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## PRELIMINARY RISK ASSESSMENT



1501 2015

### LIVER INDUSTRIAL ESTATE, AINTREE, LIVERPOOL

REPORT REF: BEK-15089-1

MAY 2015

REPORT PREPARED FOR

TARGET SCAFFOLDING LTD.  
TARGET HOUSE  
LIVERPOOL  
L97ES



## Project Quality Assurance Information Sheet

### PRELIMINARY RISK ASSESSMENT

LIVER INDUSTRIAL ESTATE, AINTREE, LIVERPOOL

Report Status	Final
Report No	BEK-15089-1
Date	May 2015
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## TABLE OF CONTENTS

1. INTRODUCTION
  - 1.1 Appointment
  - 1.2 Proposed Development
  - 1.3 Objective and Scope of Work
  - 1.4 Limitations
2. SITE LOCATION & DESCRIPTION
  - 2.1 Site Location
  - 2.2 Site Layout & Description
  - 2.3 Surrounding Land Use
3. SITE HISTORY
4. ENVIRONMENTAL SETTING
  - 4.1 Geology
  - 4.2 Mining & Ground Stability
  - 4.3 Hydrogeology
  - 4.4 Hydrology
  - 4.5 Contaminated Land
  - 4.6 Sensitive Land Uses
  - 4.7 Radon
5. POTENTIAL POLLUTANT LINKAGES
  - 5.1 General
  - 5.2 Potential Contaminants of Concern
  - 5.3 Pathways
  - 5.4 Receptors
  - 5.5 Preliminary Conceptual Model
  - 5.6 Potentially Significant Pollutant Pathways
6. RECOMMENDATIONS

## APPENDICES

APPENDIX A	Planning Permission
APPENDIX B	Historical OS Maps
APPENDIX C	GeoInsight Report
APPENDIX D	EnviroInsight Report
APPENDIX E	Borehole Records & Location Plan
APPENDIX F	Drawings

## DRAWINGS

BEK Drawing No 15089/1	Site Location Plan
BEK Drawing No 15089/2	Site Layout
Paul Keegan Associates Drawing No A/374/01	'Proposed Plans & Elevations'

Preliminary Risk Assessment  
Liver Industrial Estate, Aintree, Liverpool

## 1. INTRODUCTION

### 1.1 Appointment

- 1.1.1 BEK Enviro Limited has been appointed by Target Scaffolding Limited (TSL) to carry out a Preliminary Risk Assessment for Unit 6, Liver Industrial Estate, Long Lane, Liverpool, (hereafter known as 'the site').

### 1.2 Proposed Development

- 1.2.1 Liverpool City Council has granted planning permission (subject to conditions) for 'the construction of industrial units for possible class B1 and B2 use and to carry out associated works'. A copy of the planning permission is presented in Appendix A.

- 1.2.2 The development will consist of the industrial units with attached service bays and car parking for each individual unit (see the Paul Keegan Associates drawing entitled 'Proposed Plans and Elevations' in Appendix G).

- 1.2.3 This report has been prepared to satisfy condition 5 of the planning permission which states:

*No part or phase of the development hereby permitted shall commence until*

- a) An investigation and assessment methodology, including analysis suite and risk assessment methodologies has been completed and submitted to and approved by the LPA in writing, prior to any site investigations*
- b) A site investigation and assessment has been carried out by competent persons to determine the status of contamination including chemical, radiochemical, flammable or toxic gas, asbestos, biological and physical hazards at the site and submitted to the LPA. The investigations and assessments shall be in accordance with current Government and Environment Agency recommendations and guidance and shall identify the nature and extent of any contaminants present, whether or not they originate on the site, their potential for migration and risks associated with them.*

### 1.3 Objective and Scope of Work

- 1.3.1 The objective and scope of this assessment is to collate and review the available geo-environmental information to determine potential constraints to the development such as ground contamination risks and geotechnical hazards.

- 1.3.2 To achieve the objective the following scope of work was defined:

- Review the available background information regarding the site:
  - Recent Ordnance Survey Map
  - British Geological Survey (BGS) Published Maps
  - EA's 'what's in your backyard?' Website
  - BGS Web Page
  - Site Specific GroundSure Reports
  - Site Specific Historical Maps
  - Coal Authority Website

- Review site investigation information available for the site
- Develop a preliminary conceptual Site Model (CSM) that relates the anticipated ground conditions at the site and the proposed development
- Establish areas of potential concern based on identified risks and/or potential risks
- Identify any actions required to assess or reduce the risks identified

#### 1.4 Limitations

- 1.4.1 The conclusions and recommendations presented in this report are the result of our professional interpretation of the information currently available. BEK reserves the right to amend the conclusions and recommendations if further information becomes available.
- 1.4.2 However, it should be noted that much of the information has been derived from reports written by others and BEK takes no responsibility for the accuracy of that information. Notwithstanding the above, the reports reviewed have all been written by professional environmental consultants with a duty of care to provide relevant and accurate information.

## **2. SITE LOCATION & DESCRIPTION**

### **2.1 Site Location**

- 2.1.1 The site is located in the south-west of Liver Industrial Estate off Long Lane approximately 8 km north-east of Liverpool City Centre.
- 2.1.2 The approximate National Grid Reference for the site is 337392, 395417. A site location plan is presented as Drawing No 15089/1 in Appendix **F**.

### **2.2 Site Layout and Description**

- 2.2.1 The site occupies a rectangular parcel of land of approximately 5400 m<sup>2</sup>.
- 2.2.2 The site is derelict and capped with hard standing concrete or tarmac (see BEK Drawing No 15089-1 in Appendix **F**).
- 2.2.3 The site boundary is marked by palisade fencing to prevent trespass.

### **2.3 Surrounding Land Use**

- 2.3.1 The surrounding land is occupied by industrial/commercial properties and associated access roads. A derelict parcel of land is located to the north-east of the site.

### 3. SITE HISTORY

- 3.1.1 The history of the site has been established using historical OS maps supplied by Groundsure and is summarized below. A selection of the maps reviewed is presented in Appendix B.

#### 1851

- 3.1.2 The earliest available map is from 1851. This shows the site to be occupied by open fields associated with farmland which dominates the area.

#### 1893

- 3.1.3 The 1893 edition map shows no change to the site. A water feature is located some 100 m north of the site. Both the Manchester MP railway line and the Cheshire Railway line are located approximately 100 m and 130 m west of the site, respectively.

#### 1908 - 1927

- 3.1.4 The maps from 1908 and 1927 show no significant change to the site. The water feature 100 m north of the site is no longer present (presumably infilled). Furthermore, a railway siding has been constructed approximately 120 m west of the site.

#### 1954

- 3.1.5 The 1954 edition map shows two tanks immediately south-east of the site, beyond which lies a paint factory. A mineral water bottling works is located some 50 m east and a clothing factory is located some 60 m east of the site. A drain located some 70 m south-west flows into a pond approximately 150 m south of the site. An unspecified building lies some 230 m south of the site.

#### 1962 - 1968

- 3.1.6 The maps from 1962-1968 show a cutting across the south-east of the site which leads to an unmarked water feature immediately south-west of the site. An unspecified industrial building is located in north-west of the site and this extends beyond the north-western boundary of the site. The site is surrounded by factories and work buildings to the north, east and south-east.

#### 1973 - 1975

- 3.1.7 The maps from 1973-1975 show no change to the site. One of the industrial buildings immediately north of the site is marked as 'Electronics Components Factory.' An electric substation is located approximately 10 m east of the site. The Manchester railway to the west of the site has been dismantled. Residential development has taken place approximately 120 m to the south-west of the site.

1980 - 1984

- 3.1.8 The maps no longer show the cutting across the south-east of the site. The industrial building remains in the north-west of the site (marked as depot) although the remainder of the building to the NW is no longer present, having been replaced by a smaller warehouse. The water feature immediately south-west of the site is no longer marked (presumably in filled) and subsequently replaced by a works building. The pond some 150 m south of the site has also been infilled.

1989 - 1993

- 3.1.9 The maps from 1989-1993 show no significant change to the site or the surrounding area.

2002

- 3.1.10 The maps from 2002 show no significant change to the site. Two of the industrial buildings to the north-east of the site, including the electrical component works, have been demolished.

2010 - 2014

- 3.1.11 The 2010 & 2014 maps show the depot in the north-west of the site to have been demolished. There are no significant changes to the surrounding area.



## 4. ENVIRONMENTAL SETTING

4.0.1 GeolInsight and EnviroInsight Reports have been obtained from Groundsure and information provided in this report has been used within this section. Copies of these reports are presented in Appendix C and D respectively.

4.0.2 In addition, BEK has reviewed borehole records for four window sample boreholes that were that were drilled at the site during April 2015 to provide information for foundation design. Copies of borehole records and a location plan are presented in Appendix D. The borehole records were provided to BEK by Carr Faulkner Associates.

### 4.1 Geology

4.1.1 The site geology is illustrated in the GeolInsight Report which has sourced data from several sources including British Geological Society, BRITPITS database and the Coal Authority. A copy of the GeolInsight Report is presented in Appendix C.

#### Made Ground

4.1.2 The published geological information indicates that there is no artificial ground/made ground within 500 m of the site.

4.1.3 However, the ground conditions encountered in the boreholes encountered made ground that varies from 0.6 m to 0.95 m thick. The made ground is generally described as 'concrete or tarmac overlain by varying proportions of clay, silt, sand and gravel, comprising cinder and demolition debris'. A further layer of 'dense wet brown fine to medium sand' (suspected made ground) was encountered to a depth of 1.5 m in the south of the site.

4.1.4 It is considered likely that the deeper sand in the south represents the fill material within the cutting identified on the historical OS maps.

#### Superficial Deposits

4.1.5 The published geology shows that the region is covered by Boulder Clay. Boulder Clay typically consists of sandy and silty, stony clay with non-persistent sand beds. This strata generally has a very low permeability.

4.1.6 The superficial deposits encountered in the boreholes (beneath the made ground) is described as 'brown sandy clay' and is considered to represent the upper surface of the Boulder Clay.

#### Bedrock

4.1.7 The underlying solid geology comprises the Wilmslow Sandstone Formation (referred to as the Sherwood Sandstone).

4.1.8 The solid geology was not encountered during the site investigation.

## 4.2 Mining and Ground Stability

4.2.1 Information in the GeoInsight Report indicates that neither the site or the surrounding area has been affected by mining.

