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Contractor's Remediation Validation Report

Buckley Road Development Site (Hey
Business Park), Rochdale

Date : 13 June 2024

Prepared by : Beva Build Ltd

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1. INTRODUCTION

The purpose of this report is to conclude the validation process specified by condition 14 of planning consent reference 21/00445/FUL (decision date 22 October 2021) issued by Rochdale Borough Council. A copy of the approved remediation strategy is attached as Appendix III to this report.

2. REMEDIATION STRATEGY VALIDATION

2.1. GENERALLY

Recommendations of the NX Consulting Ltd report have been followed

2.2. MATERIALS ON SITE AND REMOVED FROM SITE

The finding of the Phase 1 Geoenvironmental Summary and Preliminary Phase 2 Geotechnical Ground Investigation Report prepared by NX Consulting Ltd was shared with a specialist ground works contractor tasked with removing materials from site. Materials removed from site were accepted as “non-hazardous”. A copy of the Waste Carriers Licence and Waste Transfer Certificate can be found in Appendix I

United Utilities required specialist protected water pipework. This was installed to United Utilities specification and approval following inspection.

Appropriate site precautionary measures were adopted by the site operatives and monitored by site management.

2.3. MATERIALS IMPORTED ONTO SITE

All materials imported were accompanied by certification.

Topsoil certificate is included within Appendix II

2.4. GROUND GAS

No special ground gas measures were required

3. APPENDIX I

Removal of waste from site

Certificate of Registration under the Waste (England and Wales) Regulations 2011

Regulation authority

Name



Address

National Customer Contact Centre
99 Parkway Avenue
Sheffield
S9 4WF

Telephone number

03708 506506

The Environment Agency certify that the following information is entered in the register which they maintain under regulation 28 of the Waste (England and Wales) Regulations 2011.

Carriers details

Name of registered carrier

WDF DEMOLITION & EXCAVATION LTD

Registered as

An upper tier waste carrier, broker and dealer

Registration number

CBDU54473

Address of place of business

WHITFIELD DAIRY FARM
WHITFIELD
OLDHAM
OL2 7UJ

Telephone number

01706843659

Date of registration

29 December 2021

Expiry date of

registration (unless revoked)

26 January 2025

Making changes to your registration

Your registration will last 3 years and will need to be renewed after this period. If any of your details change, you must notify us within 28 days of the change.

Duty of care: waste transfer note Keep this page and copy it for future use. Please write as clearly as possible.

Section A – Description of waste

A1 Description of the waste being transferred

NON HAZARDOUS SOIL &
STONES

List of Waste Regulations code(s)

17-05-04

A2 How is the waste contained?

Loose ☐ Sacks ☐ Skip ☒ Drum ☐

Other ☒

A3 How much waste? For example, number of sacks, weight

20 tonnes

Section B – Current holder of the waste – Transferor

By signing in Section D below I confirm that I have fulfilled my duty to apply the waste hierarchy as required by Regulation 12 of the Waste (England and Wales) Regulations 2011 Yes ☒

B1 Full name

Ruby Civil Engineering Ltd

Company name and address

69a Church Street
Littleborough

Postcode OL15 8AB

SIC code (2007)

B2 Name of your unitary authority or council

ROCKDALE BOROUGH COUNCIL

B3 Are you:

The producer of the waste? ☐

The importer of the waste? ☐

The local authority? ☐

The holder of an environmental permit? ☐

Permit number

Issued by

Registered waste exemption? ☐

Details, including registration number

A registered waste carrier, broker or dealer? ☐

Registration number

Details (are you a carrier, broker or dealer?)

Section C – Person collecting the waste – Transferee

C1 Full name

WDF DEMOLITION & EXCAVATION LTD

Company name and address

Whitefield Dairy Farm
shaw
alham

Postcode OL2 7UT

C2 Are you:

The local authority? ☐

C3 Are you:

The holder of an environmental permit? ☐

Permit number

Issued by

Registered waste exemption? ☒

Details, including registration number

WEX307857

A registered waste carrier, broker or dealer? ☒

Registration number CBD054473

Details (are you a carrier, broker or dealer?)

