



Public Health and Communities

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Date: 27/10/2025

Team: Environmental Control (Landfill Gas)

Application Number: 25/01037/DOC

Proposal: Submission of details to comply with condition 15 of schedule 2 on planning permission 16/01399/HYBR | Land At Manchester Road West South Heywood Rochdale

Dear Anna,

I have reviewed the documents submitted with the application, namely :

- E3p Earthworks Validation Report Hopwood Meadows, South Heywood – Phase 1 Manchester Road, Heywood, OL10 2QD Report reference 15-707-R2.

The contents of this report relate to the geotechnical properties of soil used within the earthworks of the parcel of land covered by this report. The report says in Section 1.1 that:

“Bellway Homes (Manchester) Ltd appointed E3P as an independent Geoenvironmental / Geotechnical Consultant for the earthworks validation and the subsequent production of a suitably detailed report to ensure the satisfaction of the relevant geotechnical engineering requirements for Building Control, warranty providers and the future adoption of infrastructure by the Highways Authority and statutory service providers.”

The only reference to chemical testing is section 3.2, where the reports says:

“Chemical analysis was conducted on the imported clay soils (IMP-CLAY-101-105). Results indicate the material is suitable for re-use on site as bulk fill. Results are included within Appendix VII (i2 Report Ref: 22-96466).”

Finally, the report says in section 3.1:

“Additional sampling will be conducted during the build phase of the development to ensure the frequency is in line with the remediation strategy. The additional testing results will be included within the Build Phase Completion Report.”

This report, therefore, largely falls outside my scope, and the applicant needs to produce further work. I would, therefore, not full or recommend partial discharge of the condition related to this land, at this time.

If you have any queries, please do not hesitate to reach out.

Yours sincerely,

Jonathon Parr

Jonathon Parr
Environmental Health Senior Officer (Environment Prot)