

Our Ref. 018\4405\REG

Your Ref. 25/00486/OUT

22nd December 2025

Ms L Bye
Merseyside Environmental Advisory Service
The Barn
Court Hey Park
Roby Road
Huyton
L16 3NA



Registered in England 07068066

Parkhill
Wetherby
West Yorkshire
LS22 5DZ

T 01937 545 330
www.lithos.co.uk

Dear Lesley

Land At Knowsley Estate, Home Farm Road, Knowsley, L34 0EB

Further to your planning consultation response dated 4th December 2025 relating to outline planning application, we have been asked by our Client (Hallam Land) to address comments made.

For ease of reference, your comments are copied below in blue, with our responses are in black.

- 1) **Ground Investigation Strategy.** Section 7.0 outlines the proposed ground investigation approach. While broadly acceptable, several points require clarification as set out below. It would be prudent for these matters to be addressed, and the approach agreed with the LPA prior to undertaking the ground investigation.

Noted, and proposed approach clarified below.

- 2) **Ground Gas.** Ground gas monitoring is proposed only if significant made ground with high TOC content is encountered in the infilled pond. Clarification is needed on:
 - o The assessment methodology
 - o The TOC criterion that will determine whether monitoring is required. Any decision not to monitor must be fully justified and agreed with the LPA.

Noted. Assessment will be in general accordance with CLAIRE Research Bulletin RB17 TOC, based on the following:

- o Visual assessment of the made ground within the infilled pond
- o Detailed review of soil logs
- o Quantity of the made ground identified
- o % TOC recorded by the laboratory

If monitoring is not considered necessary detailed justification will be provided to the LPA for their review and comment. If significant made ground is encountered in the former pond, then monitoring wells will be installed in mini-boreholes (c. 10 locations; more if further backfilled ponds are encountered).

- 3) If an empirical approach (e.g., CL:AIRE RB17, 2012) is adopted, it must strictly follow the guidance and be integrated into the investigation strategy.

Noted.



- 4) Of the 170 machine-dug trial pits, only 3 are allocated for delineating the infilled pond. Additional trial pits may be necessary. The strategy acknowledges that further locations will be scheduled as required based on site conditions.

Noted. If the backfilled pond is larger than expected (based on review of old OS maps), more pits will be dug into it.

- 5) Additional areas of infilling should be anticipated, and the above approach, once agreed, should be applied to other areas where made ground is encountered.

Noted.

- 6) **Re-use of Site Won Topsoil.** The ground investigation strategy proposes limited sampling of topsoil to confirm its suitability for re-use, with at least 30 no. samples for chemical analysis. I advise that the applicant must ensure sampling is representative of the volume to be reused and demonstrates suitability for its intended purpose.

30 samples is considered appropriate for testing of in-situ topsoil. However, if MEAS consider a larger number necessary, please advise.

For the record, given the site comprises c. 286,000m² of arable land, grass & overgrown areas, and assuming a topsoil thickness of 0.3m, we estimate a total volume of topsoil will be c. 86,000m³.

So, testing 1 sample per 400m³, equates to c. 215 samples. This is far more than we would normally test at SI stage. This type of frequency is usually required when importing topsoil to a development site, rather than confirming suitability for re-use of existing topsoil.

- 7) **Geotechnical Advice.** Merseyside EAS does not provide advice on geotechnical matters; advice should be sought from relevant technical specialists.

Noted.

Should you require any further information, please contact the undersigned.

Yours sincerely



Mark Perrin
Director

for and on behalf of
LITHOS CONSULTING LIMITED
