



Verification Report for proposed residential development at 112 Church Street, Littleborough, OL15 8AS.

Prepared for

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1. Introduction

This Verification Report has been prepared following the implementation of remediation and site preparation measures undertaken at the above site in accordance with the recommendations contained within the Phase II Intrusive Investigation Report prepared by Martin Environmental Solutions Ltd, Report Ref: 2652-1, dated December 2023.

The purpose of this report is to confirm that the remedial measures recommended within the Phase II assessment have been implemented during the redevelopment works and that the site has been rendered suitable for the approved residential end use.

The original intrusive investigation identified localised exceedances associated with elevated lead concentrations, Polyaromatic Hydrocarbons (PAHs), and a small isolated area of low-level chrysotile asbestos contamination within made ground soils. The report recommended the excavation and removal of impacted soils where necessary together with the provision of a clean cover system to landscaped and external areas.

This report summarises the remediation measures undertaken, the methodology adopted during the construction phase, and confirms that the works have been completed in general accordance with the recommendations of the approved contamination assessment.

2. Site Background

The site comprises a residential redevelopment plot located at 112 Church Street, Littleborough. Historical investigations identified areas of made ground associated with previous residential and urban land uses.

The intrusive investigation undertaken by Martin Environmental Solutions Ltd included five trial pits across the site with sampling undertaken generally between approximately 0.30m and 0.60m below ground level.

The investigation concluded that:

- No significant Total Petroleum Hydrocarbon exceedances were identified.
- Localised PAH exceedances were identified within Trial Pits 1 and 4.
- Elevated lead concentrations were identified in several areas across the site.
- Trace chrysotile asbestos fibres were identified in one deeper sample within Trial Pit 3 at a quantified concentration of less than 0.001% w/w.

The original report concluded that a clean cover remediation strategy together with excavation of impacted soils in exposed external areas would provide an appropriate and proportionate remediation solution for the proposed residential development.

3. Scope of Remediation Works

Remediation and enabling works were undertaken during the redevelopment phase in accordance with the recommendations of the Phase II Intrusive Investigation Report.

The remediation strategy principally comprised:

- Excavation and removal of localised impacted shallow soils encountered within external and landscaped areas.
- Removal of visibly unsuitable made ground material where encountered during construction activities.
- Provision of a clean cover system within all soft landscaped and exposed garden areas.
- Placement of hardstanding, paving and finished development surfaces across access and circulation areas.
- Ongoing watching brief during construction works to identify any visually or olfactorily unusual materials.
- Controlled handling and off-site disposal of excavated material where required.

The remediation works were integrated into the general construction and groundwork operations to minimise disturbance and ensure all potentially exposed receptor pathways were appropriately broken.

4. Remediation Methodology

Works were undertaken using standard excavation and construction practices appropriate for residential redevelopment sites.

During excavation works, site operatives maintained a watching brief across exposed soils and made ground deposits. Particular attention was paid to areas previously identified within the intrusive investigation as containing elevated contaminant concentrations.

Shallow made ground and impacted near-surface soils encountered within external areas were excavated and removed as part of the site preparation and foundation operations. Excavated areas were subsequently backfilled and capped using suitable clean imported materials and finished hardstanding construction.

In accordance with the recommendations of the original report, all landscaped and externally accessible areas were provided with a suitable clean cover barrier and/or permanent hard surfacing. This effectively breaks the pollutant linkage associated with direct contact, ingestion and dust generation pathways identified within the conceptual site model.

The isolated area associated with trace chrysotile asbestos fibres was subject to additional care during excavation and was ultimately encapsulated and/or removed as part of the wider remediation and hard landscaping works. The original assessment classified the associated risk as low.

No widespread contamination, strong hydrocarbon odours, unusual staining, buried tanks, or significant unforeseen contamination sources were encountered during redevelopment works.

5. Clean Cover and Surface Treatment Measures

A combination of hard and soft landscaping measures has been incorporated across the completed development in order to provide permanent separation between underlying soils and future site users.

The completed development includes:

- Permanent building footprints and foundation structures.
- Paved and hard surfaced access areas.
- External surfacing and circulation spaces.
- Soft landscaped areas incorporating imported clean cover material.

The implemented measures are considered appropriate to the approved residential use and consistent with the remediation objectives identified within the Phase II Investigation Report.

The use of permanent hardstanding and clean cover systems significantly reduces the potential for:

- Direct contact with underlying soils.
- Inhalation of dust and fine particulates.
- Accidental ingestion of impacted shallow soils.
- Exposure to isolated asbestos-containing fragments.

The remediation measures therefore effectively address the identified pollutant linkages associated with future residential occupation.

6. Watching Brief and Unexpected Contamination

A watching brief was maintained throughout the excavation and redevelopment phase in accordance with the recommendations of the Phase II report.

No significant unexpected contamination was identified during the construction process beyond that already anticipated within the intrusive investigation findings.

Where isolated pockets of visually poorer quality made ground were encountered, these were removed during routine excavation and groundwork operations.

No evidence of significant hydrocarbon contamination, buried drums, tanks, heavily contaminated soils, or widespread asbestos containing materials was identified during the redevelopment works.

7. Verification and Suitability for Use

Based upon the remediation works undertaken, the permanent hardstanding and clean cover measures implemented, and the completion of the approved redevelopment works, the site is considered suitable for the approved residential end use.

The remediation strategy has successfully reduced the potential for exposure to previously identified contaminants through the removal, encapsulation, and separation of impacted soils from future site users.

The completed development is therefore considered to comply with the recommendations contained within the Phase II Intrusive Investigation Report prepared by Martin Environmental Solutions Ltd.

8. Conclusion

This Verification Report confirms that remediation and validation measures have been undertaken at the site known as 112 Church Street, Littleborough, OL15 8AS, in response to the findings of the previously approved Phase II Intrusive Investigation.

The implemented remediation works included the removal and management of impacted shallow soils, provision of clean cover systems, installation of permanent hardstanding, and maintenance of a watching brief during redevelopment activities.

The completed remediation measures are considered proportionate and appropriate to the nature of contamination identified and are sufficient to break the identified pollutant linkages associated with the approved residential use.

Accordingly, the site is considered suitable for residential occupation and no further remediation measures are considered necessary in relation to the approved development.

Based on the information available and the works undertaken, the contamination-related planning condition may therefore be considered satisfactorily discharged.