Section D – The transfer

D1 Address of transfer or collection point

Ruby Civil Engineering Ltd
Hartley Court, Buckley Road
Rockdale

Postcode OL12 9DT

Date of transfer (DD/MM/YYYY)

18/07/23
ongoing

D2 Broker or dealer who arranged this transfer (if applicable)

Postcode

Registration number

Time(s) 07:00am

Transferor's signature

Name

Representing

Transferee's signature

Name William Lums

Representing WDF DEMOLITION & EXCAVATION LTD

4. APPENDIX II

Imported topsoil test report

FINAL ANALYTICAL TEST REPORT

Envirolab Job Number: 23/12624
Issue Number: 1-S2
Date: 11 January, 2024

Client: Pearl Environmental (UK) Ltd
58 Marford Crescent
Sale
Cheshire
UK
M33 4DH

Project Manager: Keith Lewis
Project Name: F O'Gara, Sorby Road, Irlam
Project Ref: Not specified
Order No: KL19/12
Date Samples Received: 20/12/23
Date Instructions Received: 20/12/23
Date Analysis Completed: 05/01/24

Approved by:



Sophie France
Client Manager

Envirolab Job Number: 23/12624

Client Project Name: F O'Gara, Sorby Road, Irlam

Client Project Ref: Not specified

Lab Sample ID	23/12624/2							Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Screened Soil									
Depth to Top										
Depth To Bottom										
Date Sampled	19-Dec-23									
Sample Type	SOIL - ES									
Sample Matrix Code	6A									
% Stones >10mm _A	2.8							% w/w	0.1	A-T-044
pH _D ^{M#}	8.22							pH	0.01	A-T-031s
Arsenic _D ^{M#}	8							mg/kg	1	A-T-024s
Cadmium _D ^{M#}	<0.5							mg/kg	0.5	A-T-024s
Copper _D ^{M#}	37							mg/kg	1	A-T-024s
Chromium _D ^{M#}	18							mg/kg	1	A-T-024s
Lead _D ^{M#}	70							mg/kg	1	A-T-024s
Mercury _D	<0.17							mg/kg	0.17	A-T-024s
Nickel _D ^{M#}	15							mg/kg	1	A-T-024s
Selenium _D ^{M#}	<1							mg/kg	1	A-T-024s
Zinc _D ^{M#}	90							mg/kg	5	A-T-024s

Envirolab Job Number: 23/12624

Client Project Name: F O'Gara, Sorby Road, Irlam

Client Project Ref: Not specified

Lab Sample ID	23/12624/2							Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Screened Soil									
Depth to Top										
Depth To Bottom										
Date Sampled	19-Dec-23									
Sample Type	SOIL - ES									
Sample Matrix Code	6A									
Asbestos in Soil (inc. matrix) ^										
Asbestos in soil [#]	NAD									A-T-045
Asbestos Matrix (visual) ₀	-									A-T-045
Asbestos Matrix (microscope) ₀	-									A-T-045
Asbestos ACM - Suitable for Water Absorption Test? ₀	N/A									A-T-045

