

GEO-ENVIRONMENTAL AUDIT PHASE 4 Validation

**Proposed Residential Development
PLOTS 3, 4 & 6.**

**Honresfeld
Halifax Road
Littleborough
Rochdale
OL15 0JG**

Author: Daniel Slattery
Client: Hoyle Developments Ltd
Reference: rep-tjba-hoyle-honresfeld-Phs4ENV validation-plots 3, 4 & 6-250326.docx

Revision	Date	Reason
0	Dec 2026	Original to obtain final discharge of environmental planning conditions for Plot 3, 4, & 6.

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1. PHASE 4 – VALIDATION.

1.1. Introduction.

T. J. Booth Associates were originally appointed to undertake a Phase 1 preliminary risk assessment, phase 2 site investigations, and a phase 3 remediation statement to support a planning/building regulations application for residential development, refer to separate report, ref: rep-tjba-hallmark-honresfeld-PHS 1&2 ENV-rev0.

At the time of the original report, the Application Site was subject to a planning application, ref No: 19/01091/FUL, for the "Change of use from care home to single detached dwelling with associated building and demolition works, demolition of existing bungalow and construction of six new detached dwellings with associated servicing and external works".

A later application was granted for the 6 dwellings on planning reference: 20/00764/FUL.

Further to this, an application was submitted (22/00655/VRCON) for a variation of condition 2 on planning application 20/00764/FUL.

A discharge of condition application was later submitted and approved for the "submission of details to comply with conditions 8 (bat license), 12 (CMS), 14 (tree protection) and 15 (land contamination) on planning permission 20/00764/FUL". The particulars are noted below:

DETERMINATION ON APPROVAL OF DETAILS REQUIRED BY A CONDITION	
Application No:	21/01817/DOC
Application Type:	Approval of detail reserved by condition
Proposal:	Submission of details to comply with conditions 8 (bat license), 12 (CMS), 14 (tree protection) and 15 (land contamination) on planning permission 20/00764/FUL
Location:	Honresfeld, Halifax Road, Littleborough, OL15 0JG

Your application for approval of details reserved by condition(s) has been dealt with and the details are set out below:-

Conditions and Reasons:

- 15 *No development shall take place until an investigation and risk assessment, in addition to any assessment provided with the planning application, to assess the nature and extent of any contamination on the site, whether or not it originates on the site has been submitted to and approved in writing by the local planning authority. The investigation and risk assessment must be undertaken by competent persons and the report of the findings must include:*
- i. a survey of the extent, scale and nature of contamination*
 - ii. an assessment of the potential risks to:*
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
 - iii. where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)*

The development shall thereafter be carried out in full accordance with the duly approved remediation strategy and a verification report submitted to and approved in writing by the Local Planning Authority before any of the building(s) hereby approved are first occupied.

Reason: So as to ensure there is no harmful contamination on the site and to accord with policy DM1 of the adopted Rochdale Core Strategy and policy in the National Planning Policy Framework.

The submitted Phase 1 and 2 Environmental Audit by TJ Booth Associated dated December 2021 is approved.

This report provides a desk-based study & intrusive ground investigation based on current UK guidance for environmental investigation within the construction industry. Principal to the assessment is the potential for contamination pollutant linkages via the Land Contamination Risk Management (LCRM) source-pathway-receptor methodology. Assessment of potential pollution linkages is primarily undertaken in strict accordance with BS 5930:2015, BS 10175:2011+A2:2017, CIRIA C665, and BS 8485:2015+A1:2019 et al.

1.2. Validation & Discharge.

This report is to obtain the full discharge of condition No.15 by way of environmental validation, for Plots 3, 4 & 6 ONLY.

Plots 1, 2, & 5 will be discharged at a later date.

