

Planning Consultation Response

Condition Discharge Application

Environment Section – Contaminated Land

Application Reference:	62933	Discharge Reference:	72593 / 72671 / 72951
Site:	Site of former Riverside High School, School Street, Radcliffe, Manchester, M26 3BW		
Approved Development:	Residential development to erect 90 dwellings with associated parking and landscaping		
To:	Helen Pressley	From:	Rebecca Jones
Our Reference:	CL294.090626.CL1	Date:	9 June 2026

Recommendations
Condition Status Summary
Condition 3 (Pre-commencement: Site Characterisation and Remediation Strategy) – Previously recommended for discharge (CL294.241024.1). Condition 4 (Prior to first use: Remediation Verification for Phases of Development) – This Section is satisfied that the requirements of Condition 4 have been met and that this condition can be recommended for discharge for the following plots only: 72593 – Plots 87-90 72671 – Plots 1, 2, and 60-68 72951 – 69-75 and 80-90 There are no active discharge applications for the following areas of the site: - Plots 3-59 - Plots 76-79 - Areas of public open space Verification information which covers <u>all aspects</u> of the build phase remediation will be required for these plots/areas in due course.
Outstanding Information
In order for this Section to be satisfied that this development does not pose a risk to human health or the environment, the following information needs to be submitted to the Council for approval:

- (i) After completion of site works, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section. The following information is required:

Remainder of the Development (no active discharge applications)

- Clean Cover Verification Reports (every plot).
- Gas Protection Validation Records and Certificate of Installation for the Amber 1 Gas Protection Measures (every plot).
- Delivery notes and certificates of compliance to demonstrate that barrier pipe has been installed.
- Clean cover verification for public open space areas.
- Findings of the watching brief to demonstrate how any unforeseen contamination was identified and dealt with.
- Details of any excess soil material disposed off-site in accordance with the Duty of Care Regulations to include waste disposal documentation.

Desk Study Information	
Current use	On-site: Construction site following the demolition of the former school building and remedial earthworks carried out under Planning Approval: 66307. Off-site: Housing, the new Millwood SEN School and commercial and industrial premises.
Previous potentially contaminating land uses	On-site: Open fields, Peel Park Ground, cricket ground and pavilion, possible small holdings and a school with possible air raid shelters (shown as small earthworks). Off-site: Coal pits and collieries, cotton mills, dye works, iron works, leather works, engineering works, reservoirs, and a Corporation Highway Depot.
Environmental setting	Geology: Middle Coal Measures overlain by glacial till. Hydrogeology: Secondary A Aquifer (Middle Coal Measures). Hydrology: Located 50m to the east of the disused Manchester, Bolton and Bury Canal. Mining: Located within a Development High Risk Area. Landfill/Waste: Located within 250 metres of a landfill site known as South West of Sion Street and Bradley Street Landfill, an infilled railway cutting. Radon: Not located within a Radon Affected Area.
Approved development	• Proposed Layout, Rev U, 17 August 2023.

	• Landscaping Plan - Sheet 1, Reference: 21-039 L-S-001, Rev G, 29 April 2024, • Landscaping Plan - Sheet 2, Reference: 21-039 L-S-001, Rev G, 29 April 2024.
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Assessment / Comments	
Information Reviewed	<u>Gas Protection Validation</u> • Gas Protection Validation Record for Plot 69 Visit 1, 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0001_GAS PROTECTION VALIDATION RECORD_PLOT 69 VISIT 1 [P01], 5 March 2026. • Gas Protection Validation Record for Plot 70 Visit 1, 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0001_GAS PROTECTION VALIDATION RECORD_PLOT 70 VISIT 1 [P01], 5 March 2026. • Gas Protection Validation Record for Plot 71 Visit 71, 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0001_GAS PROTECTION VALIDATION RECORD_PLOT 71 VISIT 1 [P01], 5 March 2026. • Gas Protection Validation Record for Plot 72 Visit 1, 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0001_GAS PROTECTION VALIDATION RECORD_PLOT 72 VISIT 1 [P01], 5 March 2026. • Gas Protection Validation Record for Plot 73 Visit 1, 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0001_GAS PROTECTION VALIDATION RECORD_PLOT 73 VISIT 1 [P01], 5 March 2026. • Gas Protection Validation Record for Plot 74 Visit 1, 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0001_GAS PROTECTION VALIDATION RECORD_PLOT 74 VISIT 1 [P01], 5 March 2026. • Gas Protection Validation Record for Plot 75 Visit 1, 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0001_GAS PROTECTION VALIDATION RECORD_PLOT 75 VISIT 1 [P01], 5 March 2026. • Gas Protection Validation Record for Plot 80 Visit 1, 211196 – School Street, Radcliffe, Edge Consulting Engineers,