Envirolab Job Number: 23/12624

Client Project Name: F O'Gara, Sorby Road, Irlam

Client Project Ref: Not specified

Lab Sample ID	23/12624/2							Units	Limit of Detection	Method ref
Client Sample No										
Client Sample ID	Screened Soil									
Depth to Top										
Depth To Bottom										
Date Sampled	19-Dec-23									
Sample Type	SOIL - ES									
Sample Matrix Code	6A									
PAH-16MS										
Acenaphthene _A ^{M#}	0.08							mg/kg	0.01	A-T-019s
Acenaphthylene _A ^{M#}	<0.01							mg/kg	0.01	A-T-019s
Anthracene _A ^{M#}	0.08							mg/kg	0.02	A-T-019s
Benzo(a)anthracene _A ^{M#}	0.20							mg/kg	0.04	A-T-019s
Benzo(a)pyrene _A ^{M#}	0.17							mg/kg	0.04	A-T-019s
Benzo(b)fluoranthene _A ^{M#}	0.22							mg/kg	0.05	A-T-019s
Benzo(ghi)perylene _A ^{M#}	<0.05							mg/kg	0.05	A-T-019s
Benzo(k)fluoranthene _A ^{M#}	<0.07							mg/kg	0.07	A-T-019s
Chrysene _A ^{M#}	0.25							mg/kg	0.06	A-T-019s
Dibenzo(ah)anthracene _A	<0.04							mg/kg	0.04	A-T-019s
Fluoranthene _A ^{M#}	0.66							mg/kg	0.08	A-T-019s
Fluorene _A ^{M#}	0.04							mg/kg	0.01	A-T-019s
Indeno(123-cd)pyrene _A ^{M#}	0.05							mg/kg	0.03	A-T-019s
Naphthalene _A ^{M#}	<0.03							mg/kg	0.03	A-T-019s
Phenanthrene _A ^{M#}	0.47							mg/kg	0.03	A-T-019s
Pyrene _A ^{M#}	0.60							mg/kg	0.07	A-T-019s
Total PAH-16MS _A	2.82							mg/kg	0.01	A-T-019s

Report Notes

General

This report shall not be reproduced, except in full, without written approval from Envirolab.
 The results reported herein relate only to the material supplied to the laboratory.
 The residue of any samples contained within this report, and any received within the same delivery, will be disposed of **six weeks** after the initial scheduling. For samples tested for Asbestos we will retain a portion of the dried sample for a minimum of **six months** after the initial Asbestos testing is completed.
 Analytical results reflect the quality of the sample at the time of analysis only.
 Opinions and Interpretations expressed are outside our scope of accreditation.
 The client Sample No, Client Sample ID, Depth to top, Depth to Bottom and Date Sampled are all provided by the client.
 A deviating sample report is appended and will indicate if samples or tests have been found to be deviating. Any test results affected may not be an accurate record of the concentration at the time of sampling and, as a result, may be invalid.

Key

Superscript "#"	Accredited to ISO 17025
Superscript "M"	Accredited to MCertS
Superscript "U"	Individual result not accredited
None of the above symbols	Analysis unaccredited
Subscript "A"	Analysis performed on as-received Sample
Subscript "D"	Analysis performed on the dried sample, crushed to pass 2mm sieve.
Subscript "A"	Analysis has dependant options against results. Details appear in the comments of your Sample receipt
IS	Insufficient Sample for analysis
US	Unsuitable Sample for analysis
NDP	No Determination Possible
NAD	No Asbestos Detected
N/A	Not applicable

Asbestos

Asbestos in soil analysis is performed on a dried aliquot of the submitted sample and cannot guarantee to identify asbestos if only present in small numbers as discrete fibres/fragments in the original sample.
 Stones etc. are not removed from the sample prior to analysis
 Quantification of asbestos is a 3 stage process including visual identification, hand picking and weighing, and fibre counting by sedimentation/phase contrast optical microscopy if required. If asbestos is identified as being present but is not in a form that is suitable for analysis by hand picking and weighing (normally if the asbestos is present as free fibres) quantification by sedimentation is performed. Where ACMs are found a percentage asbestos is assigned to each with reference to 'HSG264, Asbestos: The survey guide' and the calculated asbestos content is expressed as a percentage of the dried soil sample aliquot used.

Assigned Matrix Codes

1	SAND	6	CLAY/LOAM	A	Contains Stones
2	LOAM	7	OTHER	B	Contains Construction Rubble
3	CLAY	8	Asbestos Bulk (Only Asbestos ID accredited)	C	Contains visible hydrocarbons
4	LOAM/SAND	9	Incinerator Ash (some Metals accredited)	D	Contains glass / metal
5	SAND/CLAY			E	Contains roots / twigs

Note: 7,8,9 matrices are not covered by our ISO 17025 or MCertS accreditation, unless stated above.