1.3. Phase 1, 2, & 3 Geoenvironmental Audit.

1.3.1. Remediation Strategy.

1.3.1.1. *Site soil.*

After site investigations and subsequent assessment, it was proposed that the site comprised a low risk of environmental risk, and that. The majority of the Site comprised virgin soil which was considered suitable for the proposed end use, with some minor/rare pockets of made ground generally associated with former paved area to be removed from site as follows;

- Virgin soil should be scraped and stockpiled for later reuse in garden areas.
- Rare made ground horizons such as ash should be removed from Site.
- Due to the newly developed parts of the Site comprising a larger footprint than the existing landscaped/wooded areas; there is likely to be a surplus of topsoil on Site and thus no imports will be required.
- No further assessment is required regarding site soil unless unforeseen contamination is noted. If so, the area in question should be isolated and advice sought from a contaminated land professional.

1.3.1.2. *Ground Gas.*

No pollutant linkages concerned with gas risk noted to the Site and therefore no precautions or further assessment required in this regard.

1.3.1.3. *Additional Notes.*

This report should be issued to the RMBC Contaminated Land Officer, for approval and discharge of the geo-environmental planning condition.

We trust the above is clear but should any further clarification be required please do not hesitate to contact T J Booth Associates.

1.4. Plot 1 Validation.

To be validated in due course.

1.5. Plot 2 Validation.

To be validated in due course.

1.6. Plots 3 & 4 Validation.

1.6.1. Background.

The rear of Plots 3 & 4 were finished with retaining walls separating the rear patio areas to existing higher ground. The higher ground levels (and therefore existing soils) have been retained.

The existing soils were found to be uncontaminated in the initial Phase 2 assessment.

Much of the area around the property was finished with Indian stone flagging to patio areas and walkways, and tobermore pavements to the driveway.

The front gardens on both plots 3 & 4, were finished with an imported topsoil over virgin ground.

Due to the import, validation was required.

1.6.2. Validation Sampling.

The Site was visited by TJ Booth Associates on 05.03.2026.

The topsoil had been placed in situ in the front garden areas, and comprised a brown/dark brown, sandy, slightly gravelly SILT with relict stone fragments (various lithologies).

The depth of the infilled/imported soil was between 0.15-0.25m deep.

Due to the fact existing soils comprised no elevated contamination on the initial assessment, there was no need for a topsoil depth requirement or subsequent check.

The area of garden import was approximately 225sqm.

At 225sqm and up to 0.25m depth, the max topsoil import volume is approximately 56cum.

Rochdale Council import specification for topsoil is 1 sample per 250cum if from a greenfield source, and 1 sample per 50cum if from a brownfield/manufactured source, although a minimum of 3 samples are required for analysis.

With a volume of 56cum imported to the Site, 3 samples were sufficient to cover both testing scenarios.

T J Booth Associates took 3No. soil samples (VS1-3) at equidistant points in the front garden areas.

Samples were sealed in 1kg white plastic snap top containers & amber jars & vials and sent to Envirolab Ltd to be tested for a range of common contaminants.

1.6.3. Results.

The samples results have been assessed by TJ Booth Associates to common threshold comparison data for a residential end usage in the following order: Defra Category 4 Screening Levels (C4SLs) > LQM/CIEH (S4ULs) > EIC/AGS/CL:AIRE 2010.

Analysis of imported soil returned values below residential threshold targets for all determinands when tested for metals, speciated PAH, inorganics, and asbestos.