	Reference: 211196-EDGE-XX-XX-RP-G-0001_GAS PROTECTION VALIDATION RECORD_PLOT 80 VISIT 1 [P01], 5 March 2026. - Gas Protection Validation Record for Plot 81 Visit 1, 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0001_GAS PROTECTION VALIDATION RECORD_PLOT 81 VISIT 1 [P01], 5 March 2026. - Gas Protection Validation Record for Plot 82 Visit 1, 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0001_GAS PROTECTION VALIDATION RECORD_PLOT 82 VISIT 1 [P01], 5 March 2026. - Gas Protection Validation Record for Plot 83 Visit 1, 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0001_GAS PROTECTION VALIDATION RECORD_PLOT 83 VISIT 1 [P01], 5 March 2026. - Gas Protection Validation Record for Plot 84 Visit 1, 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0001_GAS PROTECTION VALIDATION RECORD_PLOT 84 VISIT 1 [P01], 5 March 2026. - Gas Protection Validation Record for Plot 85 Visit 1, 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0001_GAS PROTECTION VALIDATION RECORD_PLOT 85 VISIT 1 [P01], 5 March 2026. - Email from Edge Consulting Engineers regarding gas validation of plots at School Street, Radcliffe, 5 June 2026. - Email from Edge Consulting Engineers regarding gas validation of plots at School Street, Radcliffe, 8 June 2026. <u>Previously received and reviewed:</u> <u>Site Characterisation and Remediation Strategy</u> Email from Andrew Bain, Edge Consulting Engineers, regarding the Site of the former Riverside High School, School Street, Radcliffe, dated 12 July 2024. Addendum Gas Risk Assessment and Updated Remediation Strategy, Former Riverside School, School Lane, Bury, LK Consult, Reference: LKC 20 1836 R1, January 2021. - Construction Phase Remediation Strategy Report for 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-006_DET_REM_STRAT [P04], 15 October 2024.
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	• Phase II Geoenvironmental Site Assessment, Peel Hall, Warrington, E3P, Reference: 15-740-R1-1, May 2022 (Donor Site). <u>Materials Management</u> • Materials Management Plan, School Street, Radcliffe, Edge Consulting Engineers, Reference: Initial Version, 11 November 2024. • Materials Management Plan, School Street, Radcliffe, Edge Consulting Engineers, Reference: Revision 1, 30 March 2026. • Qualified Person Declaration Receipt for Materials Management Plan, School Street, Radcliffe, Edge Consulting Engineers, Reference: Revision 1, 31 March 2026. <u>Gas Protection Validation</u> • Gas Protection Validation Record for Plot 1 Visit 1, 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0001 GAS PROTECTION VALIDATION RECORD PLOT 1 VISIT 1 [P01], 5 March 2026. • Gas Protection Validation Record for Plot 2 Visit 1, 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0001 GAS PROTECTION VALIDATION RECORD PLOT 2 VISIT 1 [P01], 5 March 2026. • Gas Protection Validation Record for Plot 60 Visit 1, 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0001 GAS PROTECTION VALIDATION RECORD PLOT 60 VISIT 1 [P01], 5 March 2026. • Gas Protection Validation Record for Plot 61 Visit 1, 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0001 GAS PROTECTION VALIDATION RECORD PLOT 61 VISIT 1 [P01], 5 March 2026. • Gas Protection Validation Record for Plot 62 Visit 1, 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0001 GAS PROTECTION VALIDATION RECORD PLOT 62 VISIT 1 [P01], 5 March 2026. • Gas Protection Validation Record for Plot 63 Visit 1, 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0001 GAS PROTECTION VALIDATION RECORD PLOT 63 VISIT 1 [P01], 5 March 2026.
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	• <u>Gas Protection Validation Record for Plot 64 Visit 1, 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0001 GAS PROTECTION VALIDATION RECORD PLOT 64 VISIT 1 [P01], 5 March 2026.</u> • <u>Gas Membrane Certificate of Installation for Plot 1, School Street, Radcliffe, SpS Substructure Protection Limited, 16 June 2025.</u> • <u>Gas Membrane Certificate of Installation for Plot 2, School Street, Radcliffe, SpS Substructure Protection Limited, 16 June 2025.</u> • <u>Gas Membrane Certificate of Installation for Plot 60, School Street, Radcliffe, SpS Substructure Protection Limited, 5 June 2025.</u> • <u>Gas Membrane Certificate of Installation for Plot 61, School Street, Radcliffe, SpS Substructure Protection Limited, 5 June 2025.