4.2.2 In addition to the above, the GeoInsight Report provides hazard ratings associated with ground subsidence at the site, as summarised below:

Shrink Swell Clay	Very Low
Landslides	Very Low
Ground Dissolution of Soluble Rocks	Negligible
Compressible Deposits	Negligible
Collapsible Deposits	Very Low
Running Sand	Very Low

4.2.3 It can be seen from the above that the site is unlikely to be affected by ground instability.

## 4.3 Hydrogeology

4.3.1 The published geology indicates that the site is overlain by Boulder Clay which is classified by the Environment Agency (EA) as an 'Unproductive' Strata. These formations are described as having low permeability with negligible significance for water supply or river base flow.

4.3.2 The underlying Wilmslow Rock Formation is classified by the EA as a 'Principal Aquifer'. These aquifers have a high intergranular and/or fracture permeability, usually providing a high level of water storage and may support water supply/river base flow on a strategic scale.

4.3.3 Notwithstanding the above, the site is not located within a Source Protection Zone (SPZ) and there are no groundwater abstractions within 250 m of the site.

4.3.4 Water levels (following drilling) in the boreholes varied from being absent in Borehole No BH2 and BH4 and at depths of 0.1 and 0.35 m bgl in Borehole No 1 and 4 respectively. This indicates the presence of localised pockets of water above the Boulder Clay rather than laterally continuous perched water.

## 4.4 Hydrology

4.4.1 There is no surface water on the site and there are no significant surface water features within 250 m to the site, although it should be noted that there is a drain 70 m to the west of the site.

4.4.2 There are no licensed discharge consents or licensed surface water abstractions within 250 m of the site.

4.4.3 The site is not located in an area which may be affected by flooding from surface water.

#### **4.5 Contaminated Land**

- 4.5.1 Site investigation information has confirmed the presence of made ground described as 'concrete or tarmac overlain by varying proportions of clay, silt, sand and gravel, comprising cinder and demolition debris'. A further layer of sand (suspected made ground) to a depth of 1.5 m was encountered in the south of the site. The origins of this material is unknown and it may contain contaminants of concern.
- 4.5.2 Information provided in the EnviroInsight Report indicates there are no landfill sites or waste management facilities located within 250 m of the site. However, there are several infilled ponds located within 250 m of the site including one adjacent to the south-western site boundary.
- 4.5.3 There is one EA recorded pollution incident within 250 m of the site and this refers to an incident in 2001 some 83 m south-east of the site involving specific waste materials (tyres). The Environmental Agency classified the incident as Category 4 to air and water (no impact) and Category 3 to land (minor impact).
- 4.5.4 In addition, the EnviroInsight Report lists 20 potentially contaminative industries within 250 m of the site, the closest of which is an electrical substation 8 m west of the site.

#### **4.6 Sensitive Land Uses**

- 4.6.1 The site is not affected by ecological systems identified as a statutory receptor in the DETR Circular 01/2006.

#### **4.7 Radon**

- 4.7.1 The GeoInsight Report states that 'the property is not in a radon affected area, as less than 1% of properties are above the Action Level.'
- 4.7.2 No radon protection measures will be necessary.

## 5. POTENTIAL POLLUTANT LINKAGES

### 5.1 General

5.1.1 This section identifies the potential contaminants of concern, pathways and receptors that may be associated with the site based on its known history and the current condition and with respect to the redevelopment of the site for industrial use.

5.1.2 This information is used to develop a conceptual model which is a qualitative description of potential sources of environmental pollutants, the pathways by which they are transported and the receptors.

### 5.2 Potential Contaminants of Concern

5.2.1 Based on the available historical maps the site has been part of the Liver Industrial Estate since 1962 prior to which the site was occupied by agricultural fields. The site is currently derelict with palisade fencing surrounding the site to prevent trespassing. There were no visual or olfactory signs of contamination noted during the site walkover.

5.2.2 Site investigation information has confirmed the presence of made ground described as 'concrete or tarmac overlain by varying proportions of clay, silt, sand and gravel, comprising cinder and demolition debris' that varies between 0.6 – 0.95 m bgl. A 'dense wet brown fine to medium sand' (suspected made ground) layer was encountered to a depth of 1.5 m in the south of the site and this is considered to represent the material used to fill the cutting in this part of the site. The origin of the made ground is unknown and it may contain contaminants of concern.

5.2.3 An unspecified building associated with industrial use (more recently marked as 'depot') occupied the north-western part of the site until 2010. The contaminants of concern associated with this building are unknown.

5.2.4 It is also possible that low levels of contamination associated with off-site industrial activities may have impacted on the site. These include the paint works south of the site with associated tanks and electrical component works north-west of the site.

5.2.5 The potential contaminants of concern that may be present at the site are summarised below. This is based on historical activities and ground conditions encountered during the site investigation.

Location	Contaminants of Concern
Unspecified Made Ground	Heavy Metals (As, Cd, Cr, Cu, Pb, Ni, Hg, Se, Zn) Sulphate, Cyanide, Polycyclic Aromatic Hydrocarbons (PAHs) Phenols, Asbestos

**Table 1:** Potential Contaminants of Concern

5.2.6 It should be noted that the above list represents a broad range of potential contaminants of concern. Additional contaminants of concern should be considered if ground conditions differ from those anticipated.

5.2.7 Based on site investigation data there is unlikely to be a significant thickness of made ground present beneath the site. However, historical maps indicate three former small water features that have been infilled within 250 m of the site. These include a feature infilled in 1927 located some 100 m north of the site, a small pond located some 150 m south of the site infilled in 1980 and a small water feature immediately south-west of the site infilled in 1980.

5.2.8 These infilled features are all relatively small and were infilled prior to 1980 and are not considered to represent a significant source of ground gas. Furthermore, the presence of relatively impermeable Boulder Clay will mitigate lateral migration of any gas. BEK concludes that risks from ground gas are considered to be low.

### 5.3 Potential Pathways

5.3.1 The pathways through which contaminants may reach receptors, are in part dependent by the nature and behaviour of the contaminant and the intended end use of the site.

5.3.2 The following potential pathways have been identified with respect to the existing site condition, the environmental setting and the construction of industrial units (with all external areas capped with hard standing); all of which are assessed in the conceptual model:

- Ingestion/ direct contact with contaminated soils (ground workers only)
- Inhalation of contaminative dust/vapours
- Dissolution or suspension (leaching) of contaminants from site soils leading to vertical and/or lateral migration within perched waters to off-site receptors. Potential significant pathways include more permeable layers within the made ground/natural strata, underground services and piles/foundations.
- Contamination affecting the integrity of service pipelines by direct contact
- Buildings affected by direct contact with elevated concentrations of sulphate

### 5.4 Receptors

5.4.1 Potential site specific receptors that may be affected by contamination at the site are listed below:

#### Construction Workers

5.4.2 The primary risks to construction workers are associated with the possible presence of asbestos. Asbestos fibres (if present) can be released into the atmosphere during earthworks.

- 5.4.3 Standard personal protective equipment and site specific risk assessments and method statements should reduce risks associated with other contaminants of concern due to short exposure duration.

Future Site Users (Employee's)

- 5.4.4 The development will effectively cap the site with hardstanding and remove any direct exposure to contaminated soils. Risks from inhalation of organic vapours are considered very low based on the description of the shallow ground in the boreholes.
- 5.4.5 Risks from the inhalation of ground gas is also considered to be very low due to the low gassing potential of the potential sources of gas.

Off Site Receptors

- 5.4.6 Off site receptors include adjacent site users. Human health could be at risk if asbestos fibres are released during the redevelopment.

Buildings & Services

- 5.4.7 Concrete used for the construction of buildings can be affected by high levels of sulphate and extreme pH.
- 5.4.8 The integrity of service pipes can be affected by concentrations of organic contamination.

Controlled Waters

- 5.4.9 There are no significant surface waters on or in close proximity to the site.
- 5.4.10 The underlying Principal Aquifer is a significant potential receptor. However, if ground conditions are as anticipated based on published geology and site investigation information (laterally continuous relatively impermeable Boulder Clay) the vertical migration of contamination to the underlying aquifer is unlikely.
- 5.4.11 In addition, the site will be capped with hard standing which will reduce surface water infiltration rate and minimise the production of leachate within the made ground. Based on site investigation information, laterally continuous perched groundwater is not considered to be present.

**5.5 Preliminary Conceptual Model**

- 5.5.1 The identified potential sources of contaminants, pathways and receptors have been assessed to establish plausible pollutant linkages. All potentially significant pollutant linkages are detailed in Table B, in Appendix E.

**5.6 Potentially Significant Pollutant Linkages**

- 5.6.1 A number of possible 'significant pollutant linkages' have been identified associated with the site.

Link 1

There is the possibility of windblown particulates being inhaled by people/animals both on site and off site during ground works.

Based on the ground conditions at the site the likelihood of this occurring is considered to be moderate

Link 2

Property (including services) could be affected by direct contact to high concentrations of contaminants.

Based on the ground conditions at the site the likelihood of this occurring is considered to be moderate

## 6. RECOMMENDATIONS

- 6.1 Based on the findings of the Preliminary Risk Assessment a number of potential issues associated with contamination have been identified with respect to the proposed change of use to industrial.
- 6.2 To assess the risks from ground contamination BEK recommends that the following work is undertaken:

### 1. Additional Testing & Assessment

To assess the potential risks associated with the inhalation of asbestos fibres during ground works BEK recommends that samples of the made ground recovered from each of the boreholes are tested for the presence of asbestos.

The test results should be assessed in accordance with current guidance to identify any potential risks.

### 2. Concrete Specification

BEK recommends that Class DS-2 sulphate resistant concrete is used to mitigate any potential issues with ground aggressivity.

### 3. Services

Although the risks to water service pipelines is considered to be low (due to typical depth of the made ground), BEK recommends that advice is sought from the water service provider to ensure that the pipe specification is suitable for the site.

In any case, BEK would recommend that all underground services should be installed within dedicated service trenches backfilled with clean inert material.

### 4. Unexpected Contamination

If visual or olfactory evidence of contamination is encountered during the ground works then works should cease and specialist advice sought.



