



Validation Completion Report
Balderstones, Rochdale

Reference:14-100-R1-1
Date: 28th July 2022



VALIDATION COMPLETION REPORT

Former Balderstones School
Kirkholt
Rochdale.
OL11 2WE

Prepared for:

Gleeson Homes Ltd

Report Ref: 14-100-R1-1

Date Issued: 28th July 2022

Former Balderstones School, Rochdale

Validation Completion Report

July 2022

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1. INTRODUCTION

1.1. BACKGROUND

E3P Ltd has been commissioned by Gleeson Homes Ltd to produce a Validation Completion Report in relation to the validation of the garden plots at their newly constructed site at the former Balderstones School, Rochdale; herein referred to as the site.

E3P were provided with a *Remediation Strategy Report* (Ref: H15235) dated September 2018. The report was prepared by Patrick Parsons Limited for Gleeson Homes Ltd.

Rochdale Metropolitan Borough Council confirmed their acceptance of the remediation works and subsequent validation works for the residential development, pending the following information:

- ✳ Validation of the 600mm cover system in private (rear) gardens.

Interim validation letters (CMLs) pertaining to the above have been produced previously for each plot, however all outstanding information is included within this report.

The individual CML letters provided to date have all been approved by the NHBC.

1.2. OBJECTIVES

E3P have been instructed to develop a detailed Validation Completion Report associated with the validation of the residential development that will incorporate the following:

- ✳ Overview of the validation works undertaken within the private garden areas; and
- ✳ Chemical laboratory analysis undertaken of the imported material.

1.3. LIMITATIONS

The limitations of this report are presented in Appendix I.

1.4. CONFIDENTIALITY

E3P has prepared this report solely for the use of the client and those parties with whom a warranty agreement has been executed, or with whom an assignment has been agreed. Should any third party wish to use or rely upon the contents of the report, written approval must be sought from E3P; a charge may be levied against such approval.



2. GARDEN VALIDATION

Independent validation of Plots 1 - 143 was undertaken between 20th September 2018 and March 2022.

In total, thirty-seven visits were made during which the depth of the cover system was measured to confirm the installation of 450mm subsoil (site sourced and imported) and 150mm topsoil (imported) with photographs taken by way of validation.

It should be noted that Plots 1 to 5, 11 to 22, 76 to 82, 88 to 90, 109, 112 to 122 and 126 to 140 were validated by Patrick Parsons Ltd between September 2018 and January 2020. However, the environmental division of the company ceased trading in early 2020 and thereafter E3P were employed to continued the cover system validation inspections until completed.

All material used for the cover system was confirmed chemically suitable for use through chemical analysis, discussed further in Section 3.0. All validation works have been completed in strict accordance with the specification previously agreed with Rochdale Metropolitan Borough Council.

Table 2.1 below shows the Garden Validation reference and date of validation for each garden and landscaped area.

TABLE 2.1 SUMMARY OF GARDEN VALIDATIONS (SEPTEMBER 2018 TO JANUARY 2020)

DATE	COMPANY	REPORT NUMBER	PLOT NUMBER
20 th September 2018	Patrick Parsons Ltd	N/A	Plot 130 – 131
19 th October 2018	Patrick Parsons Ltd	N/A	Plot 126 – 129
19 th October 2018	Patrick Parsons Ltd	N/A	Plot 132
19 th October 2018	Patrick Parsons Ltd	N/A	Plot 133
14 th November 2018	Patrick Parsons Ltd	N/A	Plot 4 & 5, 134 – 136
6 th December 2018	Patrick Parsons Ltd	N/A	1 & 2
10 th December 2018	Patrick Parsons Ltd	N/A	3
21 st May 2019	Patrick Parsons Ltd	N/A	Plot 138 – 140
6 th February 2019	Patrick Parsons Ltd	N/A	76 & 77
22 nd March 2019	Patrick Parsons Ltd	N/A	119 – 122
11 th April 2019	Patrick Parsons Ltd	N/A	80 – 82, 137
13 th June 2019	Patrick Parsons Ltd	N/A	11 – 20
18 th September 2019	Patrick Parsons Ltd	N/A	112 – 118
25 th October 2019	Patrick Parsons Ltd	N/A	21 & 22
5 th December 2019	Patrick Parsons Ltd	N/A	109
17 th December 2019	Patrick Parsons Ltd	N/A	78 & 79
21 st January 2020	Patrick Parsons Ltd	N/A	88 – 90



TABLE 2.1 SUMMARY OF GARDEN VALIDATIONS (MARCH 2020 TO MARCH 2022)

