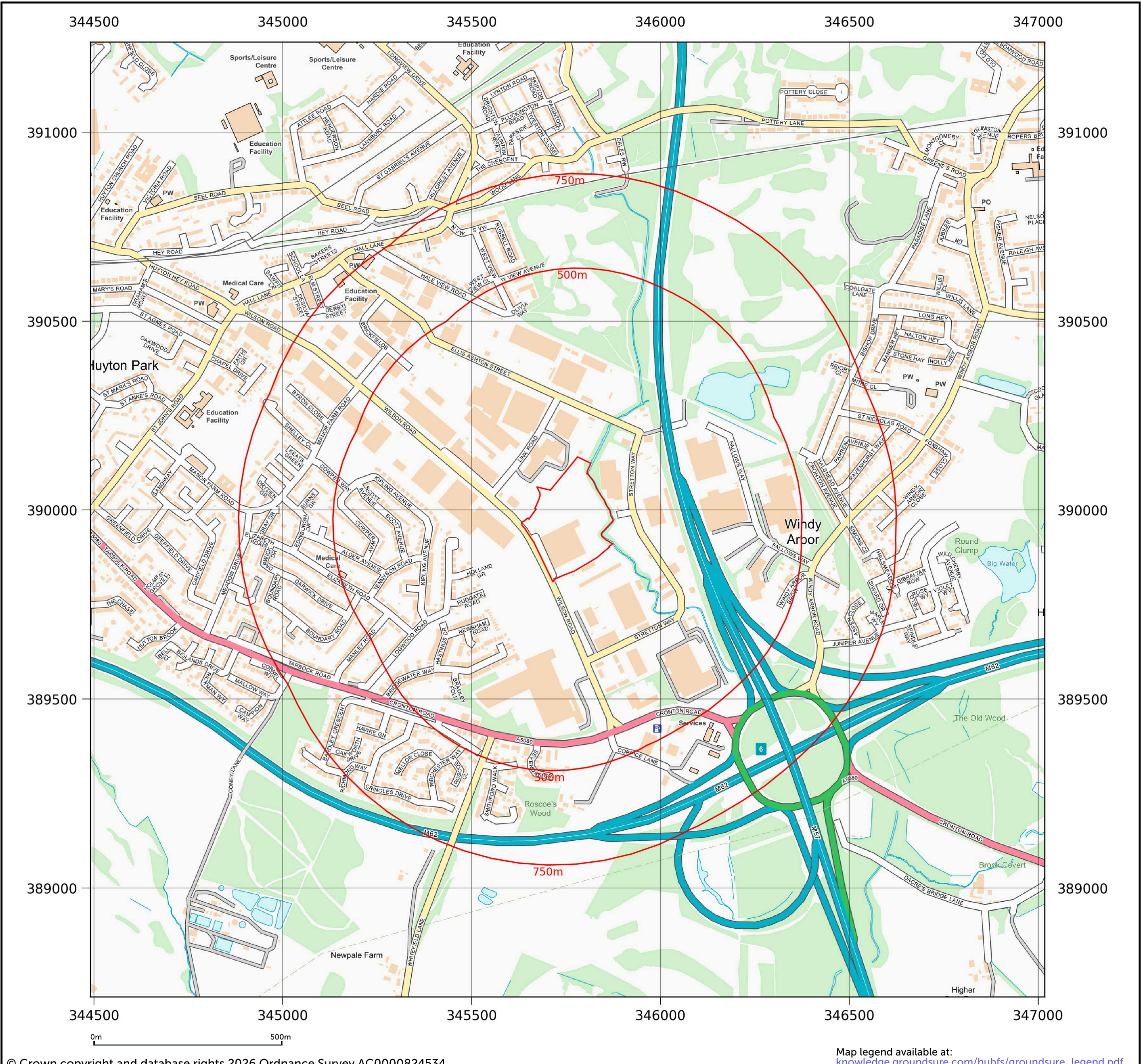
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Client ref:	013547
Report ref:	E3P-X8X-2GN-WYR-VPK
Grid ref:	345759.86, 389967.99
Production date:	27 February 2026

Map name:	National Grid
Map date:	2015
Scale:	1:10,000
Printed at:	1:10,000



Date: 2015	Date: 2015
Date: 2015	Date: 2015

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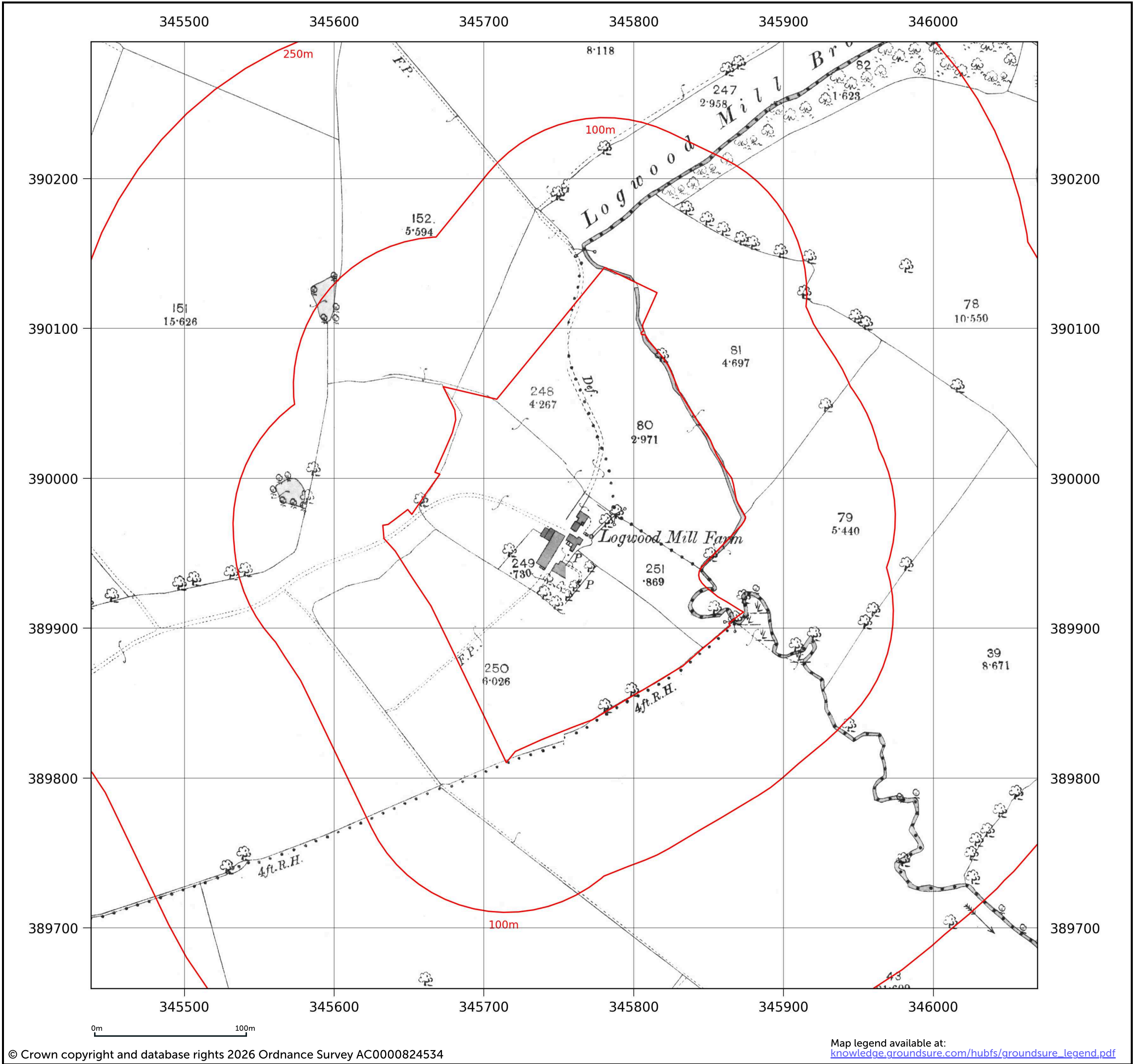
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Client ref:	013547
Report ref:	E3P-X8X-2GN-WYR-VPK
Grid ref:	345759.86, 389967.99
Production date:	27 February 2026

Map name:	National Grid
Map date:	2025
Scale:	1:10,000
Printed at:	1:10,000



Date: 2025	Date: 2025
Date: 2025	Date: 2025

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Site details:	WILSON ROAD, HUYTON, KNOWSLEY, L36 6AE
Client ref:	013547
Report ref:	E3P-X8X-2GN-WYR-VPK
Grid ref:	345759.86, 389967.99
Production date:	27 February 2026

Map name:	County Series
Map date:	1892
Scale:	1:2,500
Printed at:	1:2,500

Date: 1892
Surveyed: 1892
Revised: 1892

Date: 1892
Surveyed: 1892
Revised: 1892



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Site details:	WILSON ROAD, HUYTON, KNOWSLEY, L36 6AE
Client ref:	013547
Report ref:	E3P-X8X-2GN-WYR-VPK
Grid ref:	345759.86, 389967.99
Production date:	27 February 2026