## **APPENDIX A**

### Planning Permission



Certificate issued to:-  
Paul Keegan Associates  
9 Tithebarn Road  
Crosby  
Merseyside  
L23 2RY

Application No: 14F/1312  
Date Issued: 19 August 2014

**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT**  
**PROCEDURE) ORDER 1995**

Location: Target Scaffolding, Unit L6, Liver Industrial Estate, Long Lane,  
Liverpool, L9 7ES

Proposal: To erect 2no. industrial units (class B1/B2) and carry out associated  
works

Applicant: Target Scaffolding Limited  
Unit L6  
Liver Industrial Estate  
Walton  
Liverpool  
L9 7ES

Date Valid: 24/06/2014

In pursuance of its powers under the above-mentioned legislation, the Local Planning  
Authority on 19 August 2014 GRANTED planning permission for the above-mentioned  
development in accordance with your application, subject to the compliance with the  
conditions specified on the attached schedule, for the reasons stated.

(see attached)

**Divisional Manager Planning**



Liverpool City Council, Regeneration, Planning,  
Municipal Buildings, Dale Street, Liverpool L2 2DH  
T: 0151 233 3021  
E: [planningandbuildingcontrol@liverpool.gov.uk](mailto:planningandbuildingcontrol@liverpool.gov.uk) [www.liverpool.gov.uk](http://www.liverpool.gov.uk)



**INVESTORS  
IN PEOPLE**

**SCHEDULE OF CONDITIONS AND REASONS**

Condition No	Condition
1	<p>The development hereby permitted shall be commenced before the expiration of 3 years from the date of this permission.</p> <p>REASON: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.</p>
2	<p>The development hereby approved shall be carried out in accordance with the following drawings and documents unless otherwise agreed in writing by the local planning authority:</p> <p>(i) Drawing Numbers - A/374/02A plan dated 06.01.14 and received by LCC</p> <p>REASON: To ensure that the development is carried out in accordance with the approved plans and within the parameters of the grant of planning permission.</p>
3	<p>Prior to their implementation, details of the following shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details and completed to the satisfaction of the local planning authority before the development is occupied/brought into use.</p> <p>(i) location, design, height, orientation and luminance of any external lighting (ii) location, design and orientation of CCTV systems</p> <p>REASON: These details are not included in the application and the Council wishes to ensure that they are satisfactory in accordance with Policy HD18 of the Liverpool Unitary Development Plan.</p>
4	<p>Prior to their implementation, samples or specifications of the following materials to be used in the external construction of this development shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved details to the satisfaction of the local planning authority before the development is occupied/brought into use.</p> <p>(i) external facing materials</p> <p>REASON: To ensure a satisfactory external appearance in accordance with Policy HD18 of the Liverpool Unitary Development Plan.</p>
5	<p>No part or phase of the development hereby permitted shall commence until;</p> <p>a) An investigation and assessment methodology, including analysis suite and risk assessment methodologies has been completed and submitted to and approved by the LPA in writing, prior to any site investigations.</p> <p>b) A site investigation and assessment has been carried out by competent persons to determine the status of contamination including chemical, radiochemical, flammable or toxic gas, asbestos, biological and physical hazards at the site and submitted to the LPA. The investigations and assessments shall be in accordance with current Government and Environment Agency recommendations and guidance and shall</p>

	<p>identify the nature and extent of any contaminants present, whether or not they originate on the site, their potential for migration and risks associated with them. The assessment shall consider the potential risks to:</p> <ul style="list-style-type: none"> <li>i. human health,</li> <li>ii. controlled waters,</li> <li>iii. property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,</li> <li>iv. adjoining land,</li> <li>v. ecological systems, and</li> <li>vi. Archaeological sites and ancient monuments.</li> </ul> <p>c) A detailed remediation scheme (if required), has been submitted to and agreed in writing with the LPA. This scheme shall include an appraisal of remedial options, implementation timetable, works schedule, site management objectives, monitoring proposals and remediation validation methodology. The scheme once completed must ensure that the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use.</p> <p><b>REASON:</b> To ensure that risks from land contamination to future users of the land and neighbouring land are minimised, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and in accordance with Policy EP2 of the Liverpool UDP.</p>
6	<p>After development commences and prior to occupation;</p> <p>a) Following completion of the measures identified in the approved remediation scheme and prior to occupation of any part of the development, a verification report which shall confirm the adequacy of remediation must be prepared and submitted to and approved in writing by the LPA before this condition will be discharged.</p> <p>If a phased approach to the development is being proposed, then a validation/completion report for an agreed number of plots within each of the proposed phases shall be submitted to the Local Planning Authority and approved in writing before the condition relating to the phase in question shall be discharged.</p> <p>b) If any potentially contaminated (unusual/suspect) material or flammable/toxic gas not previously identified is discovered, this must be reported in writing to the LPA and a further assessment and a revised remediation scheme will be required by the LPA. If no contamination is found then this should be detailed in the remediation verification report.</p> <p><b>REASON:</b> To ensure that risks from land contamination to future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors and in accordance with Policy EP2 of the Liverpool UDP.</p>
7	<p>Any waste generated to be discarded as refuse or recycled shall be kept within the curtilage of the premises and shall only be placed outside the premises on such days as trade refuse collection will occur.</p> <p><b>REASON:</b> To safeguard amenity and maintain the quality of the street environment in accordance with Policy EP9 of the Liverpool Unitary Development Plan.</p>

8	<p>All loading, unloading and parking of vehicles in connection with the use hereby permitted shall take place within the site and the space allocated for those purposes as shown on the approved plans accompanying this application shall be used exclusively to meet this requirement.</p> <p>REASON: It is in the interests of highway safety and to avoid congestion on adjoining streets in accordance with Policy GEN6 of the Liverpool Unitary Development Plan.</p>
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### **INFORMATIVES**

The development hereby approved shall only be constructed wholly in accordance with the submitted application as amended by the plan received by the local planning authority on 24th June 2014.
<p>During the site works the contractor shall pay full regard to the best practicable means available in respect of the control of noise and dust from the site. In addition, no operations which are audible at the site boundary shall be carried out:</p> <p>(i) outside the hours of 0800 to 1800 weekdays</p> <p>(ii) outside the hours of 0800 to 1300 Saturdays, and</p> <p>(iii) at any time on Sundays or Bank Holidays.</p>
The permission hereby granted does not convey any rights or approval to build on, or develop, any land that is not fully owned or controlled by the applicant, including party boundaries. Applicants should satisfy themselves that the agreement of any adjoining land owners has been given prior to works commencing on site.
<p>Reasons for Approval - Positive Planning</p> <p>The decision to grant permission and impose any conditions has been taken having regard to the relevant policies and proposals in the Liverpool Unitary Development Plan 2002. The Local Planning Authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning applications and have implemented the requirement in NPPF para 187.</p>
Liverpool City Council is the street name and numbering authority and has the responsibility of allocating postal addresses to new properties and existing properties converted to residential. All street name and numbering must be managed and agreed appropriately in accordance with LCC standards and policy. Please contact Miss Zita Carroll on 0151 233 5240 to progress these works.

**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**NOTES FOR PLANNING DECISION NOTICES**

**OTHER CONSENTS**

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular, if building alterations are involved these may also require consent under the Building Regulations and before commencing work this aspect should be discussed with Building Control (Email: [building.control@liverpool.gov.uk](mailto:building.control@liverpool.gov.uk) Tel: 0151 233 4458/ 4467). Where a building regulations approval is obtained and this requires changes from your planning permission, revised drawings must be submitted to the Divisional Manager Planning.

**COMPLIANCE WITH THE PERMISSION/CONSENT**

It is important that this permission/consent is implemented strictly in accordance with the plans approved by the consent. Where a planning permission is granted subject to conditions it is important that these are fully complied with. Non-compliance with the conditions of the permission/consent may well result in a Breach of Condition Notice being served on you or any other appropriate enforcement action required to remedy the breach of planning control.

**APPEALS TO THE PLANNING INSPECTORATE**

If you are aggrieved by the decision of the city council as local planning authority then you can appeal to the Planning Inspectorate. *Please note, only the applicant possesses the right of appeal.*

If you want to appeal, then you must do so within **six months** of the date of issue of this notice.

The Planning Inspectorate have introduced an online appeals service which you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal – see [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs). The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

If you do not have access to this service, forms can be obtained from the Planning Inspectorate at 315a Eagle Wing, Temple Quay House, 2 The Square, Temple Quay Bristol, BS1 6PN. (Tel: 0117 372 6372 or e-mail: [enquiries@planning-inspectorate.gsi.gov.uk](mailto:enquiries@planning-inspectorate.gsi.gov.uk)). *You must use a Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the appeal form you require.*

**PURCHASE NOTICES**

If the local planning authority or the Office of the Deputy Prime Minister refuses to grant permission to develop land or grants it subject to conditions, the owner may claim in certain circumstances that the land has become incapable of development. In these circumstances, the owner may serve a Purchase Notice on the Council under Part VI of the Town and Country Planning Act 1990, requiring the Council to purchase the owners interest in the land.

**COMPENSATION**

In certain limited circumstances, a claim must be made against the local planning authority for compensation. The circumstances in which compensation is payable are set out in Parts VI and V of the Town and Country Planning Act 1990.

