

# TECHNICAL NOTE

Ref: 323173  
Date: 09/12/2024

**Project Name: Redevelopment Works for Heywood Stores**  
**Subject Title: Environmental Watching Brief**

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## 1. INTRODUCTION

In November 2021 RSK Environment Limited (RSK) carried out a combined Phase 1 and Phase 2 Geo-environmental Investigation (Report Ref: 322834-R1 (01)) and in March 2022 completed a Coal Mining Risk Assessment (Report Ref: 322834-R2(00)) of the site.

RSK completed supplementary investigation and assessment of the subject site November 2023 (Report Ref: 323173-R1 (02)).

The findings of the above assessments identified an absence of potentially complete pollution linkages. Furthermore, the underlying superficial deposits are dominated by fine grain soils, which would limit both lateral and vertical contaminants, should they be present.

The supplementary investigation report recommended that an environmental watching brief be maintained during the removal of existing warehouse structures.

## 2. SCOPE OF WORKS – ENVIRONMENTAL WATCHING BRIEF

RSK have been commissioned by Trammel Crow to attend the Heywood Stores site during the initial phases of the planned redevelopment works. The initial phase of redevelopment works include the demolition of existing buildings and the removal of floor slabs.

The role of RSK is to provide an environmental watching brief during the planned demolition and earthworks. Specifically, RSK will inspect exposed areas of the site previously physically covered by structures and/or areas of hardstanding. This will include all building footprints where access was prevented during previous phases of ground investigation completed by RSK.

RSK will visually assess the exposed ground underlying historical buildings and where suspected contamination is present, representative samples taken for chemical laboratory testing to be completed. A photographic log will be kept during the works.

Should any potentially unacceptable risks be identified with respect to contamination RSK will contact Rochdale Borough Council Environmental Health team to provide details of the findings and agree appropriate remediation techniques to be employed.

### 3. REPORTING

On completion of the watching brief, RSK will produce a report include the data recovered throughout the enabling works including ground conditions encountered, laboratory test results, photographic log, site plans and confirmation of any additional activities that have been completed with the agreement of Rochdale Borough Council. The report will provide an update to the environmental assessment works completed in 2023 and will comply with the requirements of planning condition xxx, as detailed below:

*With the exception of demolition and site clearance works, the development hereby permitted shall not commence until an assessment of the risks posed by contamination has been carried out in accordance with BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency, Land Contamination Risk Management (LCRM) (or equivalent British Standard and Model Procedures if replaced), has been submitted to and approved in writing by the Local Planning Authority. If any contamination is found, no development shall take place until:*

*i) a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority;*

*ii) the site has been remediated in accordance with the approved measures and timescale; and*

*iii) a verification report has been submitted to and approved in writing by the local planning authority.*