CLIENT/SITE:		Hoyle Developments - Honresfeld, Littleborough (PLOTS 3 & 4)						
SAMPLE TYPE:		SOILS						
SAMPLING DATE:		05.03.2026						
Contaminant		No	Max	Mean	t 95	RESIDENTIAL (with or without plant uptake)		
						Pass/Fail	Comment	
METAL	Arsenic	3	4	4	4	37	PASS	
METAL	Boron	3	2	1.7	1.98	290	PASS	
METAL	Cadmium	3	1	1	1	22	PASS	
METAL	Chromium as Cr(III)	3	43	20.33	39.60	910	PASS	
METAL	Chromium as Cr(VI)	3	1	1	1	21	PASS	
METAL	Copper	3	18	17.33333333	17.9	2400	PASS	
METAL	Lead	3	34	32.66666667	33.9	200	PASS	
METAL	Mercury (inorganic)	3	0.17	0.17	0.17	40	PASS	
METAL	Nickel	3	9	8.33333333	8.9	130	PASS	
METAL	Selenium	3	1	1	1	250	PASS	
METAL	Zinc as Zn	3	76	73.33333333	75.8	3700	PASS	
INORGANIC	Cyanide (Total)	3	1	1	1	34	PASS	
INORGANIC	Sulphate (Total) as SO4	3	0.045	0.039	0.0445	0.24	PASS	
INORGANIC	Sulphide	3	5	5	5	250	PASS	
INORGANIC	pH	3	8.25	8.19	8.242	6 to 8	ALKALINE	
INORGANIC	Sulphur (Elemental)	3	6	6	6	100	PASS	
INORGANIC	Asbestos Identification	3	0	0	0	0	PASS	
ORGANIC	SOM	3	6	6	6			
PAH	acenaphthene	3	0.03	0.023333333	0.03	1100	PASS	
PAH	acenaphthylene	3	0.01	0.01	0.01	920	PASS	
PAH	anthracene	3	0.03	0.026666667	0.03	11000	PASS	
PAH	benzo[a]anthracene	3	0.18	0.12	0.176	13	PASS	
PAH	benzo[a]pyrene (BaP)	3	0.14	0.096666667	0.137	5	PASS	
PAH	benzo[b]fluoranthene	3	0.21	0.14	0.205	3.7	PASS	
PAH	benzo[g,h,i]perylene	3	0.08	0.06	0.077	350	PASS	
PAH	benzo[k]fluoranthene	3	0.07	0.07	0.07	100	PASS	
PAH	chrysene	3	0.19	0.133333333	0.186	27	PASS	
PAH	dibenz[ah]anthracene	3	0.04	0.04	0.04	0.3	PASS	
PAH	fluoranthene	3	0.44	0.33	0.433	890	PASS	
PAH	fluorene	3	0.01	0.01	0.01	860	PASS	
PAH	indeno[123-cd]pyrene	3	0.1	0.07	0.098	41	PASS	
PAH	naphthalene	3	0.03	0.03	0.03	13	PASS	
PAH	phenanthrene	3	0.17	0.136666667	0.168	440	PASS	
PAH	pyrene	3	0.37	0.276666667	0.364	2000	PASS	
PHENOLS AND CHLOROPHENOLS (SVOC)	Phenol	3	0.3	0.233333333	0.29	380	PASS	

Plots 3 & 4 are considered validated and suitable for full environmental condition discharge.

1.7. Plot 5 Validation.

To be validated in due course.

1.8. Plot 6 Validation.

Plot 6 was built into the existing hillside, and retaining walls renewed so the existing ground levels (and therefore existing soils) surrounding the property were retained.

The soils were found to be uncontaminated in the initial assessment.

Soils in garden areas were regraded to remove minor bumps/divots and then turfed.

Much of the area around the property was finished with indian stone flagging to patio areas, and tobermore pavements to the driveway and frontage.

Due to existing site soil used on this plot, no validation sampling was required or undertaken.

Plot 6 is considered validated and suitable for full environmental condition discharge.

1.9. Conclusion & Recommendations.

To summarise, the following plots are suitable for full environmental condition discharge:

- Plot 3.
- Plot 4.
- Plot 6.

The following plots will need to be validated in due course when completed:

- Plot 1.
- Plot 2.
- Plot 5.

Signed.....



D.S. Slattery BSc (Hons).

T J Booth Associates.

Authorised...