Map name:	County Series
Map date:	1907
Scale:	1:2,500
Printed at:	1:2,500

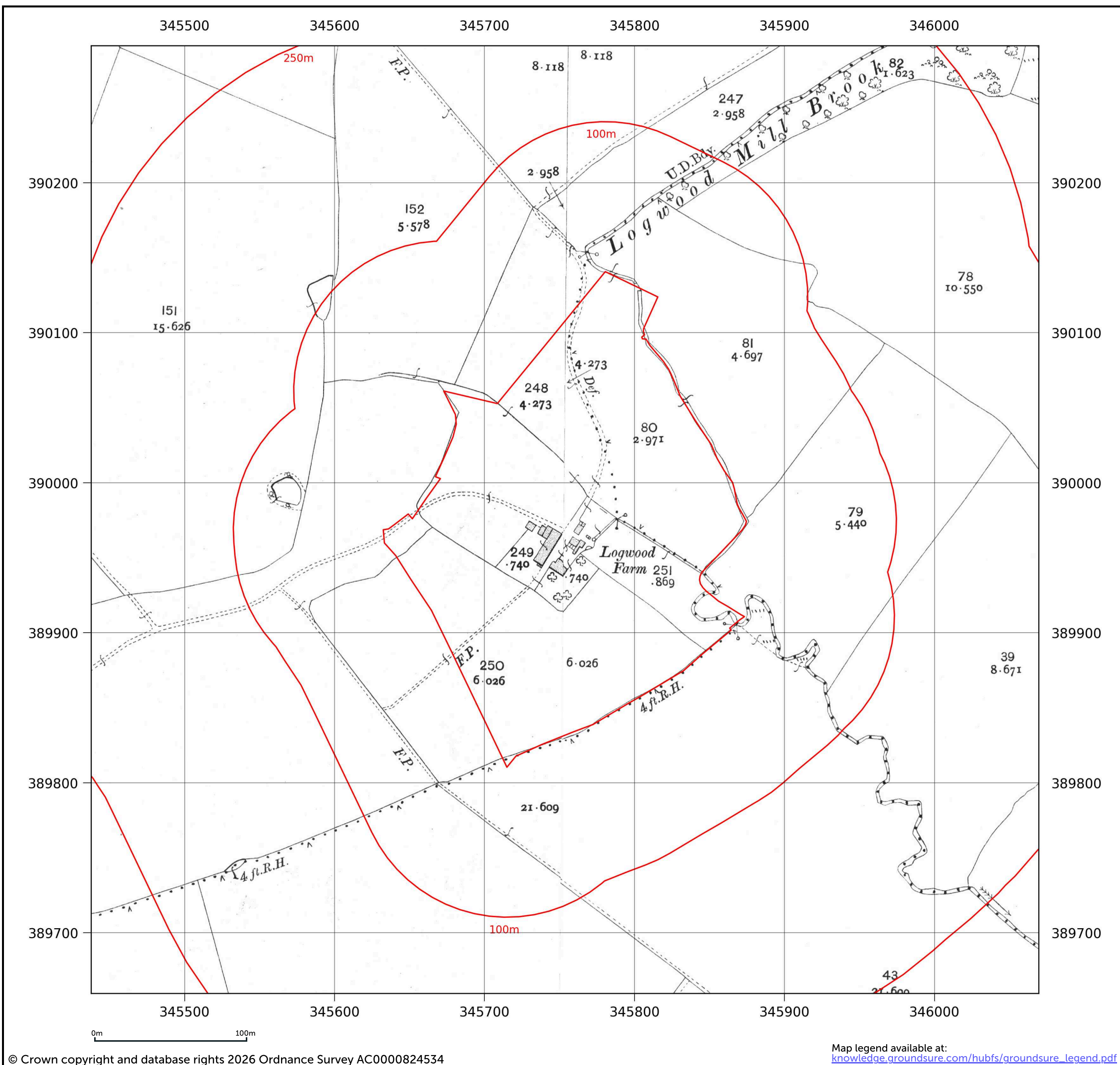


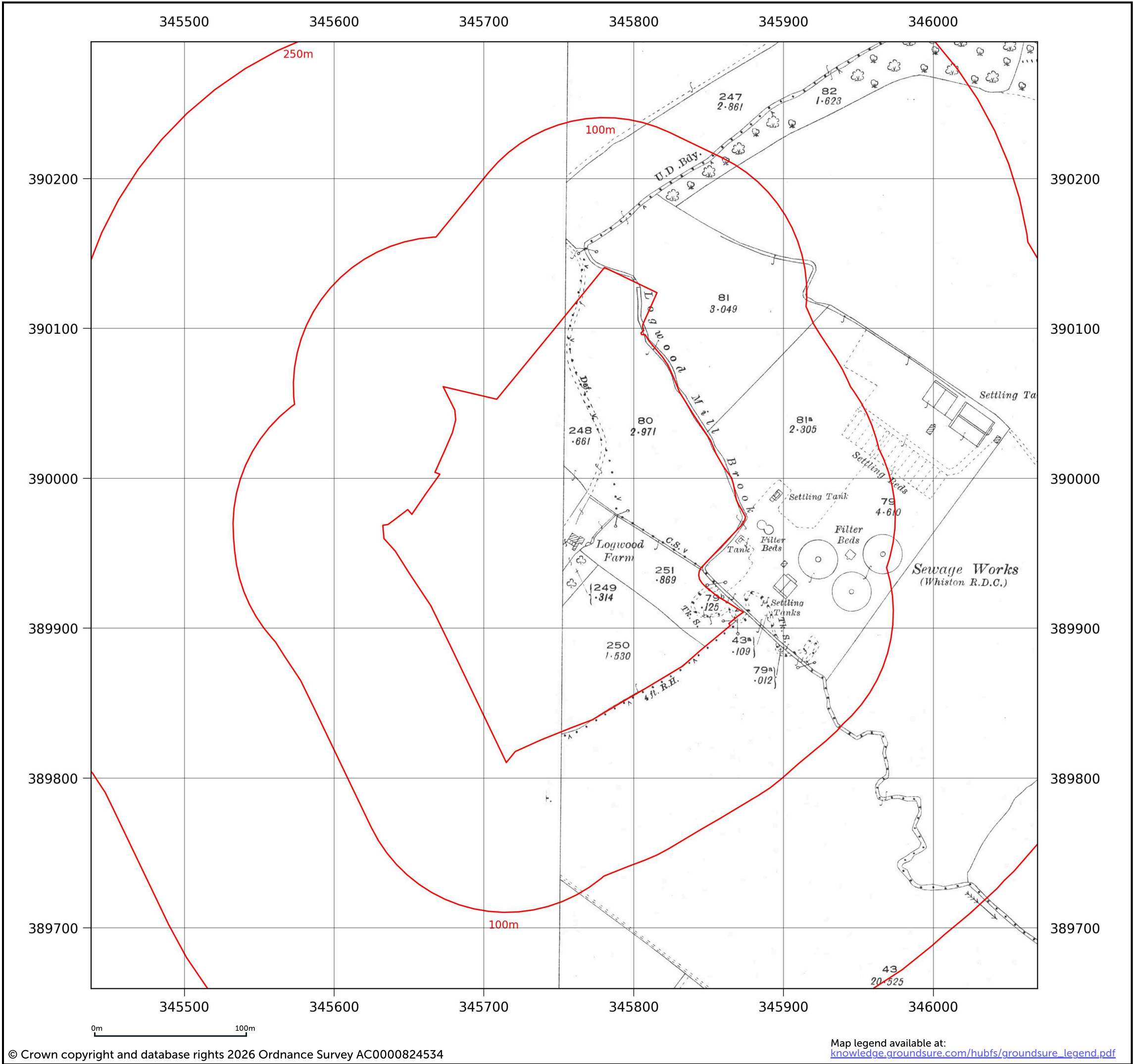
Date: 1907 Surveyed: 1907 Revised: 1907	Date: 1907 Surveyed: 1907 Revised: 1907
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Site details:	WILSON ROAD, HUYTON, KNOWSLEY, L36 6AE
Client ref:	013547
Report ref:	E3P-X8X-2GN-WYR-VPK
Grid ref:	345759.86, 389967.99
Production date:	27 February 2026

Map name:	County Series
Map date:	1927
Scale:	1:2,500
Printed at:	1:2,500



Date: 1927
Surveyed: 1927
Revised: 1927

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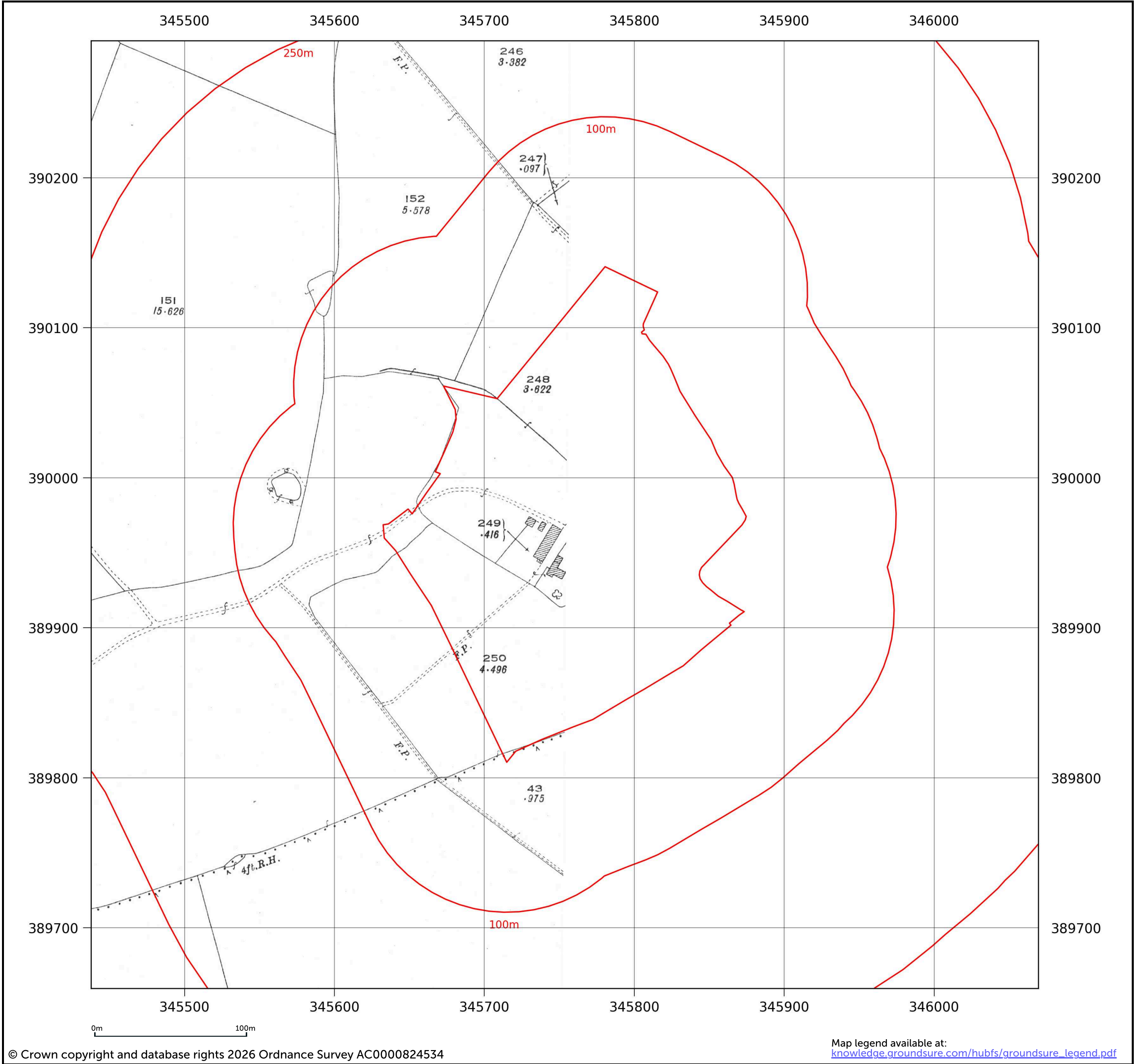


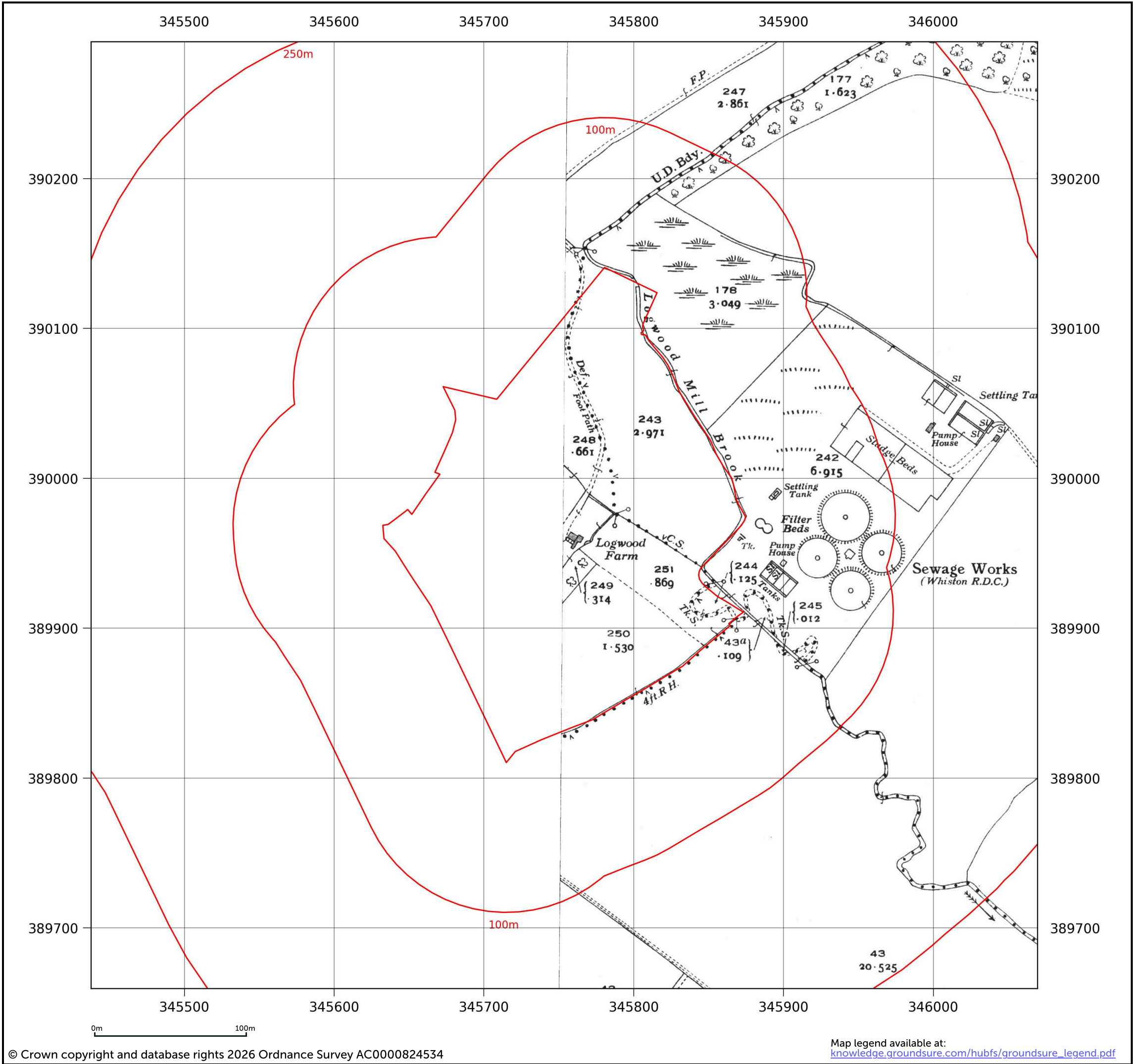
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Report ref:	E3P-X8X-2GN-WYR-VPK
Grid ref:	345759.86, 389967.99
Production date:	27 February 2026

