

CL03 REMEDIATION VERIFICATION PLAN AND REPORT TEMPLATE

Former Ambulance Station

Cemetery Road

Ramsbottom

Bury

BL0 9PU

Project reference	25.372
Prepared by	Andrew Gaskell BSc Civil Engineering
Organisation	HOME Group NW Ltd
Purpose	Verification framework and completion report template for remediation works. This document is to be populated with as-built evidence before occupation.
Planning condition	CL03 / Planning Condition 6 - Remediation & Verification

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1.0 Condition Requirement

Planning Condition 6 requires that, where remediation is required, it is carried out in full accordance with the approved Remediation Strategy. A Verification Report must be submitted for approval on completion and must validate all remediation works, imported materials (source/quantity/suitability), exported materials and any unexpected contamination.

This document provides the verification framework and final report structure. It cannot, by itself, evidence completion before the remediation works have been carried out. The contractor/developer shall maintain the records listed below and the final sections shall be completed prior to occupation.

2.0 Remediation Measures to be Verified

Area	Approved / proposed remediation measure	Verification evidence required
TP1 / Plot 1 driveway	No contaminant excavation required; suitable natural soil may remain. Final hardstanding installed.	Photographs of formation and completed driveway; unexpected contamination check.
TP2 / grassed area between Plots 2 and 3	No remediation required to tested natural soil.	Photographs of retained natural soil and final landscaping; confirmation no unexpected contamination.
TP3 / rear patio	Segregate TP3-type Made Ground if excavated; no reuse in accessible landscaping; retain only beneath hardstanding if suitable or dispose off site.	Excavation photos, disposal tickets if removed, confirmation of final hardstanding and no Made Ground in accessible landscaping.
TP4 / beneath Plot 2	Made Ground may remain beneath building. Install certified gas-resistant DPM / membrane, 100 mm concrete capping, air void and beam-and-block floor.	Membrane product certificate/data sheet; pre-cover inspection; photos of laps, penetrations, corners, repairs; concrete capping and floor construction photos.
TP5 / rear patio	No specific remediation required.	Photographs / unexpected contamination check.
Rear landscaped regrading	Retain clean natural soil; segregate Made Ground; import validated fill/subsoil/topsoil.	Earthworks photos, disposal records, imported-soil source/quantity/test certificates, finished levels/landscape photos.

3.0 Gas Membrane Verification

The membrane beneath Plot 2 shall be a proprietary reinforced gas-resistant damp-proof membrane selected for methane and carbon dioxide resistance, with appropriate independent third-party certification. Installation shall follow the manufacturer's details and the design principles of BS 8485. Verification shall follow the principles of CIRIA C735.

- Record product manufacturer, product name, batch/roll identification where available and certification reference.
- Confirm substrate is suitably prepared and membrane is protected from puncture/damage.
- Photograph membrane before covering at general overview and detailed locations.
- Photograph and inspect all laps/joints, corners, changes in level, service penetrations, pipe collars and perimeter junctions.
- Record all damage/repairs and photograph repaired areas before covering.
- Confirm use of compatible proprietary tapes, collars and sealing accessories.
- Confirm 100 mm concrete capping layer and the air void / beam-and-block floor construction above.

4.0 Verification Record Sheets

Item	Record to be completed
Remediation commencement date	
Remediation completion date	
Principal contractor	

Environmental / verification inspector	
Made Ground excavated (estimated quantity)	
Made Ground retained beneath hardstanding/buildings	
Waste carrier / destination / permit details	
Imported fill quantity and source	
Imported subsoil quantity and source	
Imported topsoil quantity and source	
Gas membrane manufacturer/product	
Membrane installation date	
Membrane inspection / verification date	
Unexpected contamination encountered?	Yes / No - if Yes attach CL04 records
Deviations from approved remediation strategy	None / describe and attach approval

5.0 Final Verification Statement

To be completed following the works:

I confirm that the remediation works described in the approved Remediation Strategy have been completed at the Former Ambulance Station, Cemetery Road, Ramsbottom, BL0 9PU. The evidence appended to this report demonstrates the management of Made Ground, the suitability of imported materials, the disposal or appropriate retention of excavated materials, the installation and verification of the Plot 2 gas-resistant membrane/floor barrier, and the management of any unexpected contamination. Subject to the evidence appended, the completed development is considered suitable for its intended residential use.

Signed: _____ Date: _____

Name / qualification: _____

6.0 Appendices Checklist

- A - Site photographs before/during/after remediation
- B - Made Ground excavation / segregation records
- C - Waste transfer notes and disposal records
- D - Imported soil source information and laboratory certificates
- E - Gas membrane product certification and installation photographs
- F - Concrete capping / beam-and-block floor photographs
- G - Unexpected contamination records or written confirmation that none was encountered
- H - Final site / landscaping photographs