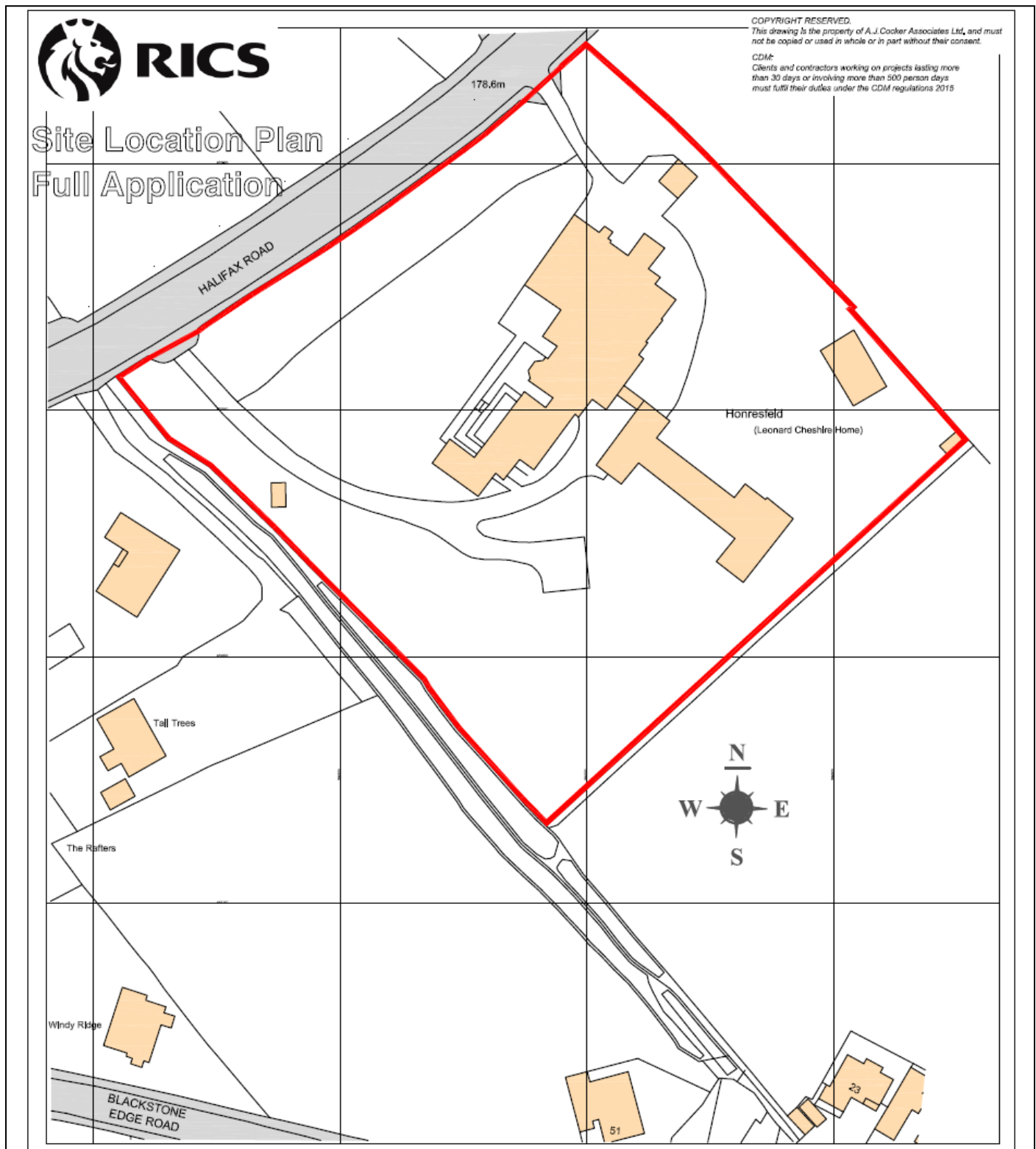


T J Booth BSc (Hons), C. Eng. C. Env. MICE.