Map name:	County Series
Map date:	1927
Scale:	1:2,500
Printed at:	1:2,500

Date: 1927
Surveyed: 1927
Revised: 1927

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Site details:	WILSON ROAD, HUYTON, KNOWSLEY, L36 6AE
Client ref:	013547
Report ref:	E3P-X8X-2GN-WYR-VPK
Grid ref:	345759.86, 389967.99
Production date:	27 February 2026

Map name:	County Series
Map date:	1937
Scale:	1:2,500
Printed at:	1:2,500



Date: 1937
Surveyed: 1937
Revised: 1937

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Site details: WILSON ROAD, HUYTON, KNOWSLEY, L36 6AE
Client ref: 013547
Report ref: E3P-X8X-2GN-WYR-VPK
Grid ref: 345759.86, 389967.99
Production date: 27 February 2026

Map name: National Grid
Map date: 1957-1959
Scale: 1:2,500
Printed at: 1:2,500



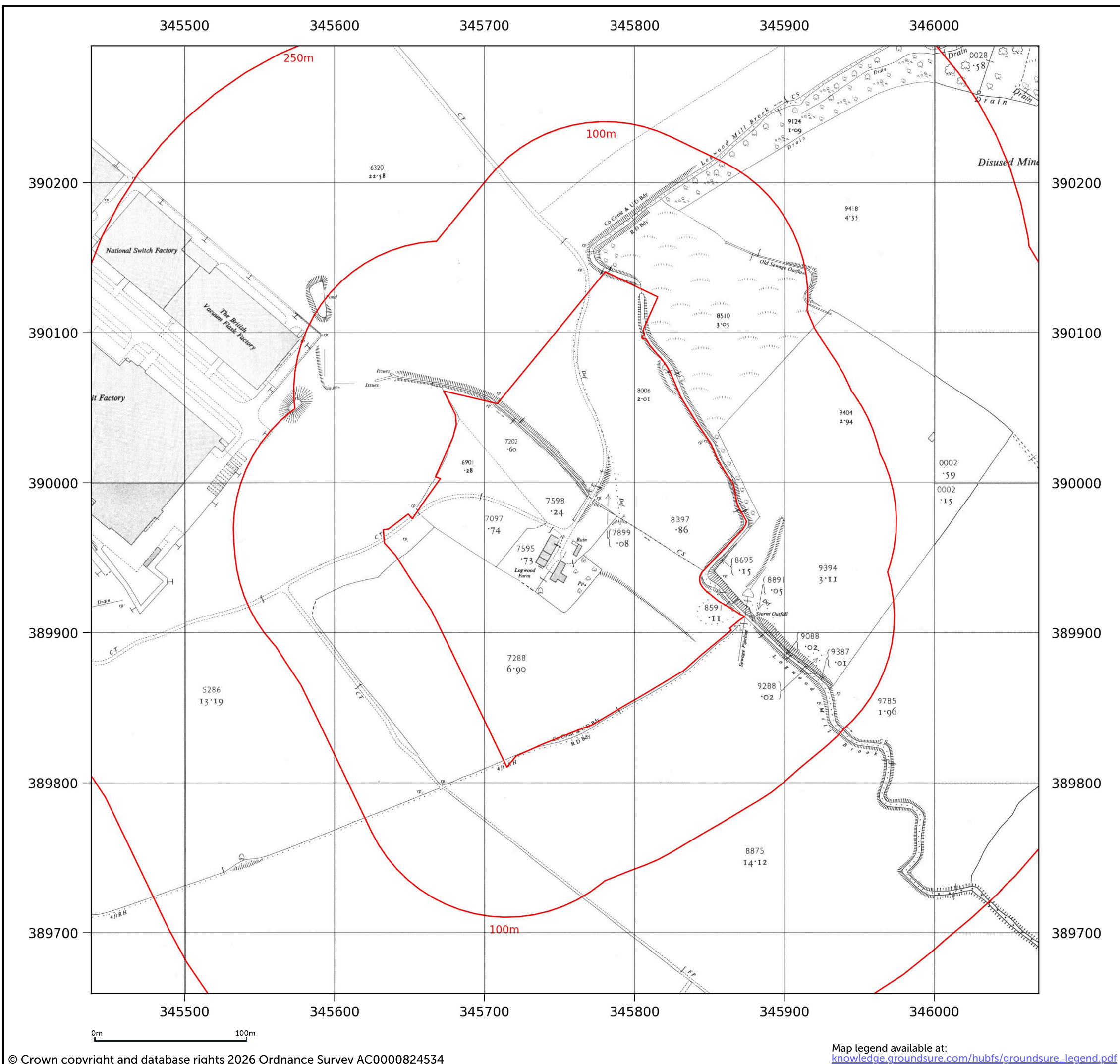
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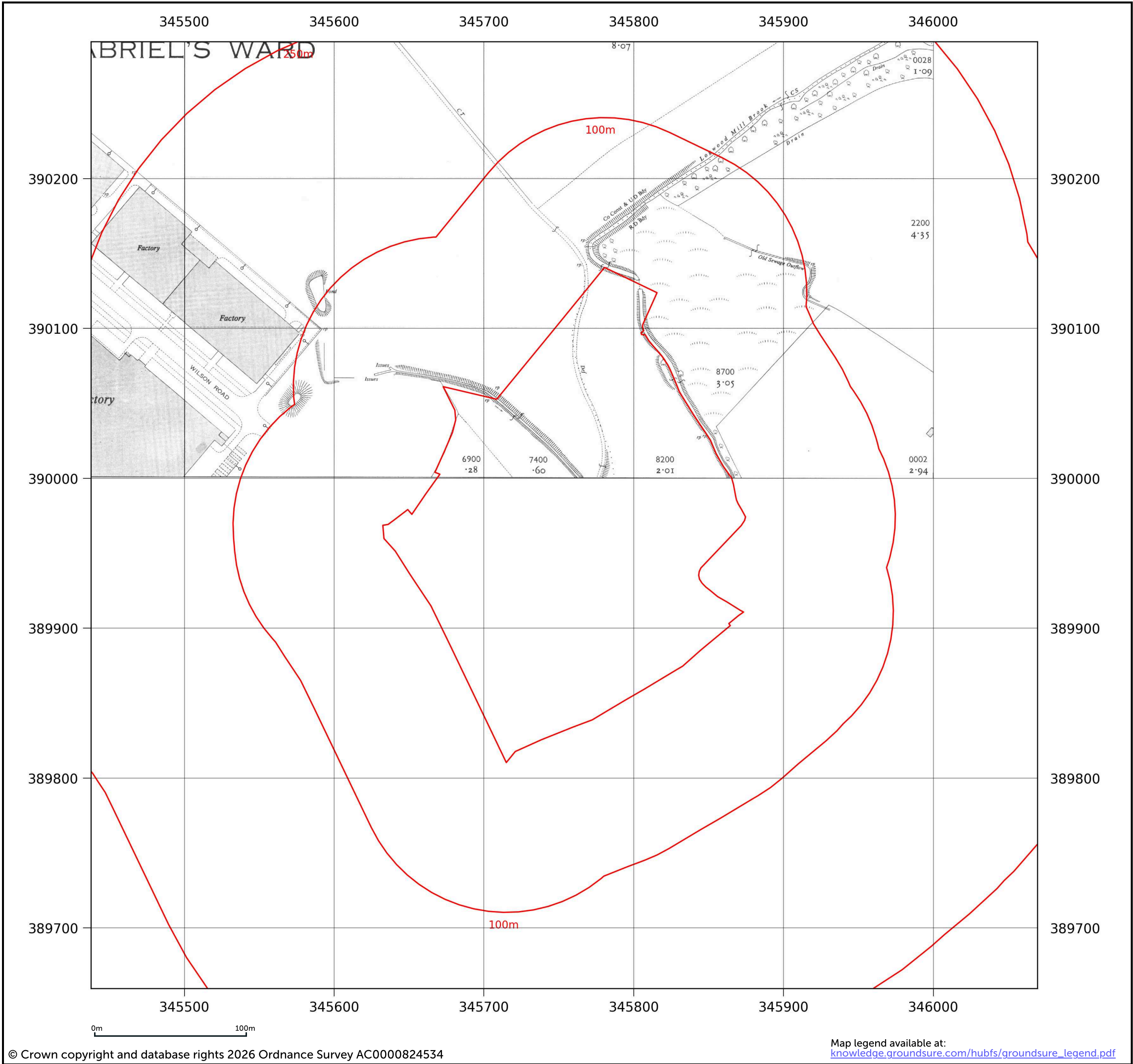
Date: 1957 Surveyed: 1956 Revised: 1956 Edition: 1957 Levelled: 1926	Date: 1959 Surveyed: 1958 Revised: 1958 Copyright: 1959 Levelled: 1926
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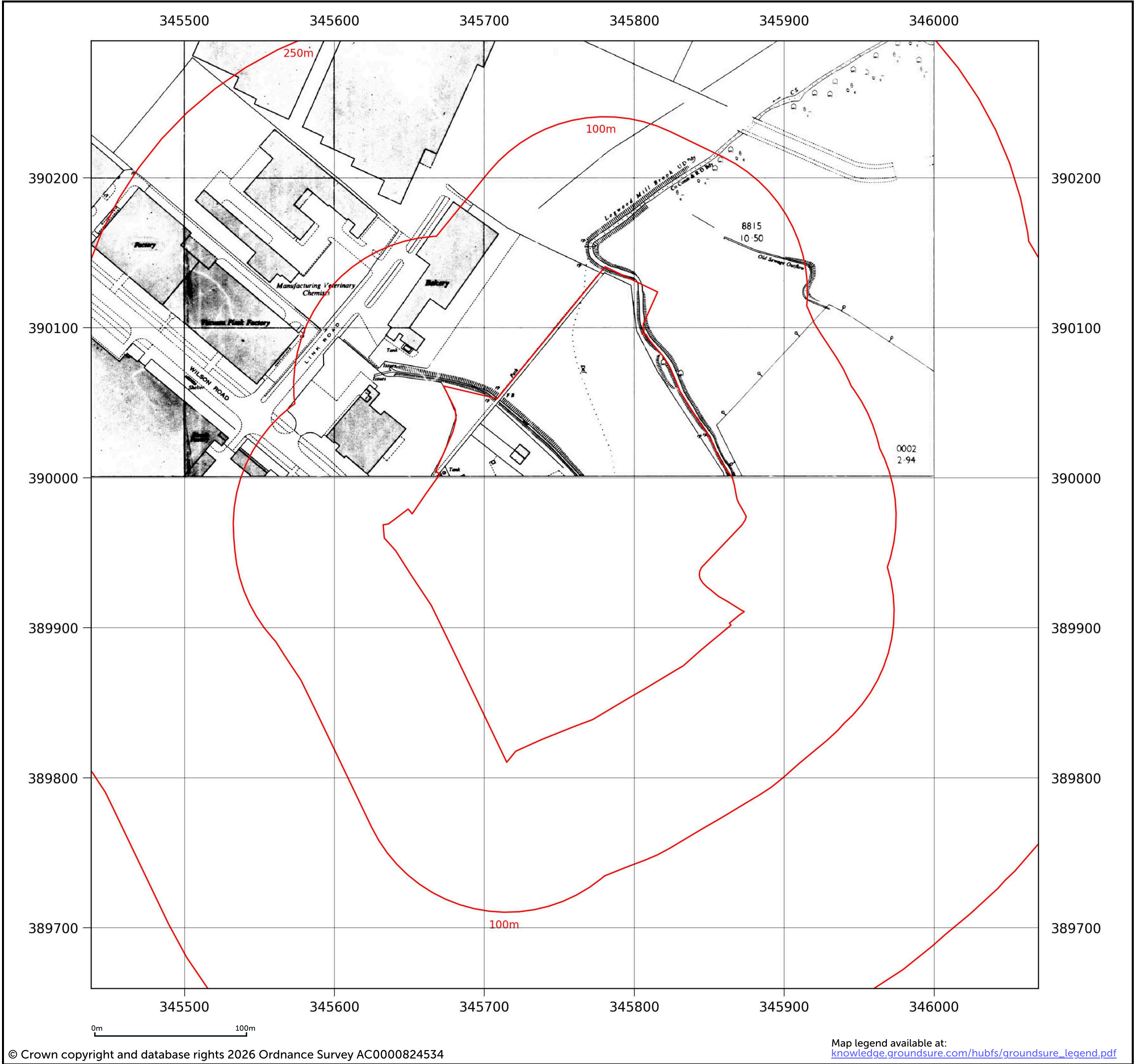
Site details:	WILSON ROAD, HUYTON, KNOWSLEY, L36 6AE
Client ref:	013547
Report ref:	E3P-X8X-2GN-WYR-VPK
Grid ref:	345759.86, 389967.99
Production date:	27 February 2026