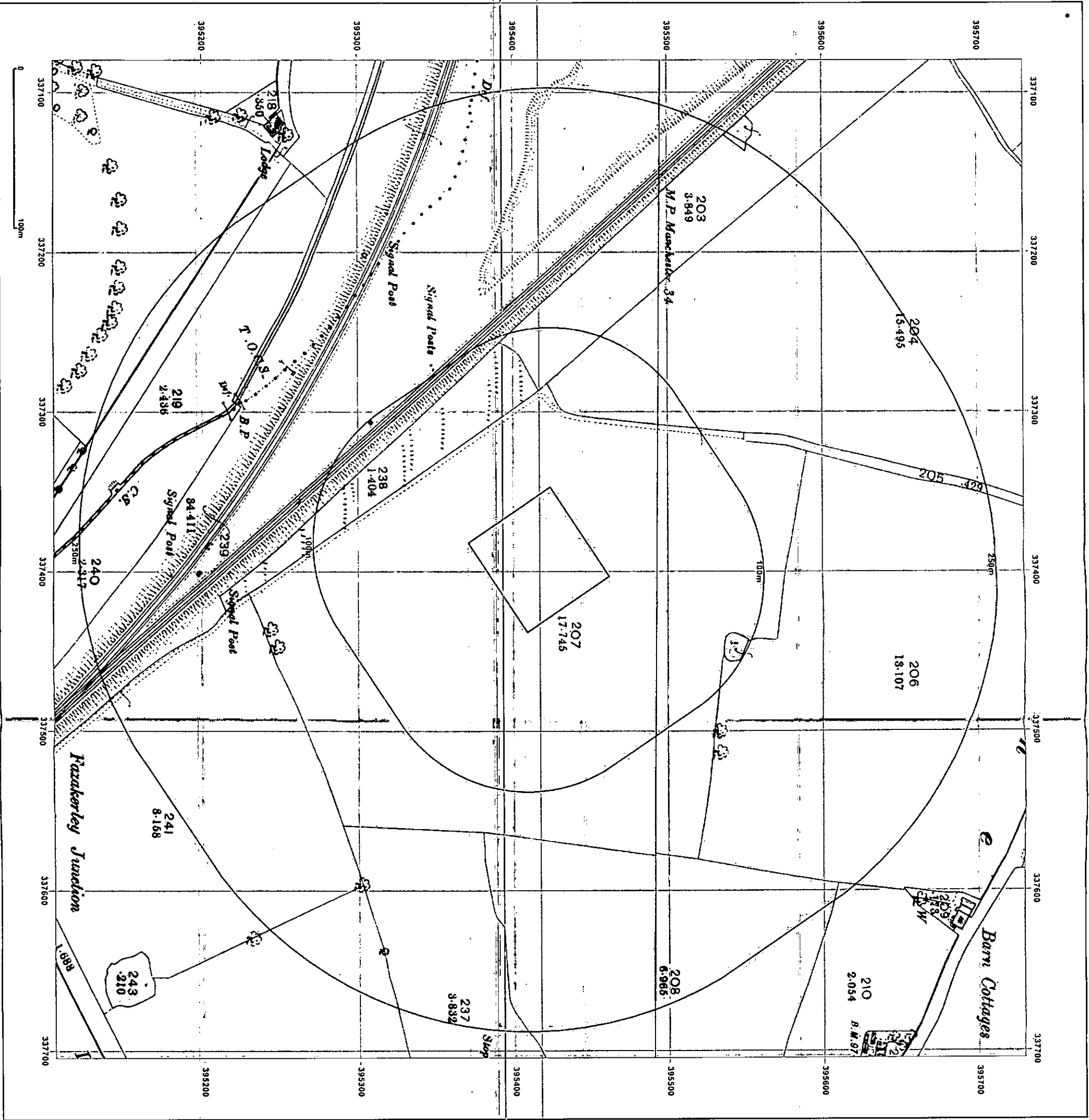
**NEW RESIDENTIAL DEVELOPMENT**

In order to ensure that minimum disruption occurs once a development is completed; developers are asked to contact all the public utilities to ensure that adequate services are provided at the outset. In particular developers are asked to contact the Cable TV provider

**PUBLIC NOTICE – PARTY WALL ETC. ACT 1996**

From the 1 July 1997 any person intending to carry out works affecting party walls or involving excavations for foundations adjacent to a party wall will be required to serve notice on all adjoining owners before work commences. You are advised to engage the services of a private surveyor to act on your behalf in any formal private procedures and agreements that you are now required, by The Party Wall etc. Act 1996, to enter into.

Failure to comply with the Act may result in civil action being taken against you.



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Target Scaffolding, L9 7ES

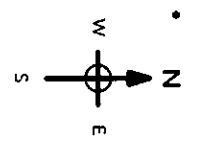
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337392, 395417

County Series

1893

1:2,500

1:2,500



Surveyed 1893  
Revised 1893  
Edition N/A  
Copyright N/A  
Levelled N/A

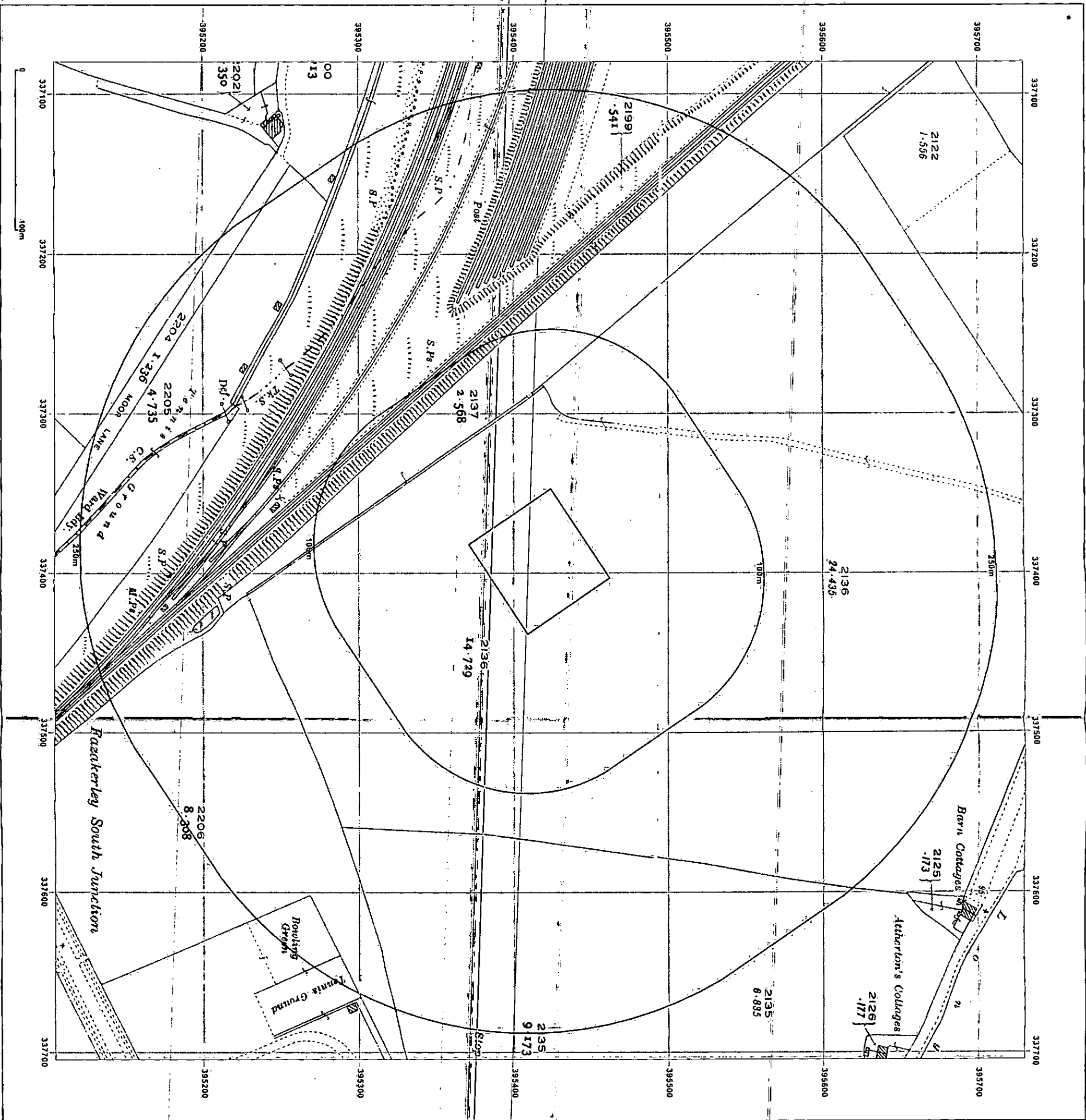
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Edition N/A  
Copyright N/A  
Levelled N/A



30 April 2015







Target Scaffolding, L9 7ES

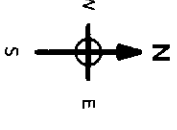
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337392, 395417

County Series

1927

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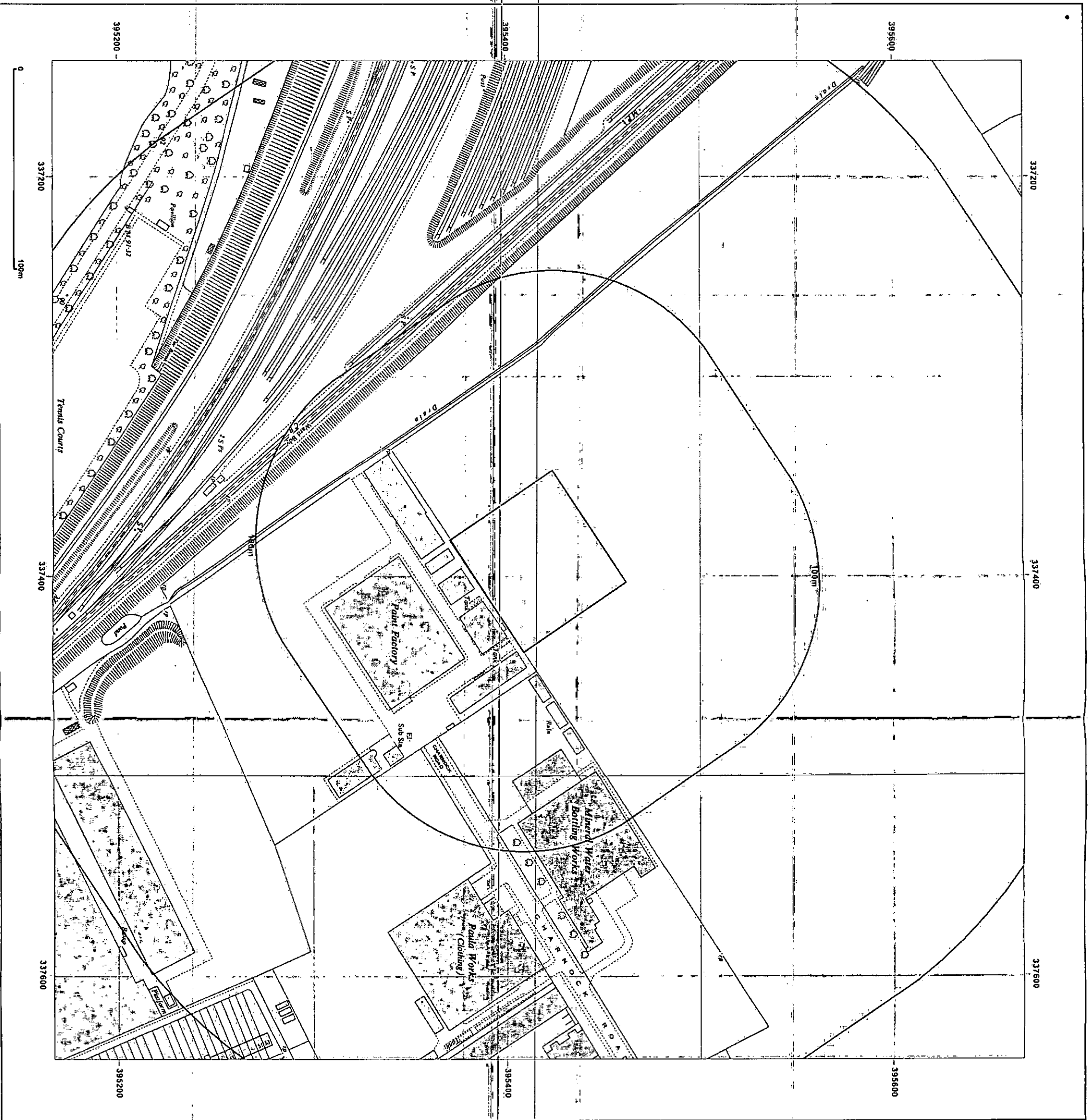


