



Definition of Waste Code of Practice Declaration Receipt

This Declaration has been submitted to the Environment Agency under the Definition of Waste Code of Practice (DoW CoP).

You are reminded that if materials are not used in accordance with the Materials Management Plan or risk assessment, or if it is discovered that materials were not suitable for use, were used in excessive quantity or in such a manner as to harm human health or pollute the environment, the Environment Agency may conclude that those materials were discarded and were waste.

You are also reminded that a Verification Report must be prepared on completion of the work as set out in the Remediation Strategy / Design Statement covering the site. This Verification Report must be provided to the Environment Agency upon request.

This receipt relates to the following Declaration -

1. References	
Your Reference for this Declaration	Milnrow Medical Centre
Related declaration references	None
3. Site of Origin	Checked
4. Direct Transfer	N/A
5. Cluster Project (including use of a fixed Soil Treatment Facility as a Hub site)	N/A
2. Proposed Volumes	
Proposed Volumes in m ³	2500
Additional comments on Proposed Volumes	It is indicated that the Works comprise the design and construction of a 2 storey Medical Centre building including services with a gross internal floor area of 2,332m ² ; together with access roads, visitor and staff car parking; drainage; services; retaining walls; fencing; demolition and ancillary works. 2,500m ³ of cut material is to be re used on site as fill material.
3. Site of Origin	
3a. Route A: Land affected by contamination or suspected of being affected by contamination	N/A



3b. Route B: Land not suspected of being affected by contamination.	Checked
Site Address	Milnrow Medical Centre, Off Newhey Road, Milnrow
Postcode for Site of Origin	OL16 4JF
Grid Reference for Site of Origin	Grid Ref: SD 933 118
3d. Site Owner(s)	
Site Owner #1	
Name	United Healthcare Developments Ltd
Address	Early Lodge, Barningham, Richmond DL11 7DN
Email	
Telephone	01642 780318
3e. Developer	
Developer #1	
Company	United Healthcare Developments Ltd
Address	Early Lodge, Barningham, Richmond DL11 7DN
Contact Name	Gordon Teigh
Job Title	Client Agent
Email	
Telephone	01642 780318
6. Local Authorities / Regulators	
6a. Local Authorities	
Local Authority #1	
Receiver Site Local Authority	Rochdale Metropolitan Borough Council
Local Authority Address	Number one Riverside, Smith Street, Rochdale OL16 1XU
Lead Contact Name	Michael Moore
Lead Contact Role	Contaminated Land Officer



Lead Contact Address (if different from above)	
Lead Contact Email	Michael.moore@rochdale.gov.uk
Lead Contact Telephone	01706 924107 Mob: 07976 059366
Receiver Site Agency	Warrington
Agency Address	Environment Agency, Hammerstone Road, Gorton, Manchester M18 8BW Contact: Lee Beveridge
Contact Telephone	03708 506 506
Contact Email	Lee.beveridge@environment-agency.gov.uk

7. Lines of Evidence

Reference for the Materials Management Plan	MMP for reuse of material on site of origin, Milnrow Medical Centre, Off Newhey Road, Milnrow, OL16 4JF. MMP prepared by Ivy House Environmental Ltd, Ref: I.V.343.19, and dated June 2022.
Reference for the Risk Assessment	SRL (Strata Renewables Ltd) Ground Investigation Report - Proposed Medical Centre Newhey Road Milnrow. Report No. SRL 1193 (Final), dated 26 August 2020. Carried out for United Healthcare Developments. This Report contains a Human Health, and Environmental Risk Assessment.



Reference for either Remediation Strategy or Design Statement	PRP Milrow Health Hub Design & Access Statement, Job Ref: AA 8343 2400 DAS Milrow, dated 20th March 2020. It is indicated that the site was historically mainly a greenfield site, although elevated TPH concentrations have been identified within Made Ground forming a ménage and stables. It was recommended in the SRL Report that the existing Made Ground should be isolated into separate stockpiles and treated as contaminated, with the Made Ground materials being removed off site or capped. However, it has indicated in the MMP that this material does not constitute the materials detailed in the cut and fill exercise, which are the subject of the MMP. These materials have been shown within the SRL Report, to be clean.
Reference for the Verification Plan	It is indicated in the Verification Plan Scope of Works that: Materials will be regularly inspected to compare to SRL site use criteria, and relaxed if consistent results being received and observed materials are same as source inspection observations. Records will be kept on the same weekly ongoing development of topographic plan or where the general fill materials are placed or in temporary stockpile before being placed. Site photographs will also be taken to show the placement areas and gradual infilling of all imported materials to completion.
Company	Ivy House Environmental Ltd
Address	Scotland Farm, Far Lane, Ockbrook DE72 3RX
Name	Dave Johnson
Email	dj@ivyhouseenvironmental.co.uk
Telephone	01332 016029 Mob: 07383 016029
Expected production date for the Verification Report.	2022-12-31 00:00:00