Map name:	National Grid
Map date:	1960
Scale:	1:2,500
Printed at:	1:2,500

Date: 1960
Surveyed: 1959
Revised: 1959
Edition: 1960
Copyright: 1960
Levelled: 1957



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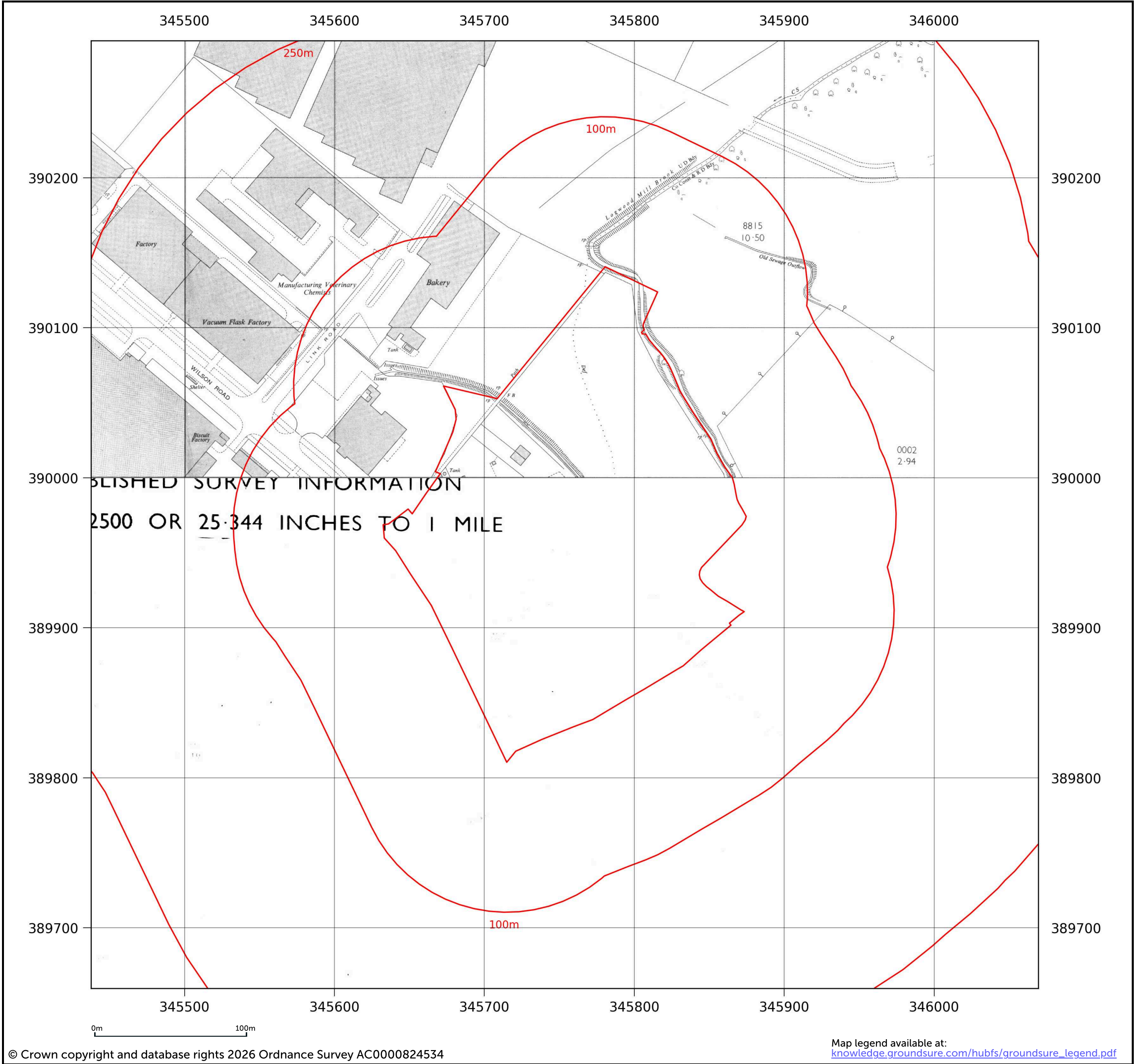
Site details:	WILSON ROAD, HUYTON, KNOWSLEY, L36 6AE
Client ref:	013547
Report ref:	E3P-X8X-2GN-WYR-VPK
Grid ref:	345759.86, 389967.99
Production date:	27 February 2026

Map name:	National Grid
Map date:	1970
Scale:	1:2,500
Printed at:	1:2,500



Date: 1970

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Site details:	WILSON ROAD, HUYTON, KNOWSLEY, L36 6AE
Client ref:	013547
Report ref:	E3P-X8X-2GN-WYR-VPK
Grid ref:	345759.86, 389967.99
Production date:	27 February 2026

Map name:	National Grid
Map date:	1970-1975
Scale:	1:2,500
Printed at:	1:2,500

Date: 1970
Surveyed: 1969
Revised: 1969
Copyright: 1970
Levelled: 1960

Date: 1975



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Site details:	WILSON ROAD, HUYTON, KNOWSLEY, L36 6AE
Client ref:	013547
Report ref:	E3P-X8X-2GN-WYR-VPK
Grid ref:	345759.86, 389967.99
Production date:	27 February 2026

Map name:	National Grid
Map date:	1976-1979
Scale:	1:2,500
Printed at:	1:2,500



Date: 1976

Date: 1979
Surveyed: 1978
Revised: 1978
Copyright: 1979
Levelled: 1963

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Site details:	WILSON ROAD, HUYTON, KNOWSLEY, L36 6AE
Client ref:	013547
Report ref:	E3P-X8X-2GN-WYR-VPK
Grid ref:	345759.86, 389967.99
Production date:	27 February 2026

Map name:	National Grid
Map date:	1982-1984
Scale:	1:2,500
Printed at:	1:2,500

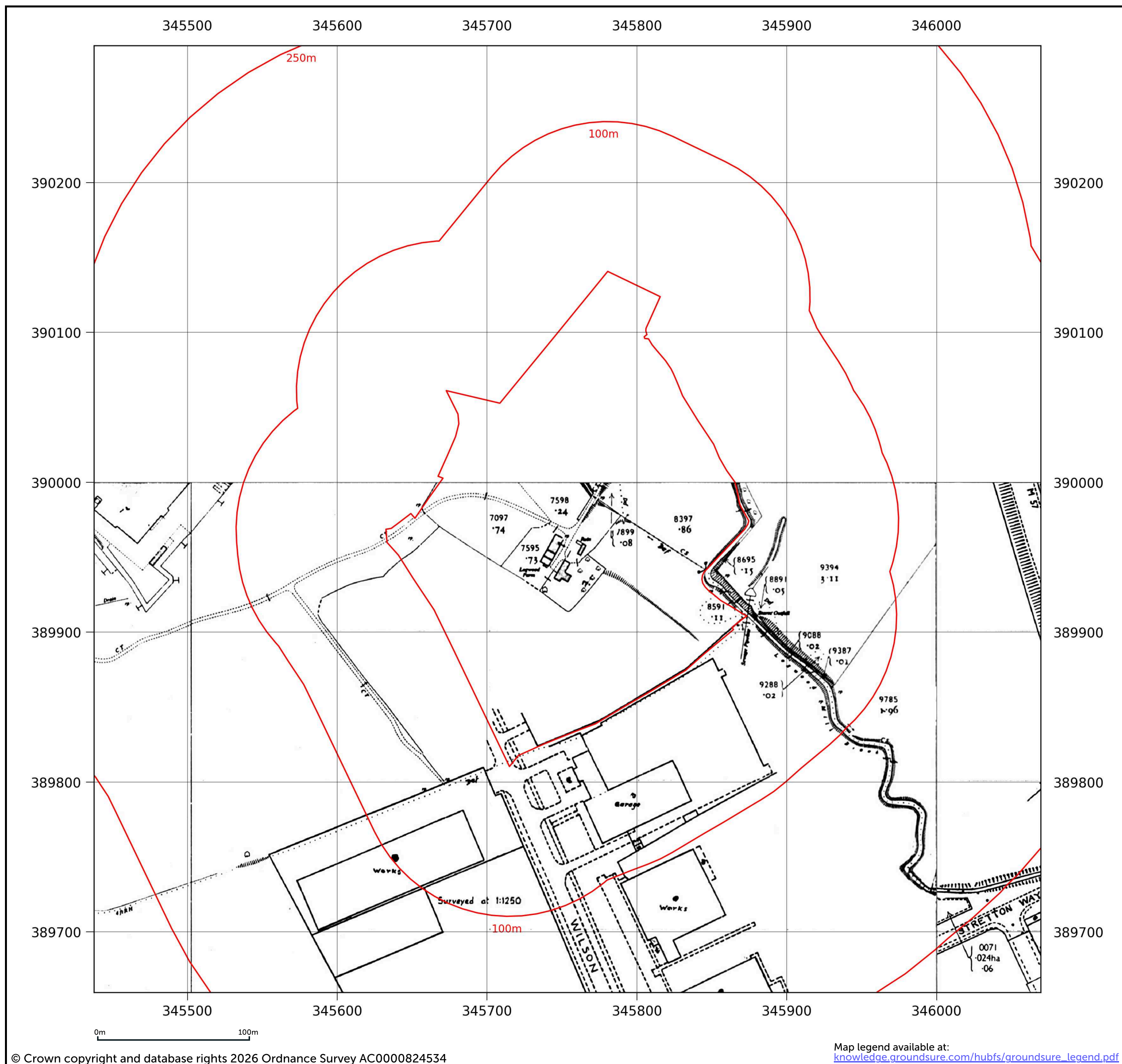


Date: 1982	Date: 1984
Copyright: 1982	Surveyed: 1963
Levelled: 1956	Revised: 1984
	Copyright: 1984
	Levelled: 1963

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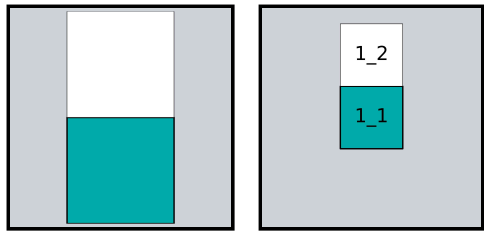