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Revised 1927  
Edition N/A  
Copyright N/A  
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Edition N/A  
Copyright N/A  
Levelled N/A



30 April 2015



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Target Scaffolding, L9 7ES

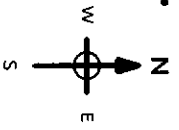
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337392, 395417

National Grid

1954

1:1,250

1:2,000



Surveyed 1954  
Revised 1954  
Edition N/A  
Copyright N/A  
Levelled 1946

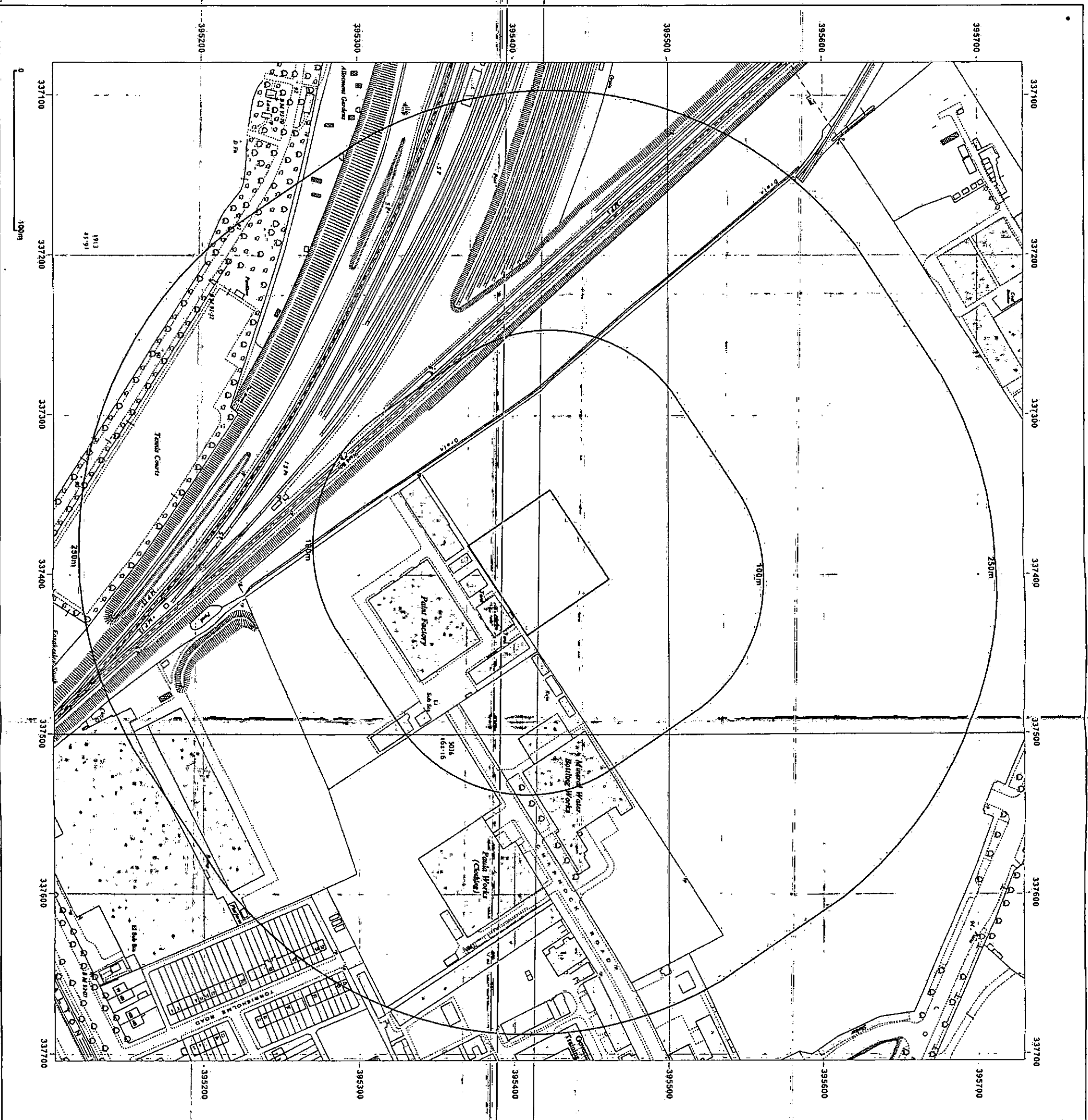
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Edition N/A  
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Levelled 1946

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Levelled 1946

Surveyed 1954  
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Edition N/A  
Copyright N/A  
Levelled 1947



30 April 2015

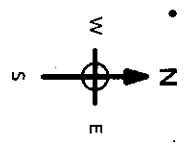


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Target Scaffolding, L9 7ES

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337392, 395417

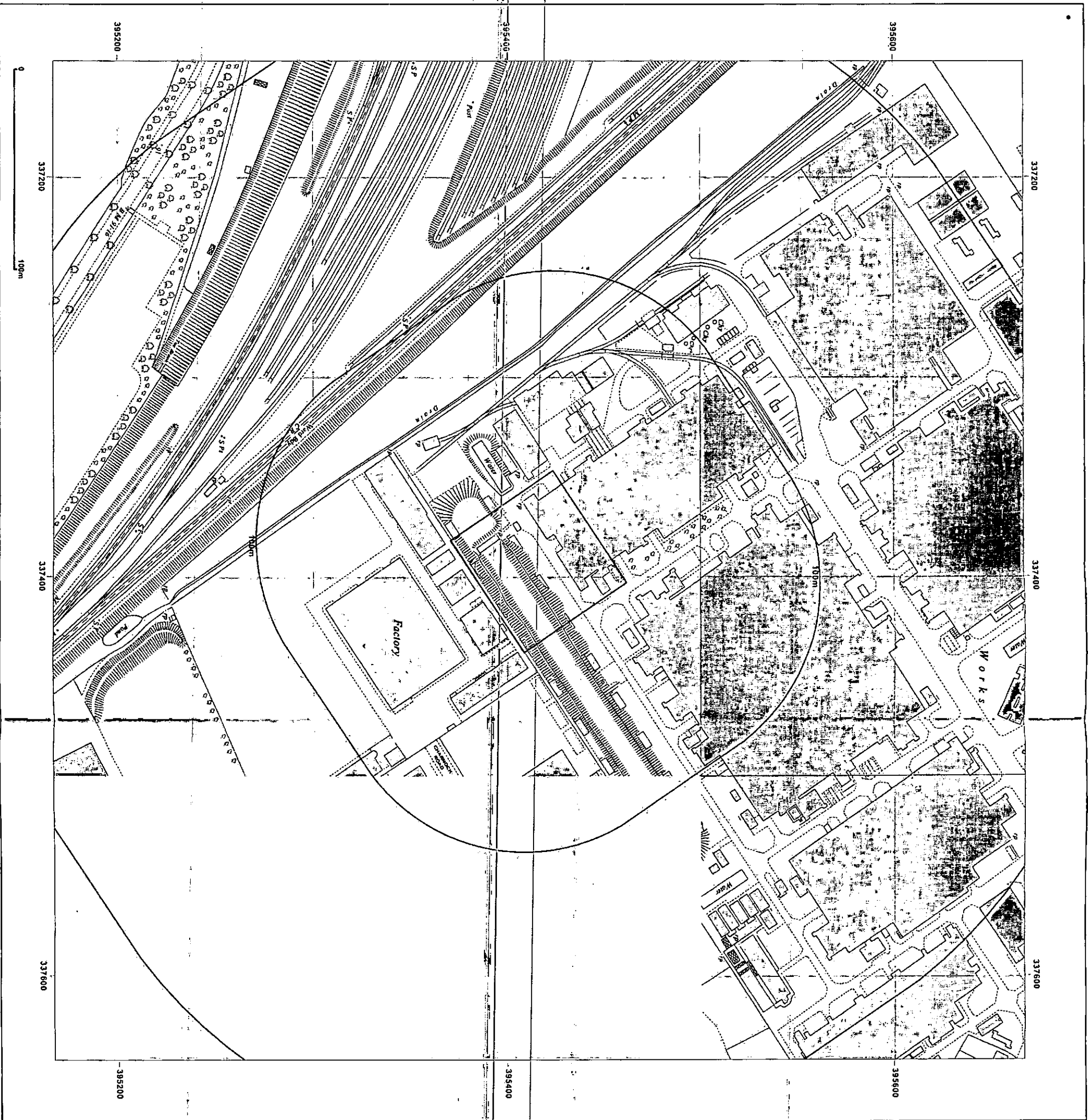
National Grid  
1954  
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1:2,500



Surveyed 1954  
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Copyright N/A  
Levelled 1947

