

Westchurch Homes  
Kennedy House,  
31 Stamford St,  
Altrincham,  
Cheshire.  
WA14 1ES

Our Ref: 8361WCH241126L

**BY EMAIL**

26 November 2024

**For the Attention of Mr E. Lehman**

Dear Elliot,

**Re: Brunswick Street, Heywood – Imported Soil Testing Proposals.**

Coopers (Chester) Ltd, hereby referred to as Coopers, were appointed to act as engineering consultants to Westchurch Homes, for the proposed development of 72 No. residential properties on the above site. The remediation proposals for the development include the provision of imported inert subsoil and topsoil for use within residential gardens as part of an inert cover system, detailed within Betts Geo Report No. 21WCH018/GGVS, “*Garden and Gas Validation Strategy*”, dated August 2024.

The proposed development site has no proposed areas of open space to establish a stockpile storage and testing area, which will require direct import and placement of soils within the gardens. To provide reassurance of consistent and suitable materials Westchurch Homes are proposing to import soils sourced from their current Greenfield development sites (detailed below), under a Material Management Plan, with registration following the CL:AIRE DoW-CoP system. As the soils are intended for direct placement in the gardens Coopers are proposing undertaking the testing at the source location, with additional regular photographic evidence provided of the stockpile management system and delivery tickets.

The aforementioned strategy proposed soil testing following the YALPAG “*Verification Requirements For Cover Systems*”, where greenfield derived soils require testing at a rate of 1 sample per 250m<sup>3</sup> with a minimum of 3 samples. Suites of testing includes standard metals/metalloids, PAH-16, and asbestos. The outline volumes and testing for each source are summarised below.

**Source Profile - Inverbeg Drive, Bolton (Grid Ref. SD 751 088).**

- Former Use – Sports pitches, previously fields, site investigation identified no elevated contaminants in relation to residential end use.
- Current Use – Westchurch Homes residential development.
- Volume of Soil – 1750m<sup>3</sup> (assumed topsoil circa 575m<sup>3</sup>, subsoil 1175m<sup>3</sup>).
- Subsoil Testing – 5 samples.
- Topsoil Testing – 3 samples.

**Source Profile – Charter Lane, Charnock Richard, Chorley (Grid Ref. SD 557 156).**

- Former Use – Fields, site investigation identified no elevated contaminants in relation to residential end use.
- Current Use – Westchurch Homes residential development.
- Volume of Soil – 1250m<sup>3</sup> (assumed topsoil circa 400m<sup>3</sup>, subsoil 850m<sup>3</sup>).
- Subsoil Testing – 4 samples.
- Topsoil Testing – 3 samples.

### Stockpile Management

The soils are proposed for stockpiling, testing and management controls at the source sites prior to staged direct transfer to the proposed development at Brunswick Street, Heywood. It is imperative that the stockpiles are well managed to avoid inadvertent mixing or depositing of surplus or deleterious materials that would compromise the continued use. We would recommend that the site management reviews the proposed positions for placement of stockpiles and places either fencing or warning signs to ensure compliance. Example photographs 1 to 4 are below demonstrating good methods and practice.



*Photograph 1: Example of good stockpile management with warning signs to demonstrate areas of inert topsoil.*



*Photograph 2: Example of good stockpile management with soils placed on geotextile with fences to prevent accidental cross-mixing.*



*Photograph 3: Example of good stockpile management with warning signs to demonstrate areas of inert topsoil.*



*Photograph 4: Example of good stockpile management with warning signs and fencing to prevent accidental cross-mixing.*

To verify the continued suitability of the soils Coopers will attend the source locations at an intended frequency of once every 2 weeks to confirm the stockpiles have been managed and provide a source verification report to be updated every 2 months. To confirm the direct transfer copies of delivery tickets will be provided.

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From: Coopers

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Conclusions

Coopers consider the approach to testing, management and controls of the stockpiles at their source sites will give confidence that direct transfer and use of soils within the proposed cover systems are suitably robust, as an alternative to testing after delivery. Certainty of the ongoing suitability of the soils from the sources will be demonstrated with visits every 2 weeks to certify the soils are going to be suitable for ongoing use/transfer. Coopers will provide a source verification report, updated every 2 months to include photographic evidence of the continued good stockpile management practices.

We recommend the testing proposals are provided to the local authority and Premier Guarantee for formal approval.

Yours sincerely



B W Hill  
BSc (Hons), CSci, MEnvSc, FGS  
(Chartered Scientist)

**For COOPERS**  
**Encs**