Soil Chemical Analysis:

All results are reported as dry weight (<40°C).
 For samples with Matrix Codes 1 - 6 natural stones, brick and concrete fragments >10mm and any extraneous material (visible glass, metal or twigs) are removed and excluded from the sample prior to analysis and reported results corrected to a whole sample basis. This is reported as '% stones >10mm'.
 For samples with Matrix Code 7 the whole sample is dried and crushed prior to analysis and this supersedes any "A" subscripts
 All analysis is performed on the sample as received for soil samples which are positive for asbestos or the client has informed asbestos may be present and/or if they are from outside the European Union and this supersedes any "D" subscripts.

TPH by method A-T-007:

For waters, free and visible oils are excluded from the sample used for analysis, so the reported result represents the dissolved phase only.
 Results "with Clean up" indicates samples cleaned up with Silica during extraction.

EPH CWG (method A-T-055) from TPH CWG:

EPH CWG results have humics mathematically subtracted through instrument calculation.
 Where these humic substances have been identified in any IDs from "TPH CWG with clean up" please note that the concentration is **NOT** included in the quantified results but present in the ID for information.

Electrical Conductivity of water by method A-T-037:

Results greater than 12900µS/cm @ 25°C / 11550µS/cm @ 20°C fall outside the accreditation range and as such are unaccredited.

Please contact your client manager if you require any further information.

Envirolab Deviating Samples Report

Hattersley Science & Technology Park, Stockport Road, Hattersley, SK14 3QU
Tel. 0161 368 4921 email. ask@envlab.co.uk

Client: Pearl Environmental (UK) Ltd, 58 Marford Crescent , Sale, Cheshire, UK, M33 4DH

Project: F O'Gara, Sorby Road, Irlam

Clients Project No:

Project No: 23/12624

Date Received: 20/12/2023 (pm)

Cool Box Temperatures (°C): 8.9

Lab Sample ID	23/12624/2
Client Sample No	
Client Sample ID/Depth	Screened Soil
Date Sampled	19/12/23
Deviation Code	
D (no glass)	✓

Key

D (no glass) Glass container not provided for extractable organics analysis

Note: If, at any point before reaching the laboratory, the temperature of the samples has breached those set in published standards, e.g. BS-EN 5667-3 (for water samples $5 \pm 3^{\circ}\text{C}$), ISO 18400-105:2017, then the concentration of any affected analytes may differ from that at the time of sampling.

Envirolab Analysis Dates

Lab Sample ID	23/12624/1	23/12624/2	23/12624/3	23/12624/4
Client Sample No				
Client Sample ID/Depth	6F2	Screened Soil	As-dug Topsoil	Subsoil
Date Sampled	19/12/23	19/12/23	19/12/23	19/12/23
A-T-007s				02/01/2024
A-T-019s		02/01/2024	02/01/2024	02/01/2024
A-T-024s		04/01/2024	04/01/2024	04/01/2024
A-T-026s	05/01/2024			
A-T-028s	04/01/2024			
A-T-031s	05/01/2024	05/01/2024	05/01/2024	05/01/2024
A-T-044	22/12/2023	22/12/2023	22/12/2023	22/12/2023
A-T-045	21/12/2023	21/12/2023		21/12/2023

The above dates are the analysis completion dates, please note that these are not necessarily the date that the analysis was weighed/extracted.

End of Report

5. APPENDIX III

Approved remediation strategy report dated 23 March 2022



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Contractor's Remediation Strategy

Buckley Road Development Site, Rochdale

Date : 23 March 2022

Prepared by : Beva Build Ltd

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1. INTRODUCTION

The Phase 1 Geoenvironmental Summary and Preliminary Phase 2 Geotechnical Ground Investigation Report for proposed units at Buckley Road, Rochdale, OL12 9DJ Revision R1 dated 2 November 2021 prepared by NX Consulting Ltd has identified potential contamination risks at the above site which may require remediation.

The purpose of this report is to set out those risks, the proposed remediation (if required) and the proposed validation of the remediation (if required) as required by condition 14 of planning consent reference 21/00445/FUL (decision date 22 October 2021) issued by Rochdale Borough Council.