**Groundsure**  
INSIGHTS  
Ordnance Survey  
Licensed Partner

30 April 2015

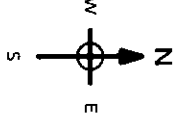


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Target Scaffolding, L9 7ES

29721  
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337392, 395417

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..... 1962 .....  
..... 1:1,250 .....  
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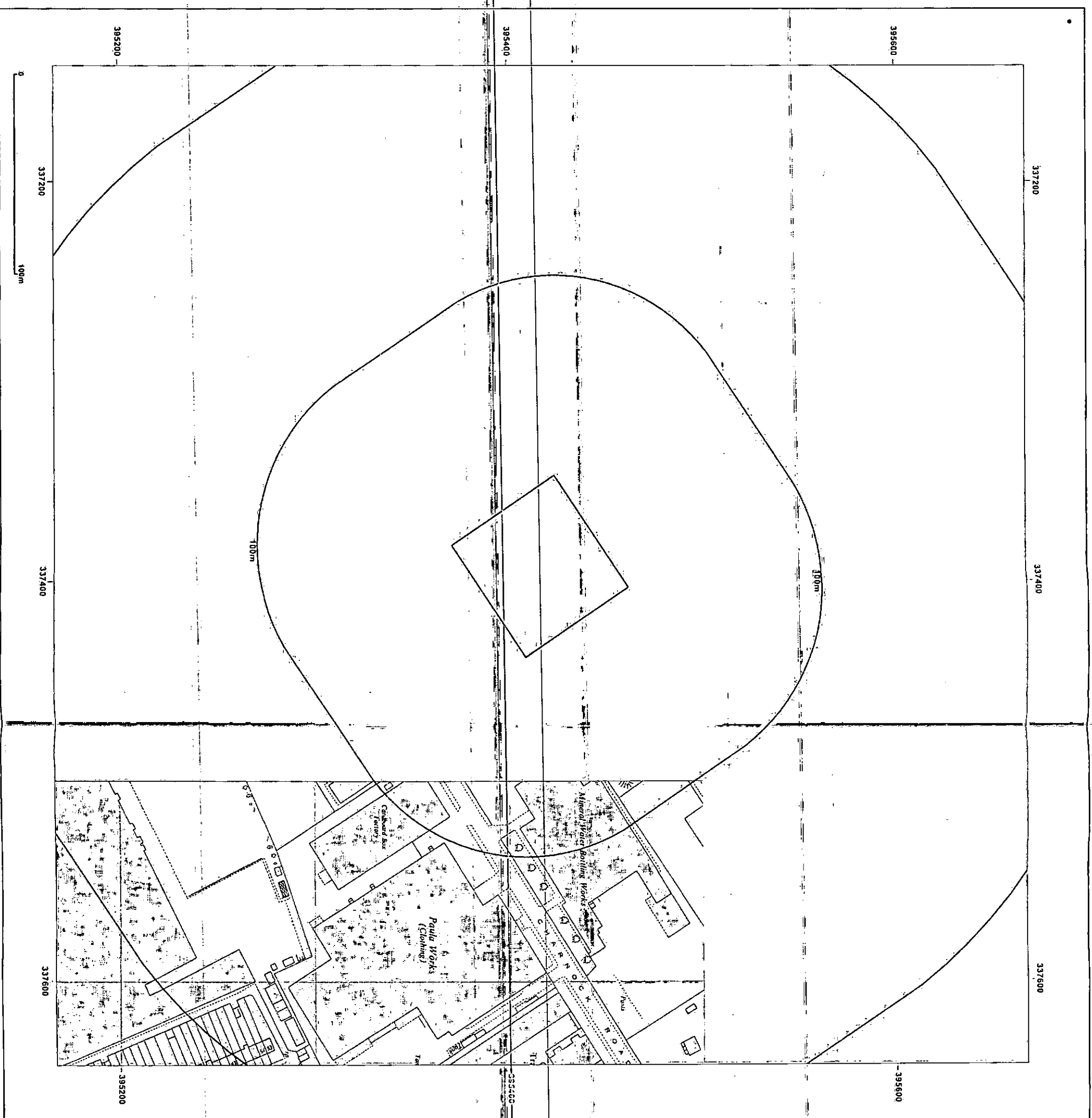
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Edition N/A  
Copyright 1982  
Levelled 1960

Surveyed 1954  
Revised 1962  
Edition N/A  
Copyright 1982  
Levelled 1960

Surveyed 1954  
Revised 1962  
Edition N/A  
Copyright 1982  
Levelled 1960



30 April 2015



Number of children	Number of families
0	1
1	4
2	5
3	2
4	1
5	1
6	1
7	1
8	1
9	1
10	1

- Target Scaffolding, L97ES

29721

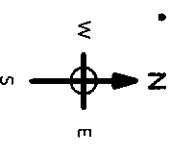
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337392, 395417

- National Grid

1968

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1:2,000



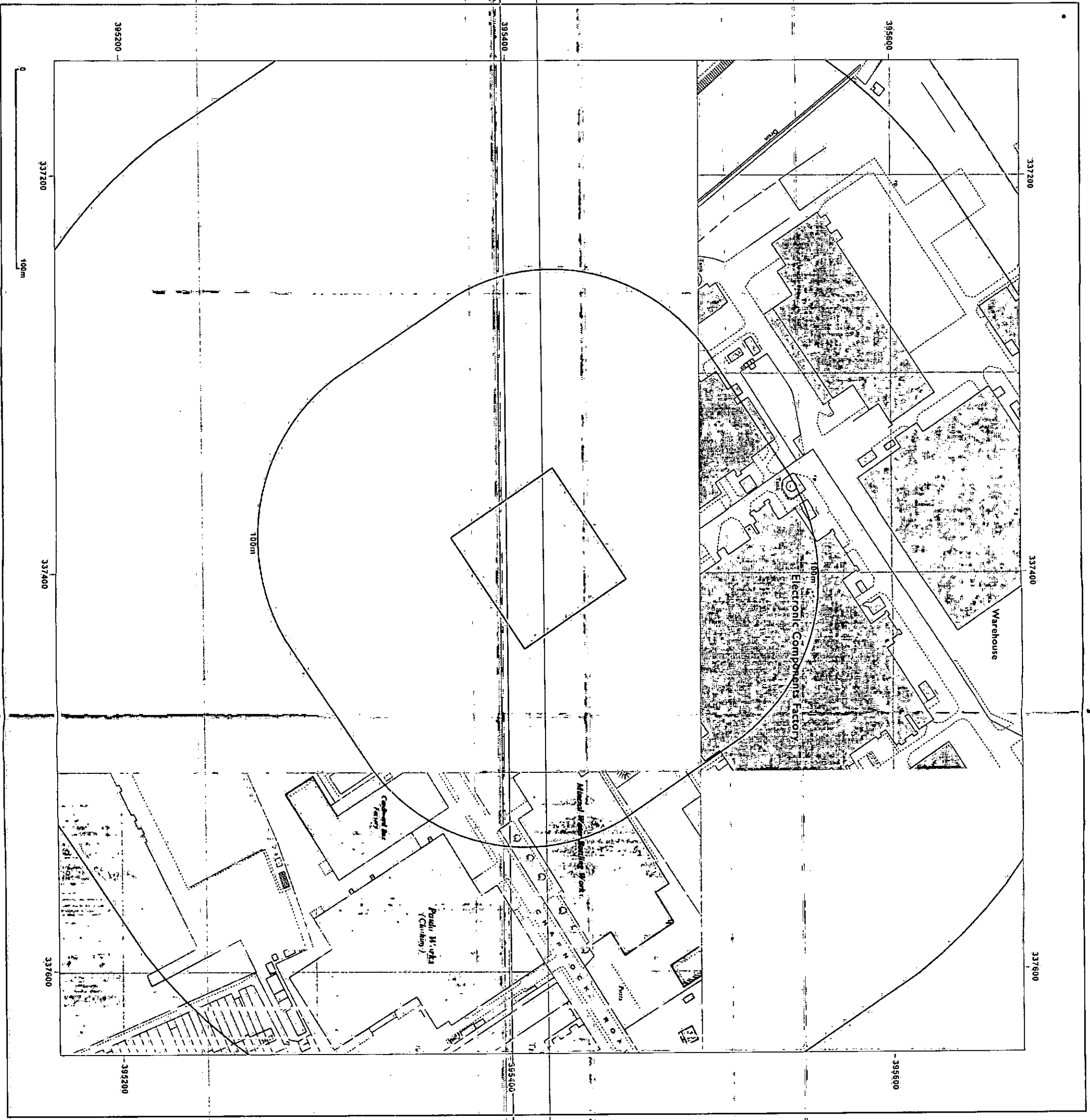
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 Edition N/A  
 Copyright 1968  
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**Ordnance**  
**Survey.**  
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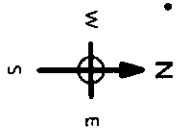