Site details:	WILSON ROAD, HUYTON, KNOWSLEY, L36 6AE
Client ref:	013547
Report ref:	E3P-X8X-2GN-WYR-VPK
Grid ref:	345759.86, 389967.99
Production date:	27 February 2026

Map name:	National Grid
Map date:	1977
Scale:	1:1,250
Printed at:	1:2,000



Date: 1977



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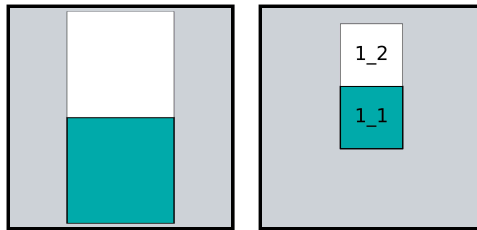


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Report ref: E3P-X8X-2GN-WYR-VPK
Grid ref: 345759.86, 389967.99
Production date: 27 February 2026

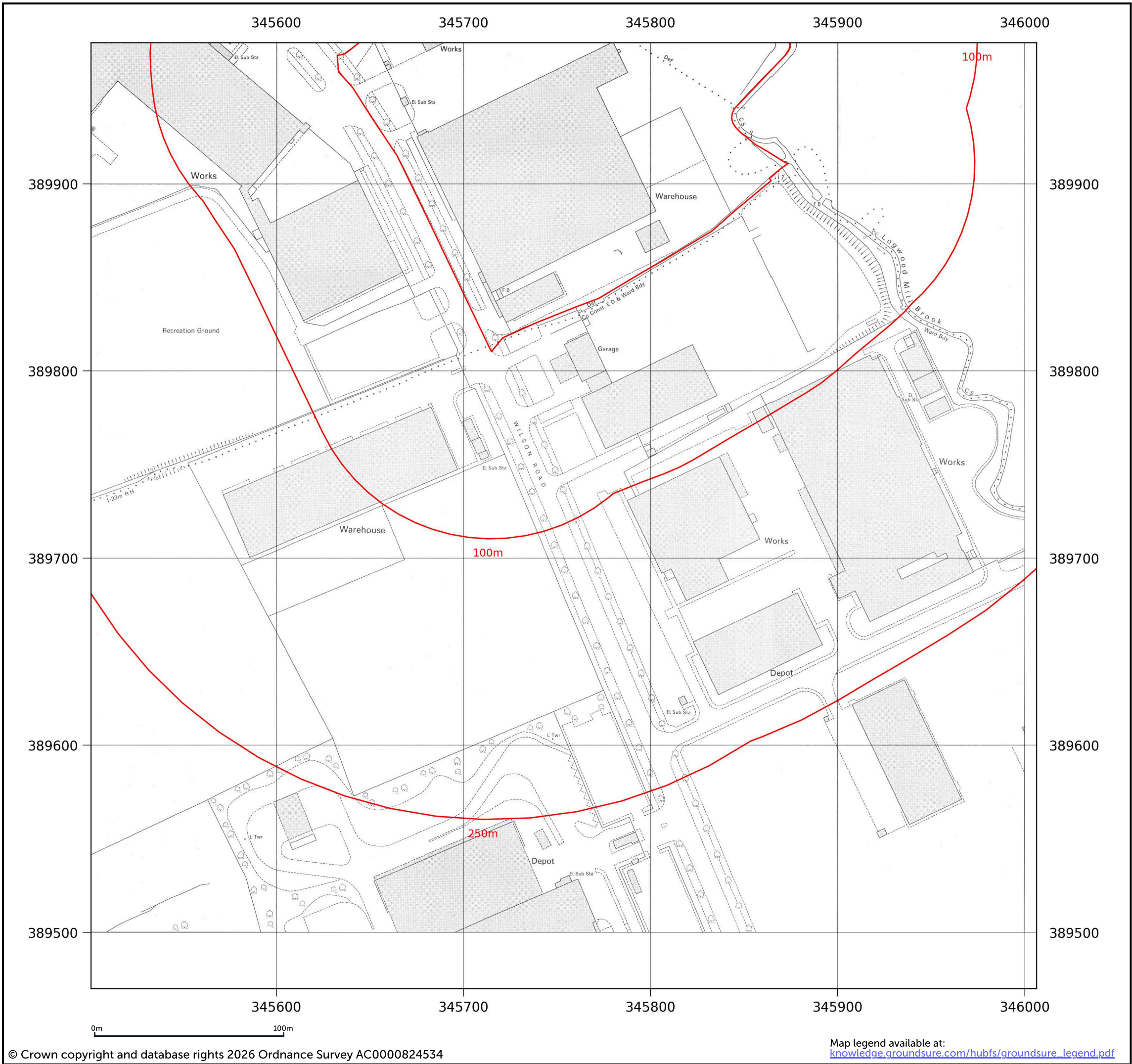
Map name: National Grid
Map date: 1982
Scale: 1:1,250
Printed at: 1:2,000



Date: 1982
Surveyed: 1956
Revised: 1981
Copyright: 1982
Levelled: 1956



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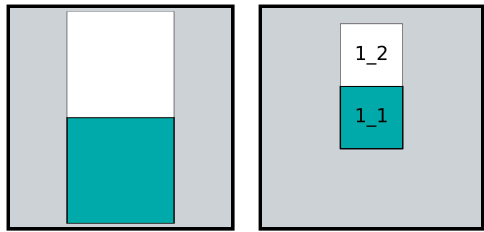
Site details:	WILSON ROAD, HUYTON, KNOWSLEY, L36 6AE
Client ref:	013547
Report ref:	E3P-X8X-2GN-WYR-VPK
Grid ref:	345759.86, 389967.99
Production date:	27 February 2026

Map name:	National Grid
Map date:	1992-1993
Scale:	1:1,250
Printed at:	1:2,000

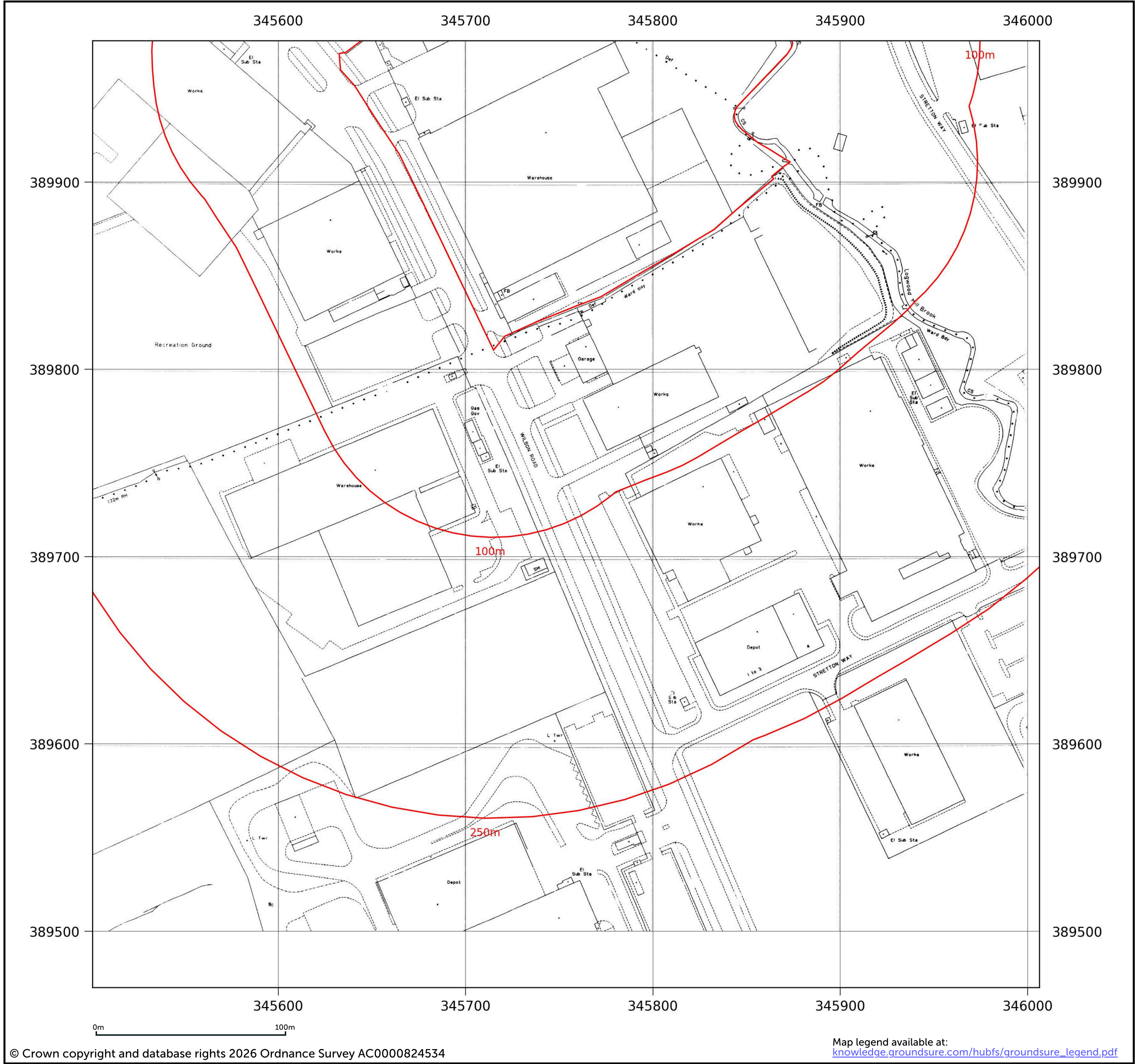


Date: 1992
Surveyed: 1956
Revised: 1992
Copyright: 1992
Levelled: 1956

Date: 1993
Copyright: 1993



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Site details:
Client ref:
Report ref:
Grid ref:
Production date:

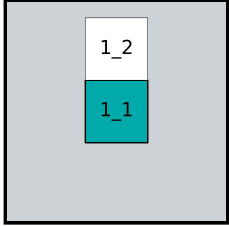
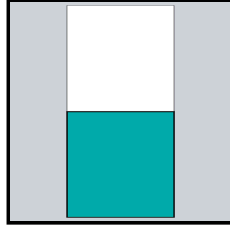
WILSON ROAD, HUYTON,
KNOWSLEY, L36 6AE
013547
E3P-X8X-2GN-WYR-VPK
345759.86, 389967.99
27 February 2026

Map name:
Map date:
Scale:
Printed at:

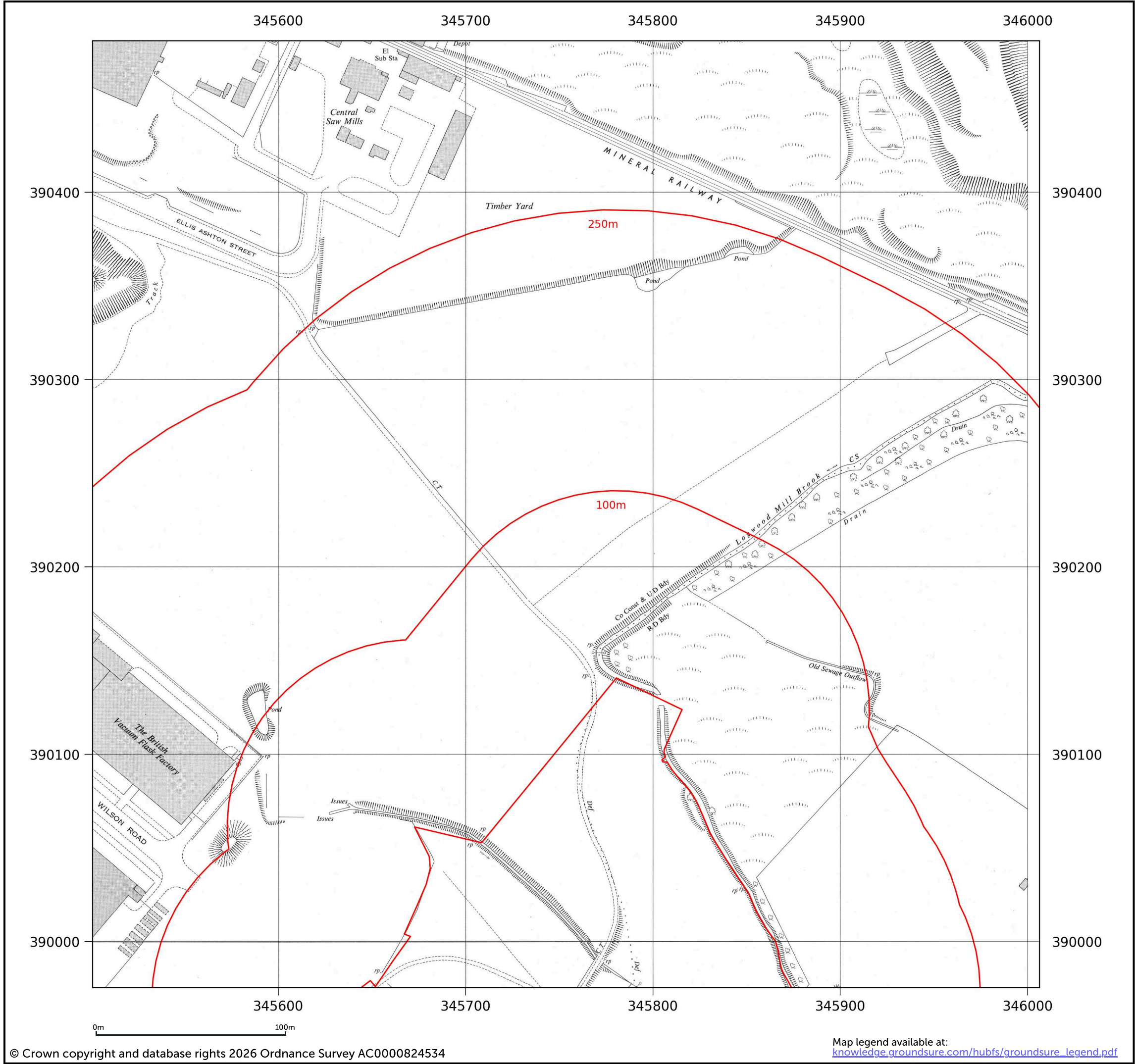
National Grid
1993
1:1,250
1:2,000



Date: 1993
Copyright: 1993



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Site details:

WILSON ROAD, HUYTON,
KNOWSLEY, L36 6AE

Client ref:

013547

Report ref:

E3P-X8X-2GN-WYR-VPK

Grid ref:

345759.86, 389967.99

Production date:

27 February 2026

Map name:

National Grid

Map date:

1956

Scale:

1:1,250

Printed at:

1:2,000

Date: 1956
Surveyed: 1956
Revised: 1956
Levelled: 1926

Date: 1956
Surveyed: 1956
Revised: 1956
Levelled: 1926

1_2

1_1

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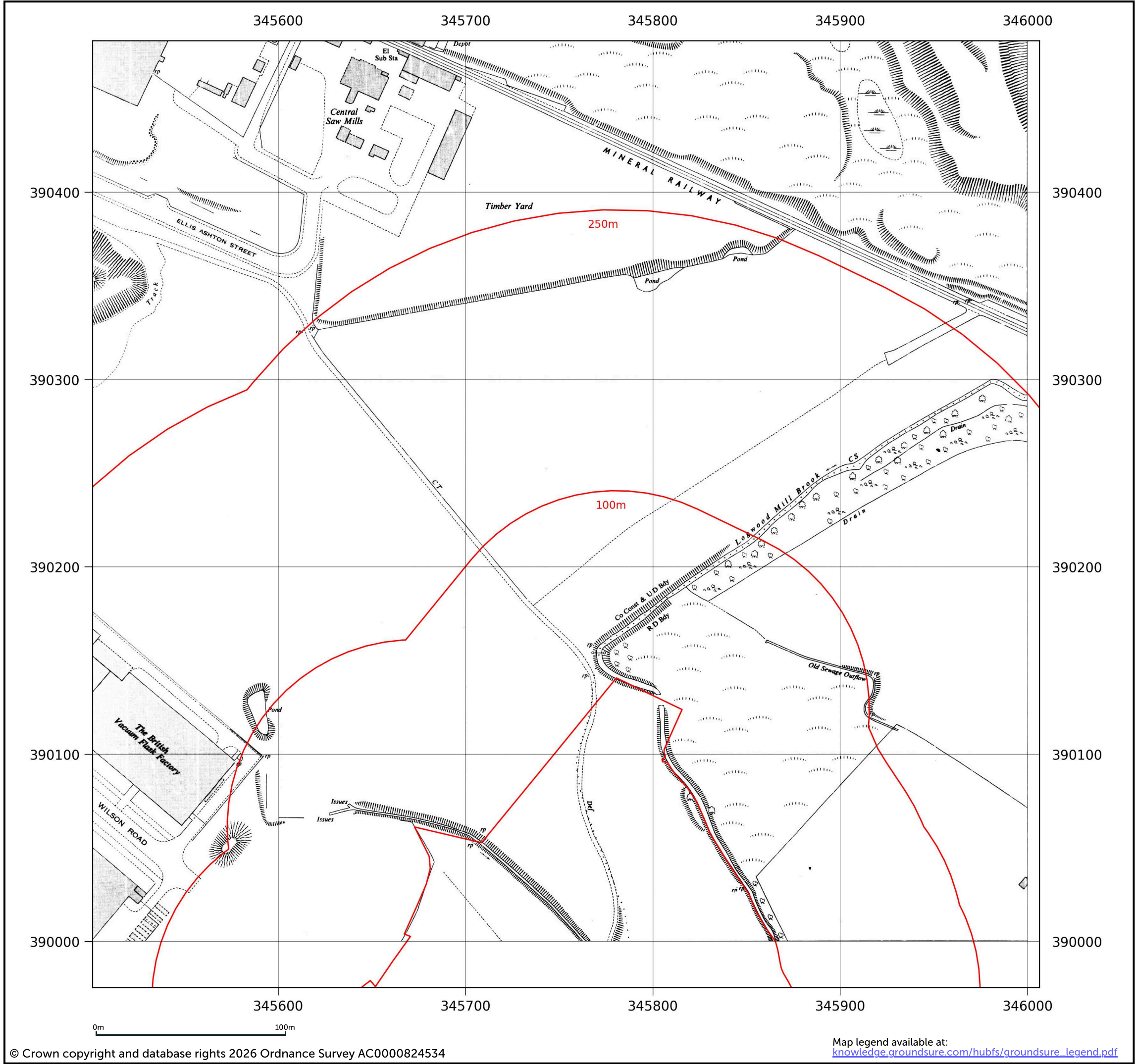


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LOCATION INTELLIGENCE



Ordnance Survey
Licensed Data

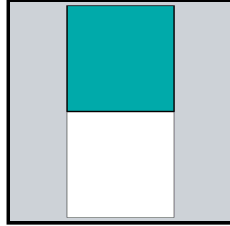


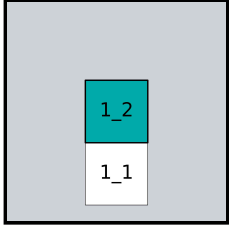
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Client ref:	013547
Report ref:	E3P-X8X-2GN-WYR-VPK
Grid ref:	345759.86, 389967.99
Production date:	27 February 2026

Map name:	National Grid
Map date:	1957
Scale:	1:1,250
Printed at:	1:2,000



Date: 1957





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Site details:
Client ref:
Report ref:
Grid ref:
Production date:

WILSON ROAD, HUYTON,
KNOWSLEY, L36 6AE
013547
E3P-X8X-2GN-WYR-VPK
345759.86, 389967.99
27 February 2026

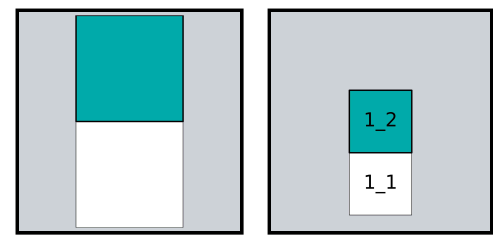
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Map date:
Scale:
Printed at:

National Grid
1968-1973
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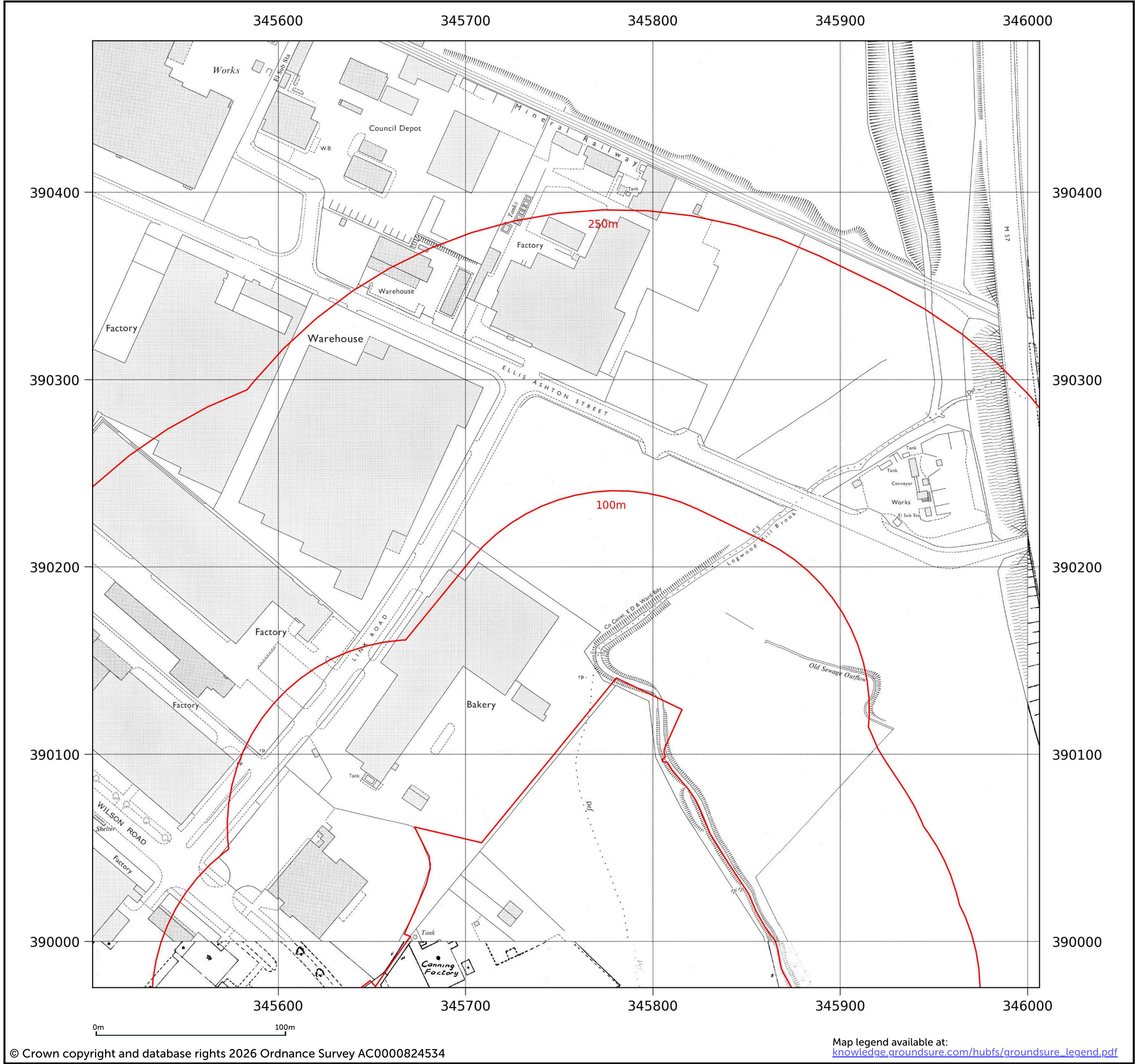