DATE	COMPANY	REPORT NUMBER	PLOT NUMBER
March 2020	E3P Ltd	V1	83 – 85 & 91
March 2020	E3P Ltd	V2	141 – 143
July 2020	E3P Ltd	V3	29, 30, 85 – 87, 92 – 96
October 2020	E3P Ltd	V4	97 – 105
December 2020	E3P Ltd	V5	8 – 10
January 2021	E3P Ltd	V6	68 – 70, 72 – 75
January 2021	E3P Ltd	V7	71
March 2021	E3P Ltd	V8	31 – 32
April 2021	E3P Ltd	V9	33 – 34
May 2021	E3P Ltd	V10	35 – 36
May 2021	E3P Ltd	V11	37 – 40
August 2021	E3P Ltd	V12	41 – 44, 49 – 50
September 2021	E3P Ltd	V13	45 – 48
October 2021	E3P Ltd	V14	53 – 54
November 2021	E3P Ltd	V15	55 – 58
December 2021	E3P Ltd	V16	59 – 62
December 2021	E3P Ltd	V17	51 & 65
January 2022	E3P Ltd	V18	63 – 64, 66 – 67
February 2022	E3P Ltd	V19	52
March 2022	E3P Ltd	V20	106 – 108

The full details of the cover system depths of each plot garden area are detailed within the individual letters issued, as per the report reference listed within Table 2.1 above.

All Patrick Parsons and E3P garden validation letter reports are available on request.



3. CHEMICAL VALIDATION

3.1. PLACEMENT AND INSPECTION

All gardens and landscaped areas require a 600mm chemically suitable cover system comprising at least 450mm subsoil and 150mm topsoil.

E3P can confirm that the subsoil and topsoil materials were tested prior to use within the proposed cover system and all samples were analysed in accordance with the regulatory approved Remediation Strategy.

Furthermore, E3P inspected the materials intended for topsoil and subsoil and the material was observed to be visually suitable for use, comprising clean natural soils with no detritous or anthropogenic constituents.

3.1.1. TOPSOIL

No topsoil material was suitable for re-use at the site and therefore all topsoil for the cover systems was imported. Topsoil was imported to the site under the supervision of Patrick Parsons Limited (prior to E3P being involved), however the source of this material has not been provided to E3P. Furthermore, E3P were not provided with the individual chemical analysis results completed by Patrick Parsons Limited.

Unfortunately, Patrick Parsons Limited entered administration and therefore it was not possible to obtain this information to review for the purpose of this report.

For completeness, E3P attended site on 12th March 2020 to obtain three samples of the stockpiled topsoil deposits. Chemical analysis confirmed that these topsoil deposits were chemically suitable for use within the proposed garden areas. Chemical analysis results are included within lab report 20-92854.

3.1.2. SUBSOIL

During the earthworks to create a developable platform, suitable natural cohesive site won materials were stockpiled on-site for use as subsoil within garden and landscaped areas. In addition, due to a net shortfall, subsoils were also imported to site for use within the private gardens.

E3P did not supervise the above works. Upon our instruction (after Patrick Parsons Ltd ceased trading), to confirm the material subsoil stockpiled was suitable, E3P attended site on 12th March and 28th July 2020 to obtain a total of six samples (three per visit) of the stockpiled subsoil deposits.

Chemical analysis confirmed the subsoil deposits were chemically suitable for use within the proposed garden areas. Chemical analysis results are included within laboratory reports 20-92854 & 20-22004.

4. CONCLUSIONS

On completion of the validation works undertaken in relation to the installation of a chemically suitable cover system, E3P can confirm that all works were undertaken in strict accordance with the agreed Remediation Strategy and therefore would deem the site suitable for use as a residential development.

END OF REPORT



APPENDIX I

LIMITATIONS

1. This report and its findings should be considered in relation to the terms of reference and objectives agreed between E3P and the client as indicated in Section 1.3.
2. For the work, reliance has been placed on publicly available data obtained from the sources identified. The information is not necessarily exhaustive and further information relevant to the site may be available from other sources. When using the information it has been assumed it is correct. No attempt has been made to verify the information.
3. This report has been produced in accordance with current UK policy and legislative requirements for land and groundwater contamination which are enforced by the local authority and the Environment Agency. Liabilities associated with land contamination are complex and requires advice from legal professionals.
4. During the site walkover, reasonable effort has been made to obtain an overview of the site conditions. However, during the site walkover, no attempt has been made to enter areas of the site that are unsafe or present a risk to health and safety, are locked, barricaded, overgrown, or the location of the area has not been made known or accessible.
5. Access considerations, the presence of services and the activities being carried out on the site limited the locations where sampling locations could be installed and the techniques that could be used.
6. Site sensitivity assessments have been made based on available information at the time of writing and are ultimately for the decision of the regulatory authorities.
7. Where mention has been made to the identification of Japanese Knotweed and other invasive plant species and asbestos or asbestos-containing materials, this is for indicative purposes only and do not constitute or replace full and proper surveys.
8. The executive summary, conclusions and recommendations sections of the report provide an overview and guidance only and should not be specifically relied upon without considering the context of the report in full.
9. E3P cannot be held responsible for any use of the report or its contents for any purpose other than that for which it was prepared. The copyright in this report and other plans and documents prepared by E3P is owned by them and no such plans or documents may be reproduced, published or adapted without written consent. Complete copies of this may, however, be made and distributed by the client as is expected in dealing with matters related to its commission. Should the client pass copies of the report to other parties for information, the whole report should be copied, but no professional liability or warranties shall be extended to other parties by E3P in this connection without their explicit written agreement there to by E3P.
10. New information, revised practices or changes in legislation may necessitate the re-interpretation of the report, in whole or in part.