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Target Scaffolding, L9 7ES

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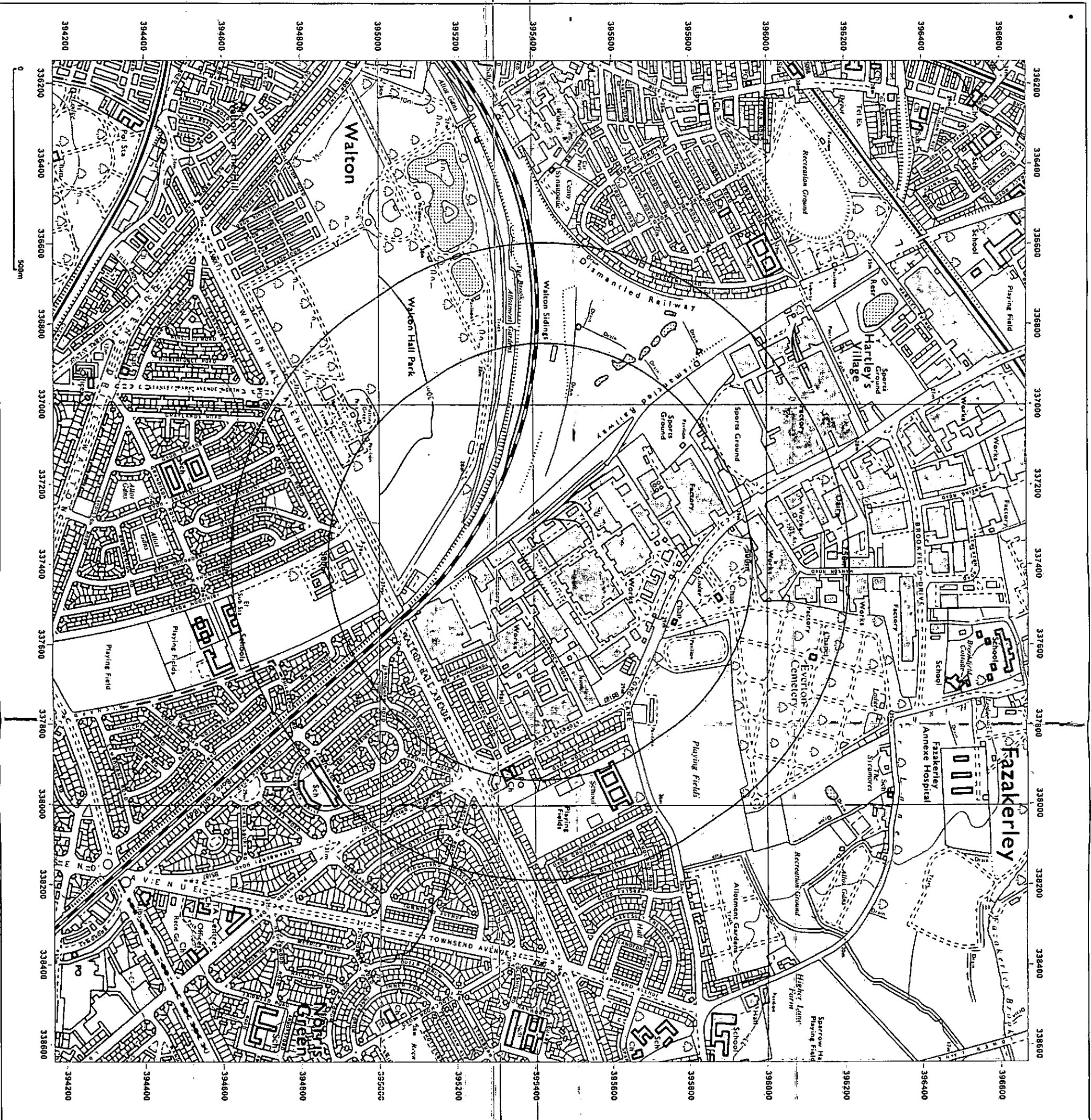


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Edition N/A  
Copyright 1975  
Levelled 1960


Surveyed N/A  
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Copyright N/A  
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30 April 2015



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Target Scaffolding, L9 7ES

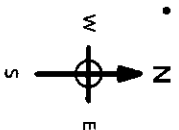
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337392, 395417

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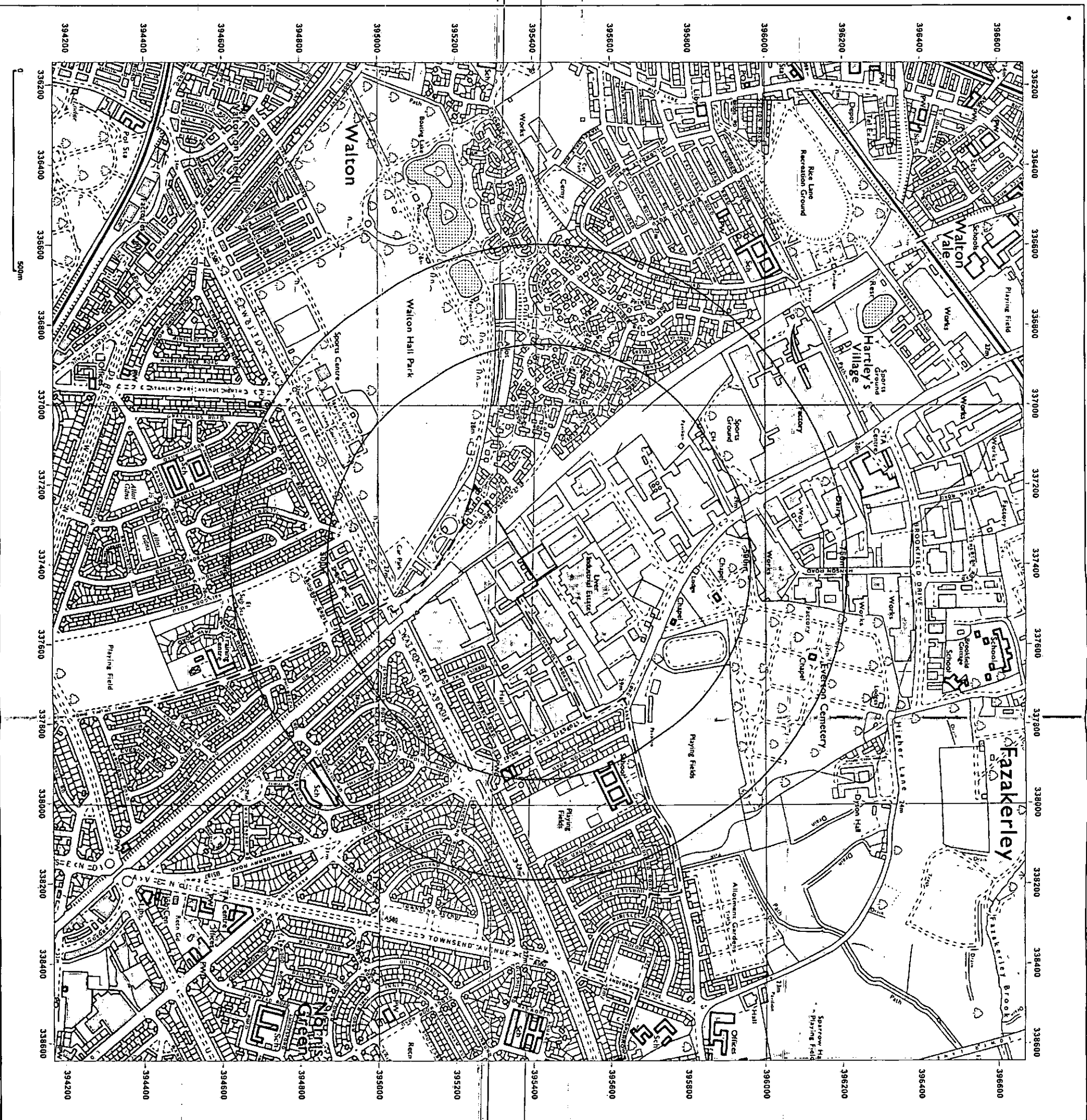


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30 April 2015



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Target Scaffolding, L9 7ES

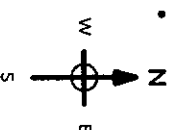
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337392, 395417

National Grid

1987-1989

1:10,000

1:70,000



Surveyed 1983  
Revised 1987  
Edition N/A  
Copyright N/A  
Levelled N/A

Surveyed 1987  
Revised 1989  
Edition N/A  
Copyright N/A  
Levelled N/A



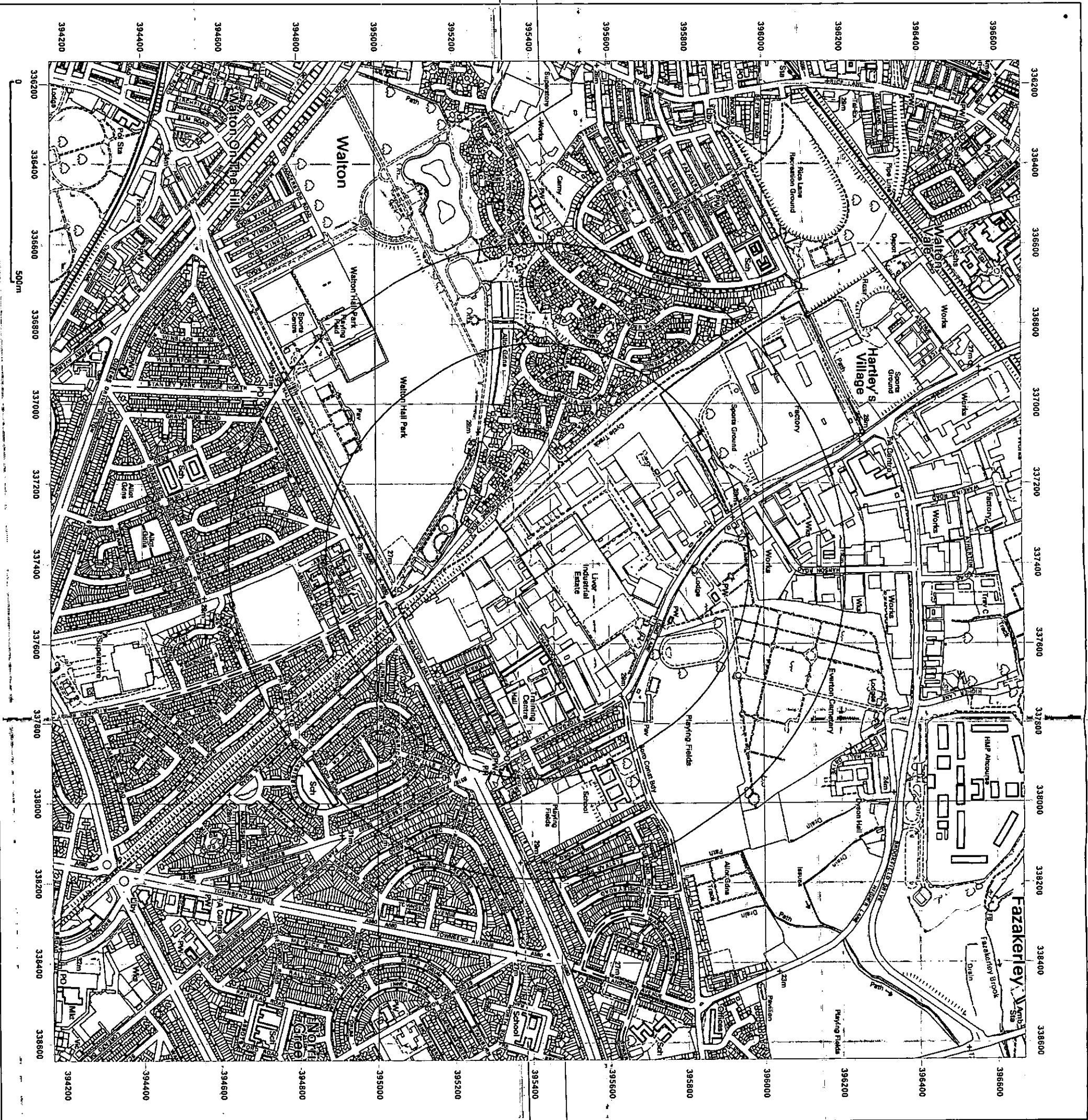
INSIGHTS



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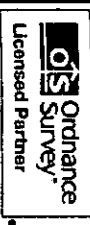
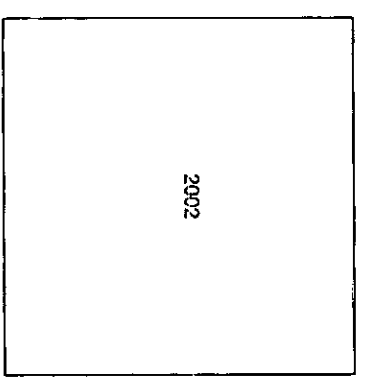
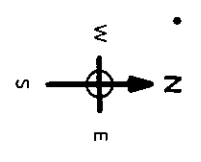
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Target Scaffolding, L9 7ES