Date: 1968
Surveyed: 1956
Revised: 1967
Copyright: 1968
Levelled: 1957

Date: 1973
Surveyed: 1972
Revised: 1972
Copyright: 1973
Levelled: 1963



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Site details:	WILSON ROAD, HUYTON, KNOWSLEY, L36 6AE
Client ref:	013547
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Grid ref:	345759.86, 389967.99
Production date:	27 February 2026

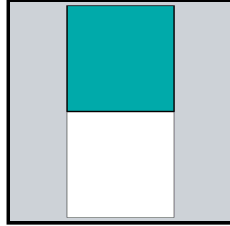
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Printed at:	1:2,000

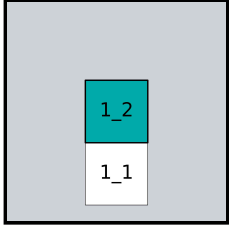


Date: 1977
Surveyed: 1956
Revised: 1976
Copyright: 1977
Levelled: 1957

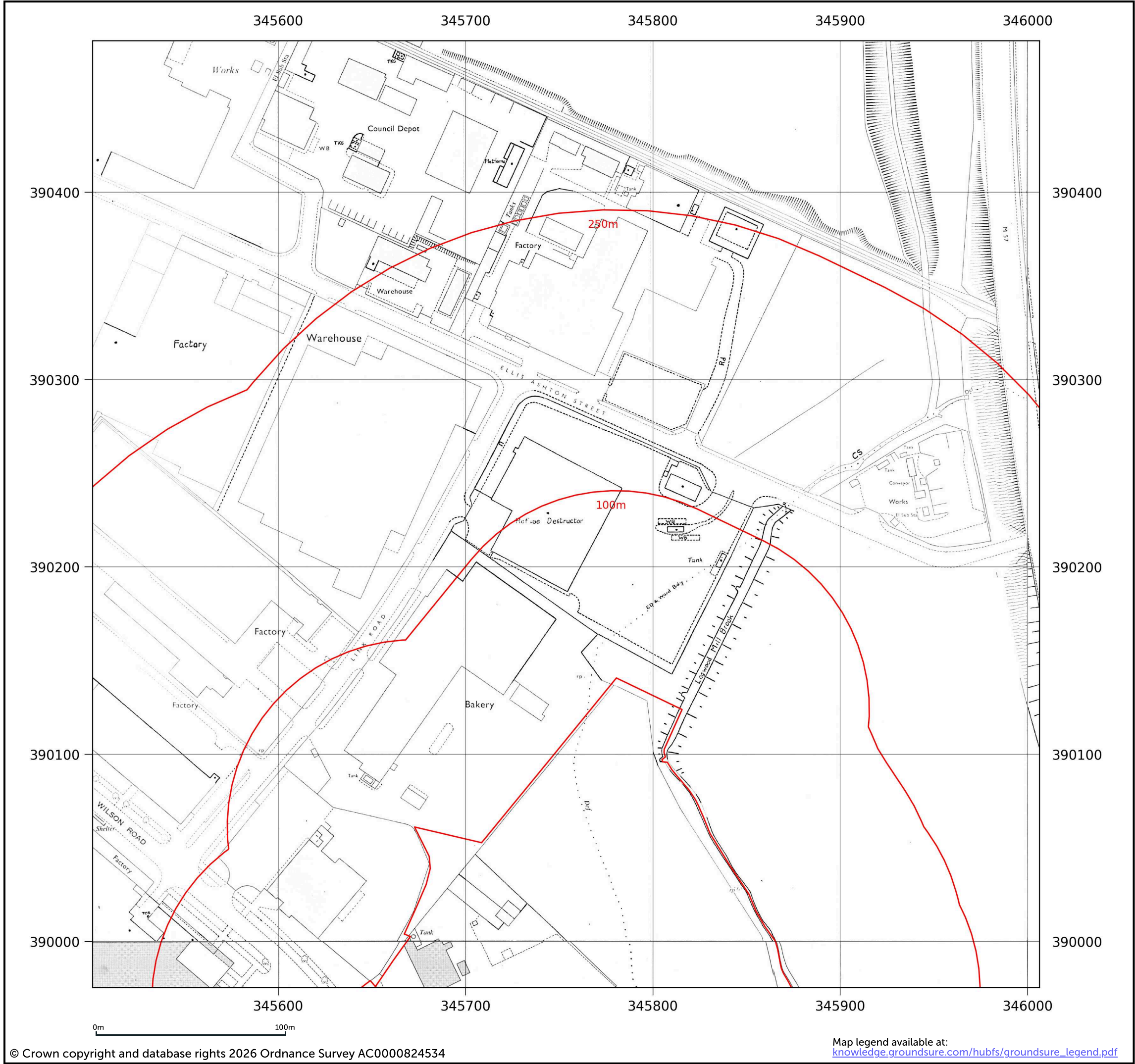
Date: 1981

Date: 1977





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Site details:	WILSON ROAD, HUYTON, KNOWSLEY, L36 6AE
Client ref:	013547
Report ref:	E3P-X8X-2GN-WYR-VPK
Grid ref:	345759.86, 389967.99
Production date:	27 February 2026

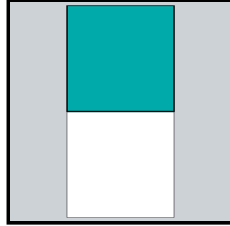
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Printed at:	1:2,000

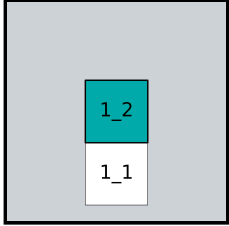


Date: 1984
Surveyed: 1957
Revised: 1984
Copyright: 1984
Levelled: 1957

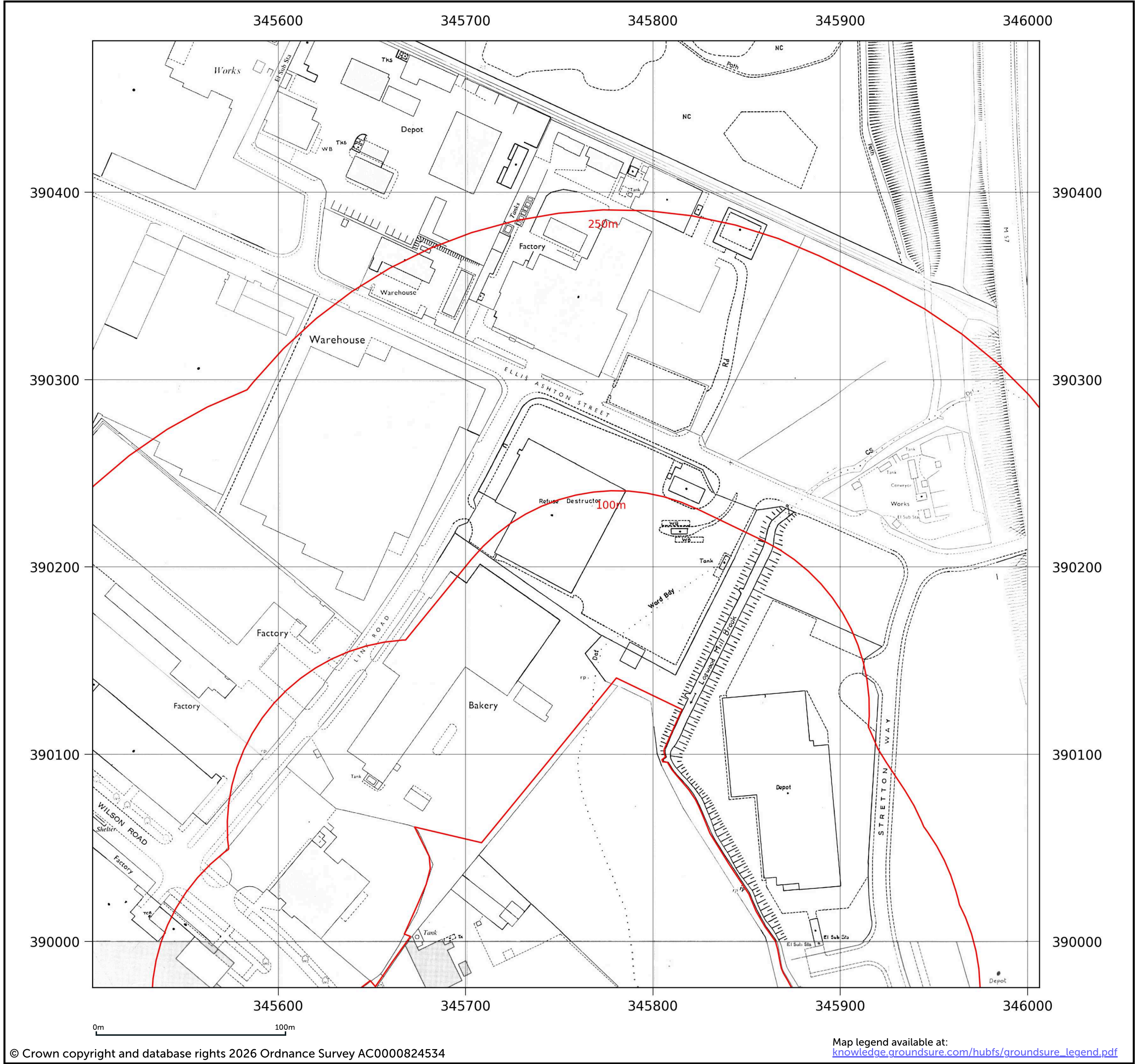
Date: 1987
Surveyed: 1957
Revised: 1987
Copyright: 1987
Levelled: 1957

Date: 1982
Surveyed: 1956
Revised: 1981
Copyright: 1982
Levelled: 1956





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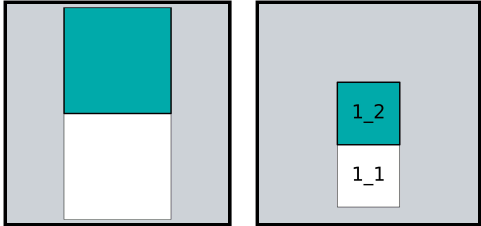


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Production date:	27 February 2026