</u> • <u>Gas Membrane Certificate of Installation for Plot 62, School Street, Radcliffe, SpS Substructure Protection Limited, 11 June 2025.</u> • <u>Gas Membrane Certificate of Installation for Plot 63, School Street, Radcliffe, SpS Substructure Protection Limited, 11 June 2025.</u> • <u>Gas Membrane Certificate of Installation for Plot 64, School Street, Radcliffe, SpS Substructure Protection Limited, 6 June 2025.</u> • <u>Gas Membrane Certificate of Installation for Plot 65, School Street, Radcliffe, SpS Substructure Protection Limited, 2 July 2025.</u> • <u>Gas Membrane Certificate of Installation for Plot 66, School Street, Radcliffe, SpS Substructure Protection Limited, 2 July 2025.</u> • <u>Gas Membrane Certificate of Installation for Plot 67, School Street, Radcliffe, SpS Substructure Protection Limited, 2 Jul 2025.</u> • <u>Gas Membrane Certificate of Installation for Plot 68, School Street, Radcliffe, SpS Substructure Protection Limited, 2 July 2025.</u> • <u>Gas Protection Validation Record for Plot 87 Visit 1, 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0001 GAS PROTECTION VALIDATION RECORD_PLOT 87 VISIT 1 [P01], 14 November 2025.</u> • <u>Gas Protection Validation Record for Plot 88 Visit 1, 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0001 GAS</u>
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	<u>PROTECTION VALIDATION RECORD_PLOT 88 VISIT 1 [P01], 14 November 2025.</u> • <u>Gas Protection Validation Record for Plot 89 Visit 1, 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0001 GAS PROTECTION VALIDATION RECORD_PLOT 89 VISIT 1 [P01], 14 November 2025.</u> • <u>Gas Protection Validation Record for Plot 90 Visit 1, 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0001 GAS PROTECTION VALIDATION RECORD_PLOT 90 VISIT 1 [P01], 14 November 2025.</u> • <u>Gas Membrane Certificate of Installation for Plot 87, School Street, Radcliffe, SpS Substructure Protection Limited, 20 May 2025.</u> • <u>Gas Membrane Certificate of Installation for Plot 88, School Street, Radcliffe, SpS Substructure Protection Limited, 20 May 2025.</u> • <u>Gas Membrane Certificate of Installation for Plot 89, School Street, Radcliffe, SpS Substructure Protection Limited, 20 May 2025.</u> • <u>Gas Membrane Certificate of Installation for Plot 90, School Street, Radcliffe, SpS Substructure Protection Limited, 21 May 2025.</u> • <u>Gas Membrane Certificate of Installation for Plot 69, School Street, Radcliffe, SpS Substructure Protection Limited, 15 July 2025.</u> • <u>Gas Membrane Certificate of Installation for Plot 70, School Street, Radcliffe, SpS Substructure Protection Limited, 15 July 2025.</u> • <u>Gas Membrane Certificate of Installation for Plot 71, School Street, Radcliffe, SpS Substructure Protection Limited, 15 July 2025.</u> • <u>Gas Membrane Certificate of Installation for Plot 72, School Street, Radcliffe, SpS Substructure Protection Limited, 14 July 2025.</u> • <u>Gas Membrane Certificate of Installation for Plot 73, School Street, Radcliffe, SpS Substructure Protection Limited, 14 July 2025.</u> • <u>Gas Membrane Certificate of Installation for Plot 74, School Street, Radcliffe, SpS Substructure Protection Limited, 14 July 2025.</u> • <u>Gas Membrane Certificate of Installation for Plot 75, School Street, Radcliffe, SpS Substructure Protection Limited, 14 July 2025.</u>
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- Gas Membrane Certificate of Installation for Plot 80, School Street, Radcliffe, SpS Substructure Protection Limited, 12 June 2025.
- Gas Membrane Certificate of Installation for Plot 81, School Street, Radcliffe, SpS Substructure Protection Limited, 12 June 2025.
- Gas Membrane Certificate of Installation for Plot 82, School Street, Radcliffe, SpS Substructure Protection Limited, 12 June 2025.
- Gas Membrane Certificate of Installation for Plot 83, School Street, Radcliffe, SpS Substructure Protection Limited, 12 June 2025.
- Gas Membrane Certificate of Installation for Plot 84, School Street, Radcliffe, SpS Substructure Protection Limited, 12 June 2025.
- Gas Membrane Certificate of Installation for Plot 85, School Street, Radcliffe, SpS Substructure Protection Limited, 11 June 2025.
- Gas Membrane Certificate of Installation for Plot 86, School Street, Radcliffe, SpS Substructure Protection Limited, 2 July 2025.