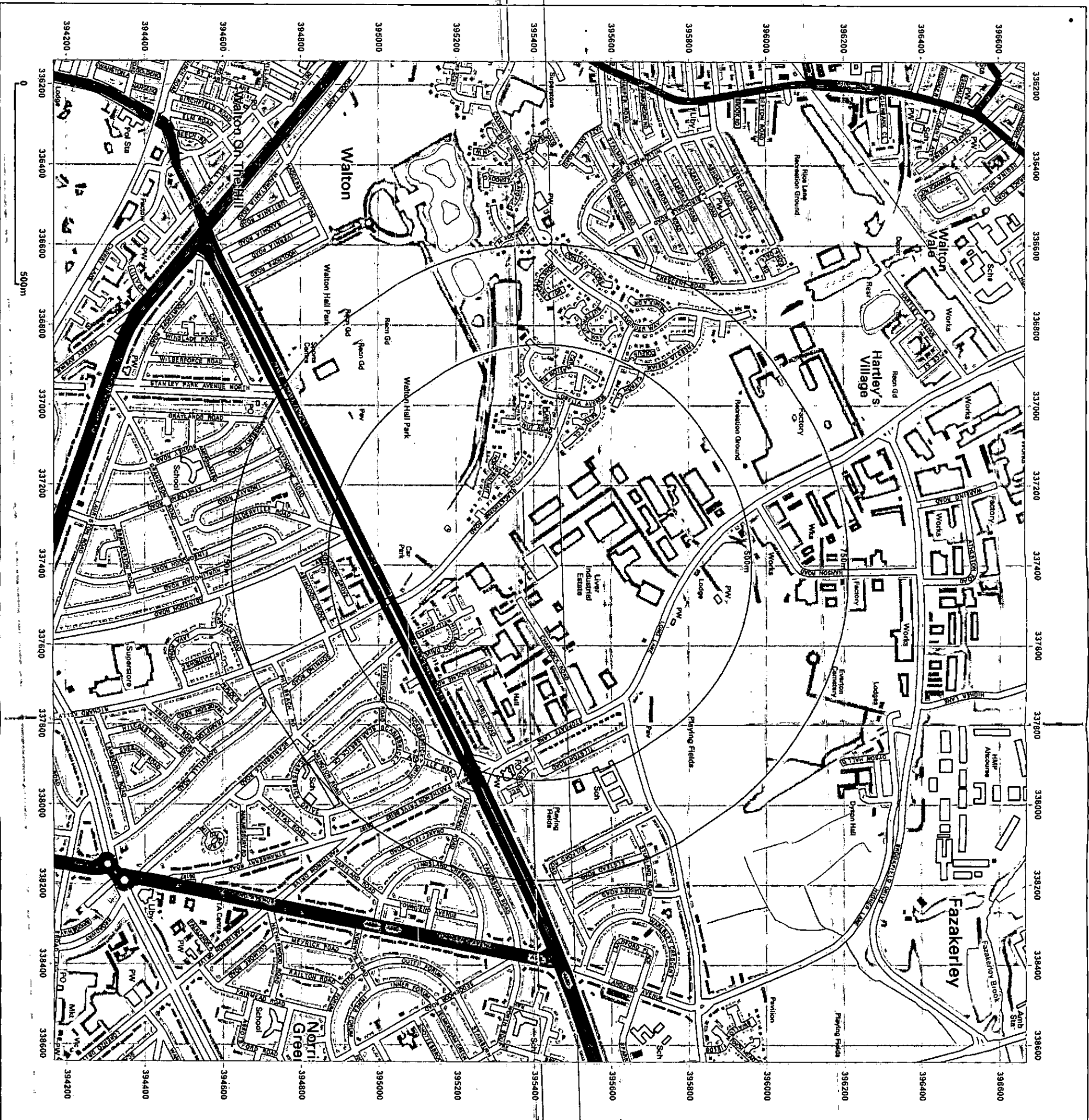
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337392, 395417

1:10,000 Raster  
2002  
1:10,000  
1:10,000



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Target Scaffolding, L9 7ES

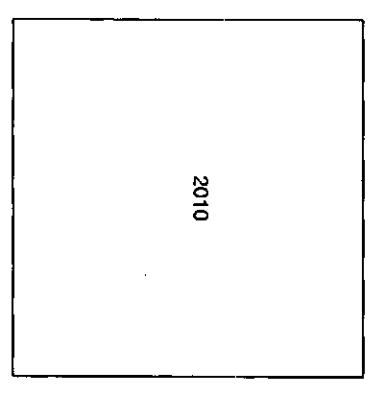
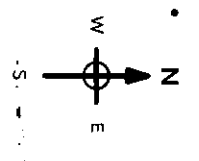
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National Grid

2040

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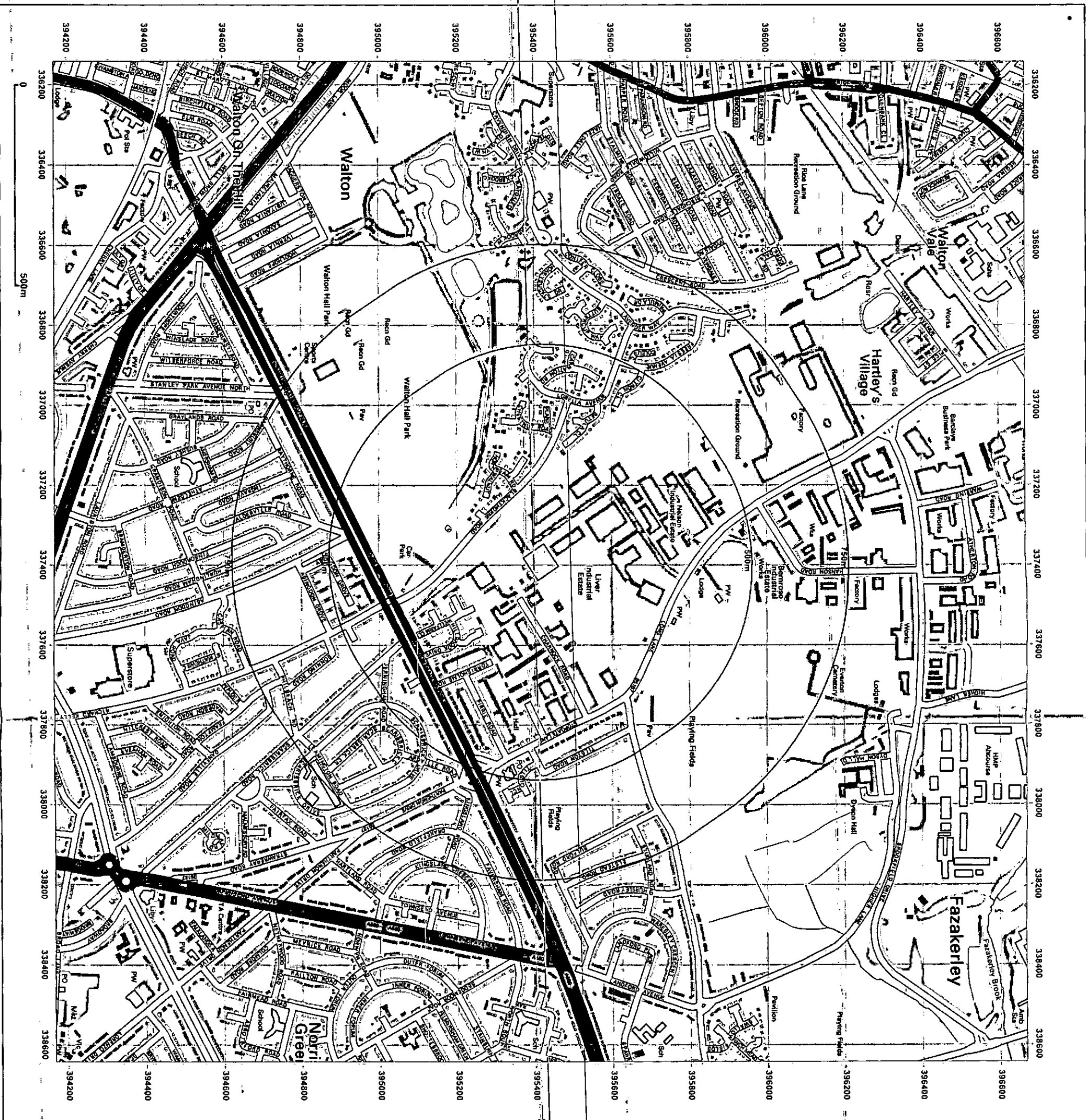
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**Groundsure**  
INSIGHTS



30 April 2015



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Target Scaffolding, L9 7ES

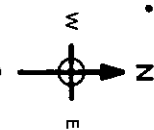
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337392, 395417

National Grid

2014

1:10,000

1:70,000



2014

**Groundsure**  
INSIGHTS

**Ordnance Survey**  
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