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Ref: 11-710-L1
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Kieren McDonell
Jackson Jackson & Sons Limited
Jackson House
Red Lane
Rochdale

BY Email

Dear Kieren,

VALIDATION STATEMENT, MILL HOUSE FARM, ROCHDALE

BACKGROUND

E3P has previously completed a Phase 1 Geo-Environmental Site Assessment for the site known as Mill House Farm, Rochdale (Report Ref – 11-710; dated February 2017).

The site was evaluated as a low environmental risk but recommendations from this report included a watching brief during the reduced level dig to identify any Made Ground.

Construction works at Mill House Farm, Rochdale began in March 2017 and ended in June 2018 during this time, E3P was not invited to the site by the development team. It is understood that a planning condition remains with respect to confirmation that the site was free of any potential soils that may be a source of contamination to human health or the wider environment.

SUMMARY OF REDUCED LEVEL EXCAVATION AND INSTALLATION OF MEMBRANE

Given the length of time since the development was completed E3P requested photographic records that were taken during the reduced level excavation works in order to provide a statement on the ground conditions.

The excavation of material to create the development platform commenced in March 2017 and was carried out by groundworkers with photographic evidence taken throughout the works. Natural strata were encountered with groundworkers reporting that there was no evidence of visual or olfactory contamination throughout. It was confirmed that the reduced level excavation works stripped the site of all Made Ground soils and anthropogenic materials to the formation level comprising natural firm to stiff brown sandy clay.



Photographs taken by site workers throughout the reduced level dig show the natural strata encountered and are presented in Figure 1 – 4, enclosed. The landowner has confirmed that surplus soils comprising Made Ground were removed from the site to a licenced waste handling facility.

The formation of the concrete slab was carried out by groundworkers, and photographic evidence was taken throughout. The works associated with the concrete slab were completed by June 2017. Photographs provided are presented in Figures 5 to 7, enclosed.

The installation of the radon membrane was completed by groundworkers, photographic evidence of these works is presented in Figures 8 to 10, enclosed.

Given that the photographs suggest that the site was stripped of all anthropogenic materials during the reduced level excavation it is considered that the site does not present an unacceptable risk to the proposed residential end user as a result of soils that were present on site before the construction of the dwelling.

I trust this information is satisfactory to your requirements, and should I be able to be of any further assistance, please do not hesitate to contact me.

Yours sincerely,

Dan Cox
For and on behalf of E3P Ltd



FIGURE 1 EXCAVATION OF NATURAL STRATA TO DEVELOPMENT PLATFORM LEVEL



FIGURE 2 EXCAVATION OF NATURAL STRATA TO DEVELOPMENT PLATFORM LEVEL



FIGURE 3 EXCAVATION OF NATURAL STRATA TO DEVELOPMENT PLATFORM LEVEL



FIGURE 4 EXCAVATION OF NATURAL STRATA TO DEVELOPMENT PLATFORM LEVEL



FIGURE 5 INSTALLATION OF CONCRETE SLAB



FIGURE 6 INSTALLATION OF CONCRETE SLAB



FIGURE 7 INSTALLATION OF CONCRETE SLAB



FIGURE 8 INSTALLATION OF MEMBRANE



FIGURE 9 INSTALLATION OF MEMBRANE



FIGURE 10 INSTALLATION OF MEMBRANE