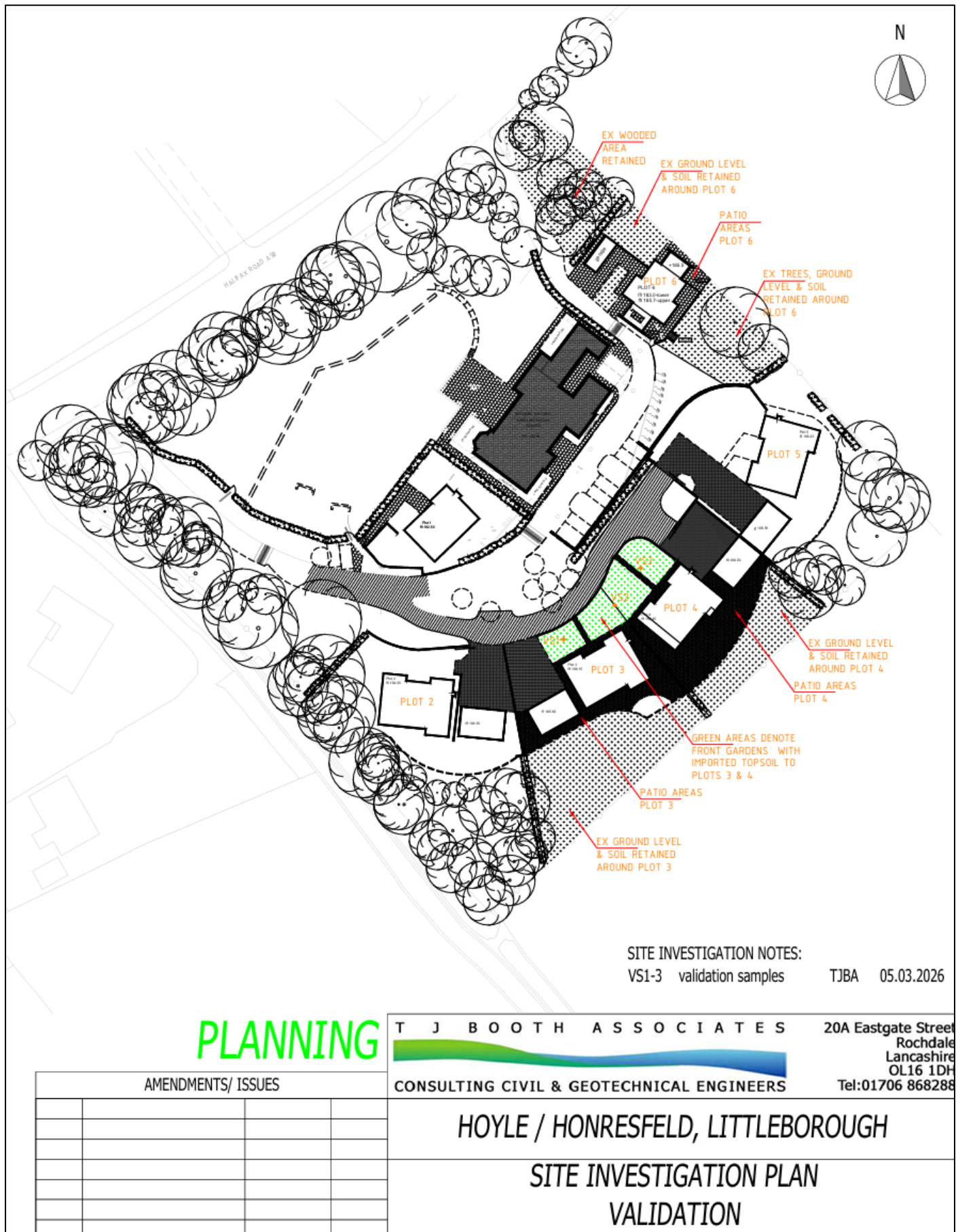
T J Booth Associates.

3. APPENDIX A: FIGURES.

3.1. Location Plan.



3.2. Site Validation Plan.



4. APPENDIX B: PHOTOS.

4.1. Plot 1.

N/a not yet validated.

4.2. Plot 2.

N/a not yet validated.

4.3. Plots 3&4.







4.4. Plot 5.

N/a not yet validated.

4.5. Plot 6.