2. IDENTIFIED RISKS & RECOMMENDATIONS

The potential contamination risks identified by and recommendations of the NX Consulting Ltd report are as follows:

2.1. ASBESTOS

From 8.5.5 of the NX Consulting Ltd report:

“Samples of Made Ground have recorded asbestos, in concentrations of <0.001- 0.052% total mass.

Given the recorded exceedances a potentially unacceptable risk may be posed to future end users of the site from shallow soils present within landscaped areas.

All Asbestos Containing Material (ACM) identified during the site enabling works must be dealt with in strict accordance with the Control of Asbestos Regulations (CAR) 2012, UK Waste Management Legislation and the Environmental Protection Act 1994.

Should off-site disposal be required, then additional asbestos quantification and waste classification testing should be undertaken to ensure that it is classified correctly and disposed at a suitably licenced facility.

All ACM impacted soils must be managed so as to ensure no airborne fibre release during construction or placement of impacted material in such a manner to ensure no future exposure risk.

Should Made Ground soils remain on the site, soils will need to be placed below a suitable clean cover layer to ensure they pose no unacceptable risk to the future site users.

In order to mitigate the potential risks associated with the identified contaminants, a minimum 600mm cover system on all landscaped areas will be required.”

From 9.4.2 of the NX Consulting Ltd report:

“Chrysotile ACM have been recorded in excess of tier 1 screening values in the soils at total mass ranges between <0.001-0.052% beneath the site when compared to commercial end use values.

Within areas of landscaping, a minimum 600mm of clean cover / removal & replacement of made grounds should be assumed at this stage.

Specialist potable water pipework is unlikely to be required. This will need to be confirmed with United Utilities.

Site workers involved in excavations for foundations, roads, sewers etc during the construction works may come into direct contact with the soils containing elevated concentrations of organic contaminants, heavy metals and asbestos. We would therefore recommend that simple precautionary measures be adopted during the construction phase i.e. good personal hygiene, provision of suitable welfare facilities and basic personnel protective equipment.

Any areas of proposed landscaping will require imported subsoil/topsoil materials which will require chemical validation to demonstrate that they are suitable for a residential end use and taken to depths sufficient to provide a sufficient cover system for all proposed materials used which are capable to support root growth.”

2.2. GROUND GAS

From 9.4.2 of the NX Consulting Ltd report:

“Based on the results recorded to date, identifies that GSV values fall generally into Characteristic Situations 1. However, carbon dioxide has been recorded in excess of 5%, changing the site to CS2/ Amber 1 and therefore gas protection measures will likely be required in the proposed structures. Prior to the adoption of any gas protection measures, agreement should be sought from the local authority.”

3. REMEDIATION STRATEGY & VALIDATION

3.1. GENERALLY

Recommendations of the NX Consulting Ltd report will be followed

3.2. ASBESTOS

All Asbestos Containing Material (ACM) identified during the site enabling works will be dealt with in accordance with the Control of Asbestos Regulations (CAR) 2012, UK Waste Management Legislation and the Environmental Protection Act 1994.

Should off-site disposal be required, then additional asbestos quantification and waste classification testing will be undertaken to ensure that it is classified correctly and disposed of at a suitably licenced facility.

All ACM impacted soils will be managed so as to ensure no airborne fibre release during construction or placement of impacted material in such a manner to ensure no future exposure risk.

Within areas of landscaping, a minimum 600mm of clean cover will be provided or made ground will be removed and replaced to provide sufficient cover. A proposed landscaping scheme has been submitted to Rochdale Borough Council planning department for approval.

Specialist potable water pipework is unlikely to be required but the ground conditions report will be provided to UU and their requirements will be followed.

Appropriate site precautionary measures will be adopted by the site operatives and monitored by site management.

3.2.1. VALIDATION

Results of any waste classification testing will be provided.

Consignment/delivery notes for any clean imported materials will be provided

Chemical validation results will be provided for all imported subsoil/topsoil materials

Consignment/delivery notes will be provided for all contaminated materials removed from site (if any).

3.3. GROUND GAS

Any gas protection measures which are required will be designed by a suitably qualified structural engineer and incorporated into the building design.

3.3.1. VALIDATION

Gas protection measures will be subject to Building Regulations approval