7gi. Location plans	A site location Plan is provided in Appendix 5 of the SRL Ground Investigation Report - Proposed Medical Centre Newhey Road Milnrow. Report No. SRL 1193 (Final), dated 26 August 2020.
7gii. Schematics	These are provided (cut and fill) in the associated Appendix B of the MMP.
7giii. Desk Top Study	A basic Desk Study of the Site is provided in the SRL Ground Investigation Report - Proposed Medical Centre Newhey Road Milnrow. Report No. SRL 1193 (Final), dated 26 August 2020.
7giv. Mass balance calculations	Reference to Mass Balance is provided in Section 20a of the MMP.
7gv. Contingency arrangements	Contingency Arrangements: Details of the Contingency Arrangements are provided in response to Questions 21a to 21d of the supplied MMP. It is indicated that Caddick Construction are to manage earthworks subcontractors and most efficient times for excavation and not to do so if weather will affect compaction performance of materials.
7gvi. Tracking system	Details of the proposed Tracking System are provided in response to Questions 22a of the supplied MMP. It is indicated that plans will be produced by the Caddick Site Manager every week showing materials movements of where placed in stockpiles, or straight to infill areas to build up levels.
a) The Local Authority	Checked
b) Environment Agency	Checked
c) Natural Resources Wales	N/A
d) Other relevant environmental regulatory bodies	N/A



Reference the correspondence with the Local Authority

Copy of an email provided from Dave Johnson of Ivy House Environmental Ltd to Michael Moore - Contaminated Land Officer Rochdale Metropolitan Borough Council dated 10/06/22, indicating: We are requesting a "no objection" for the reuse of ~2,500m³ of engineered Made Ground material on the above site under a Materials Management plan (MMP) to ensure no longer classed a waste, which we have produced and getting our qualified person to declare to CL:AIRE who administer DOWCOP. A ground investigation report, (SRL, Ref A088815, Jan 2020), (indicates site) has some impacted Made Ground. This will be segregated is to be taken off site to licensed facilities, with the above remaining volume not a risk of harm and so to be reused. We have asked for the same from the local waste officer at the EA, Lee Beveridge. Copy of email provided from Michael Moore - Contaminated Land Officer (Michael.moore@rochdale.gov.uk) to Dave Johnson of Ivy House Environmental Ltd dated 22/06/22 indicating: "I've asked Lee would the EA have any objection he hasn't got back to me, I do not have an objection to the below. (Dave Johnson email of 10/06/22)"



Reference the correspondence with the Environment Agency	Copy of email provided from Ivy House Environmental Ltd to Lee Beveridge of the Environment Agency indicating: We are requesting a “no objection” for the reuse of ~2,500m³ of engineered made ground material on the above site under a Materials Management plan (MMP) to ensure no longer classed a waste , which we have produced and getting our qualified person to declare to CL:aire who administer DOWCOP. A ground investigation report, (SRL, Ref A088815, Jan 2020), (indicates site) has some impacted Made Ground. This will be segregated is to be taken off site to licensed facilities, with the above remaining volume not a risk of harm and so to be reused. We have asked for the same from Michael Moore - Contaminated Land Officer Rochdale Borough Council. Copy of email provided from Michael Moore - Contaminated Land Officer (Michael.moore@rochdale.gov.uk) to Dave Johnson of Ivy House Environmental Ltd dated 22/06/22 indicating: “I’ve asked Lee would the EA have any objection he hasn’t got back to me, I do not have an objection to the below. (Dave Johnson email of 10/06/22)”. On this basis, as not reply has been provided, then it is considered that the EA have no objection to the proposed soils reusage on this site.
I have reviewed the planning consent including planning conditions	Checked
Planning Reference (State either the reference or Not Applicable.)	Planning Application Ref: 20/00404/FUL
a) The Local Authority	Checked
b) Environment Agency	N/A
c) Natural Resources Wales	N/A
d) Other relevant environmental regulatory bodies	N/A



Please list correspondence reviewed above	Decision Notice dated 9th July 2020 from Rochdale Borough Council Planning Department Ref: 20/00404/FUL relating to Development of a healthcare hub (Class D1 Use) with pharmacy (Class A1 Use), including car parking, landscaping, improved access onto Newhey Road and associated works following demolition of stable buildings/ Development Granted subject to Conditions.
Planning consent not required	N/A

8. QP Declaration	
8a. QP Name	Ross Cameron
8b. QP Number	QP170
8c. I satisfy the Qualified Person requirements set out in Appendix 6 of the Definition of Waste: Development Industry Code of Practice to complete this Declaration.	Checked
8d. I have reviewed the Materials Management Plan for the above project.	Checked
8e. I have reviewed the Risk Assessment.	Checked
8f. I have reviewed the Remediation Strategy/Design Statement covering the above site.	Checked
8g. I have requested correspondence / documentation relating to the development and how that relates to the use of materials.	Checked
8h. The risk assessment assesses human health and environmental risks in relation to the proposed uses of all the materials in the MMP. The risk assessment concludes that the objectives of preventing harm to human health and pollution of the environment will be met if materials are used in the proposed manner	Checked



8i. The Local Authority, the Environment Agency / Natural Resources Wales and other relevant environmental regulatory bodies have not objected to the proposed development / land remediation on the basis that the use of any material is likely to cause harm to human health or pollution of the environment. [This confirmation should be given regardless of whether planning consent is required for the activity. Also see paragraph 3.37 of the CoP.].	Checked
8j. The EA/NRW have not objected to the reuse of materials on the grounds that it a.) constitutes a waste management operation or b.) has had a previous application for an environmental permit for waste recovery refused (on the grounds that the project represents waste disposal).	Checked
8k. The project does not involve land-spreading / agricultural re-profiling.	Checked
8l. The project has not yet commenced; this is not a retrospective application of the DoW CoP.	Checked