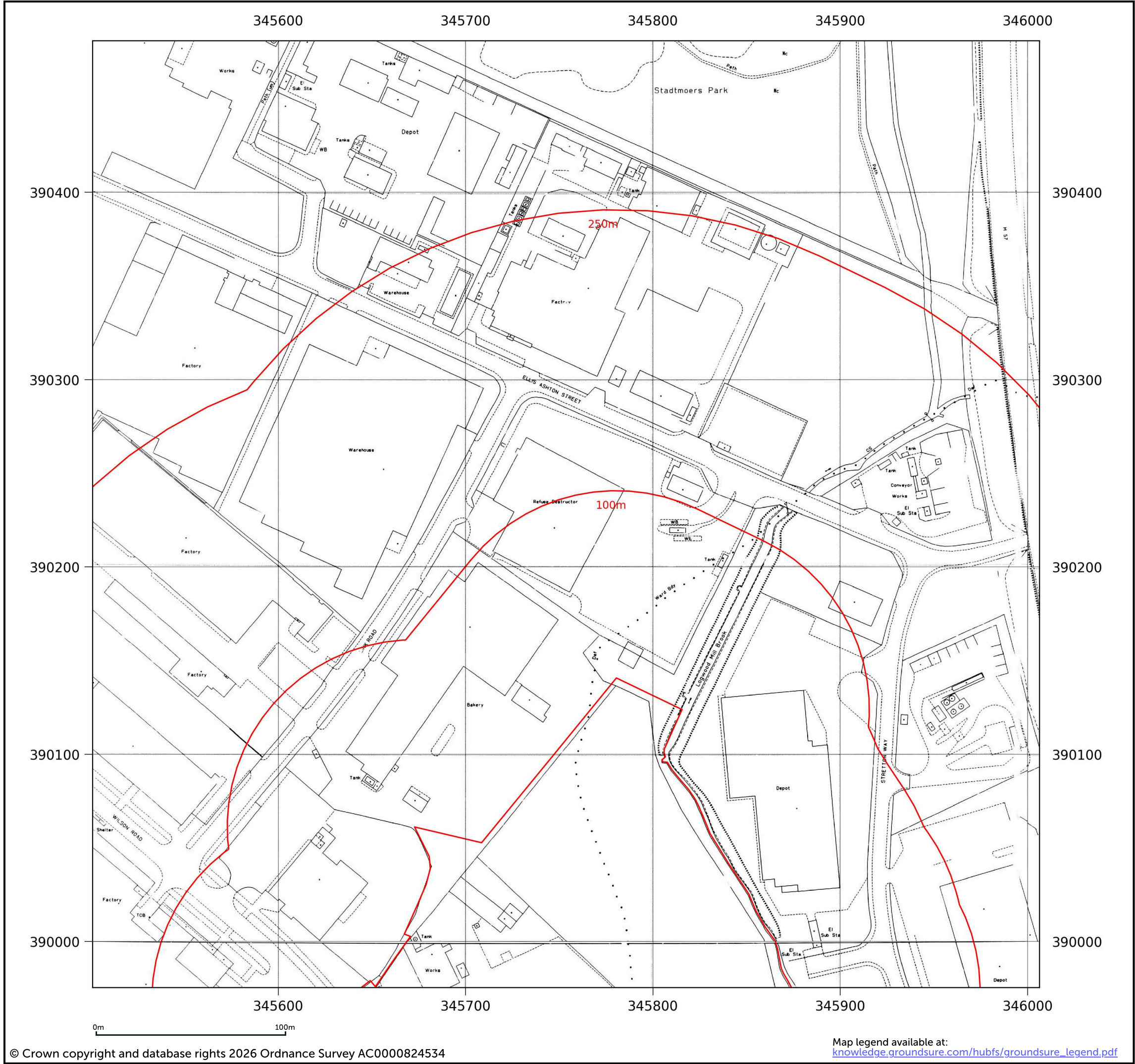
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Printed at:	1:2,000

Date: 1987
Surveyed: 1957
Revised: 1987
Copyright: 1987
Levelled: 1957

Date: 1992
Surveyed: 1956
Revised: 1992
Copyright: 1992
Levelled: 1956



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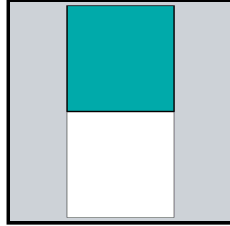
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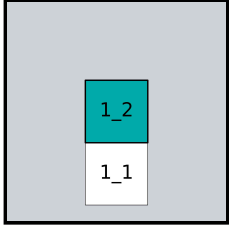
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Map date:	1993
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Printed at:	1:2,000



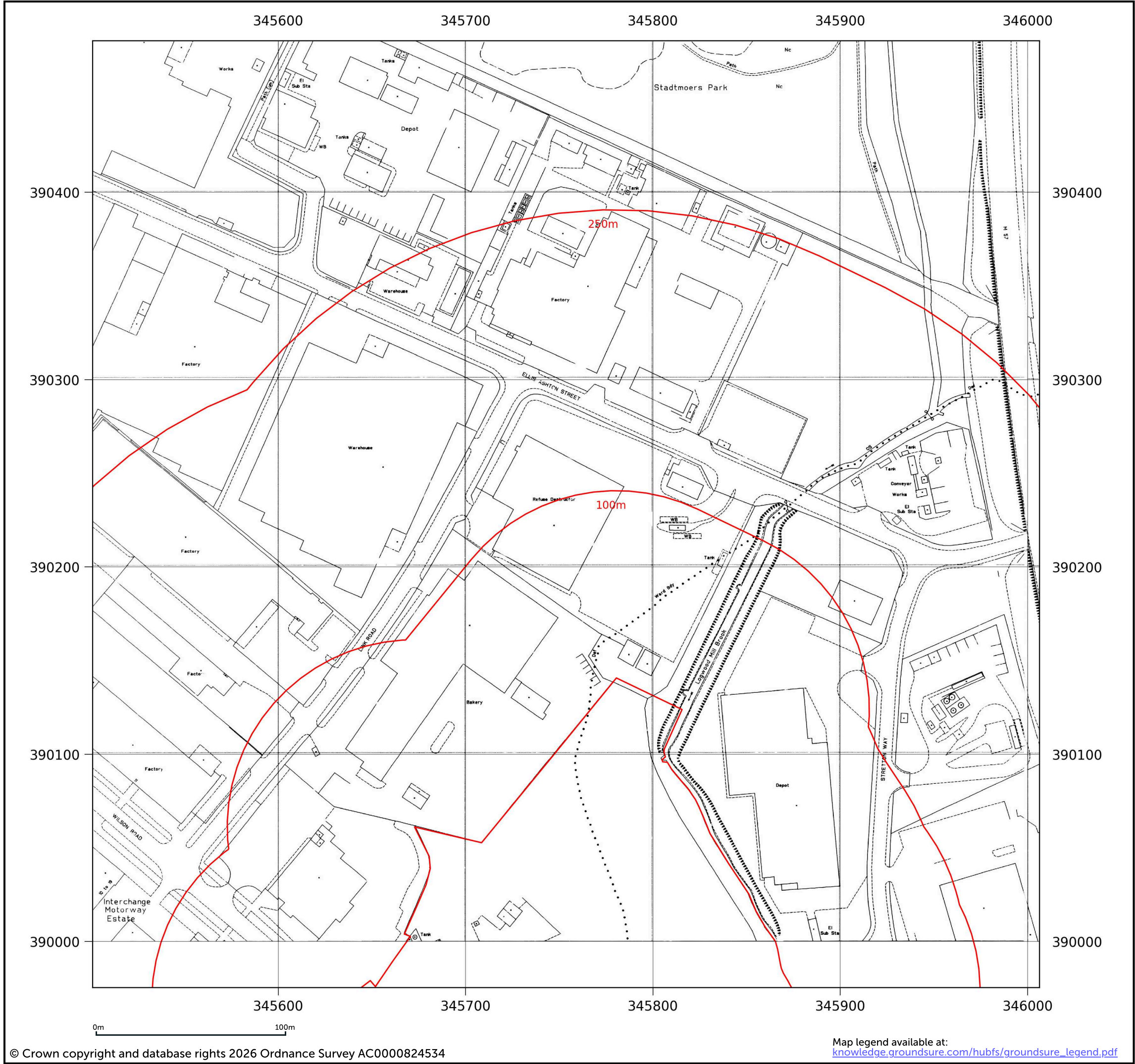
Date: 1993 Date: 1993
Copyright: 1993 Copyright: 1993

Date: 1993
Copyright: 1993





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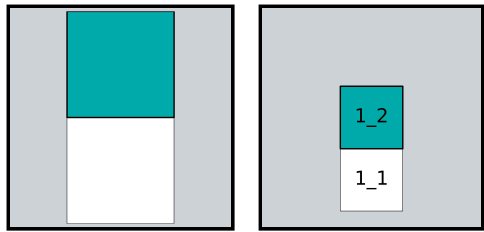
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Client ref:	013547
Report ref:	E3P-X8X-2GN-WYR-VPK
Grid ref:	345759.86, 389967.99
Production date:	27 February 2026

Map name:	National Grid
Map date:	1994
Scale:	1:1,250
Printed at:	1:2,000

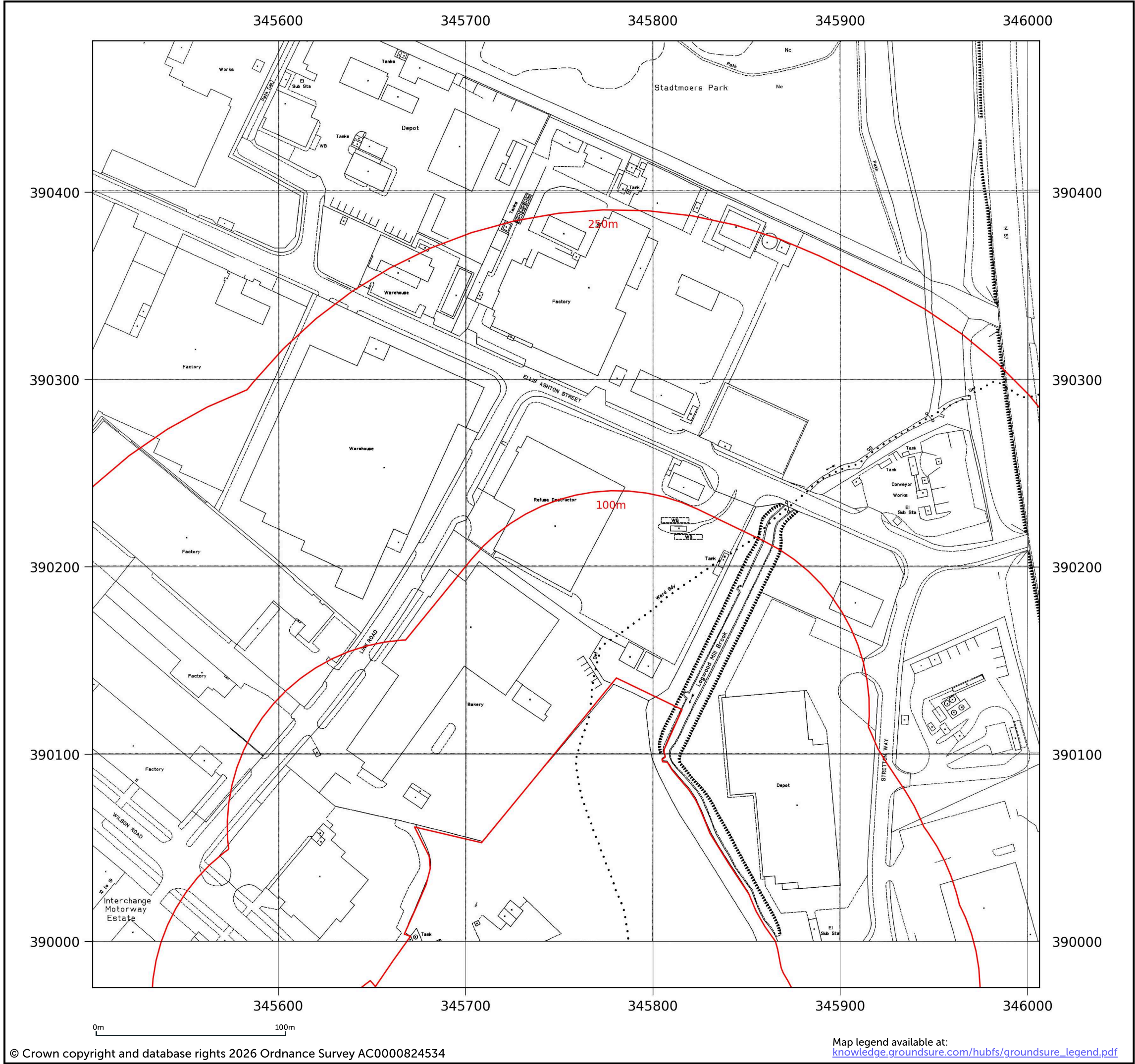


Date: 1994
Copyright: 1994

Date: 1994
Copyright: 1994



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Site details:
Client ref:
Report ref:
Grid ref:
Production date:

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013547
E3P-X8X-2GN-WYR-VPK
345759.86, 389967.99
27 February 2026

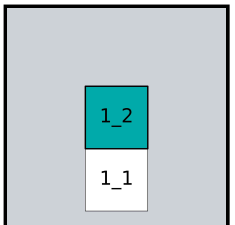
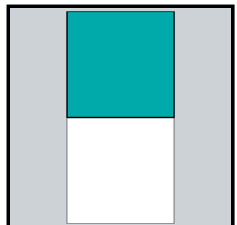
Map name:
Map date:
Scale:
Printed at:

National Grid
1994
1:1,250
1:2,000



Date: 1994
Surveyed: 1994
Revised: 1994
Copyright: 1994

Date: 1994
Surveyed: 1994
Revised: 1994
Copyright: 1994



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