Clean Cover System Verification

- [Verification Report for Gardens at Plots 87, 89 & 90 for 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0002 PLOTS 87, 89 & 90 VERI \[P01\], 18 November 2025.](#)
- Verification Report for Gardens at Plots 1, 2, 60 to 68 for 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0003_PLOTS 1, 2, 60 to 68 VERI [P01], 18 December 2025.
- Topsoil Analysis Report – Vestry Homes, Mill Lane, Warrington, Tim O'Hare Associates, Reference: TOHA/25/7037/SS, 16 October 2025.
- [Verification Report for Gardens at Plots 69-75, 80-86 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0004 PLOTS 69-75, 80-86 VERI \[P01\], 30 January 2026.](#)
- Verification Report for Gardens at Plots 88 for 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-0003_PLOT 88 VERI [P01], 14 November 2025.
- Delivery notes for topsoil, Wigan Tipper Hire Ltd, dated September 2025, January 2026, April 2026 and May 2026.

Water Supply Pipes

- [United Utilities Risk Assessment for Water Pipes, School Street, Radcliffe, Edge Consulting Engineers, 30 August 2024.](#)
- Invoice for Polyguard PGP2550 pipe, supplied by Markovitz Building and Plumbing Supplies, Reference: 0102/01756154, 19 December 2025.
- Certificate of Compliance for the installation of water supply pipes for Plots 87, 88, 89 and 90, Reference: P410780, 13 August 2025.
- Certificate of Compliance for the installation of water supply pipes for Plots 1, 2, 62 and 63, Reference: P410782, 4 September 2025.
- Certificate of Compliance for the installation of water supply pipes for Plots 69, 70, 71, 72, 73 and 74, Reference: P410788, 27 October 2025.
- Certificate of Compliance for the installation of water supply pipes for Plots 75, 80, 81, 82, 83 and 84, Reference: P410789, 27 October 2025.
- Certificate of Compliance for the installation of water supply pipes for Plot 85, Reference: P410790, 27 October 2025.
- Certificate of Compliance for the installation of water supply pipes for Plots 6, 7, 8, 56 and 57, Reference: P410791, 17 November 2025.
- Certificate of Compliance for the installation of water supply pipes for Plots 3, 4, 5, 11 and 12, Reference: P410796, 20 January 2026.
- Certificate of Compliance for the installation of water supply pipes for Plots 50, 51, 52 and 53, Reference: P410797, 20 January 2026.
- Certificate of Compliance for the installation of water supply pipes for Plots 9, 10, 58 and 59, Reference: P410798, 20 January 2026.
- Certificate of Compliance for the installation of water supply pipes for Plots 16, 17, 18, 19, 76, 77, 78 and 79, Reference: P410799, 18 February 2026.
- Certificate of Compliance for the installation of water supply pipes for Plots 16 and 20, Reference: unknown, 19 March 2026.
- Certificate of Compliance for the installation of water supply pipes for Plots 60, 61, 64, 65, 66 and 67, Reference: P410784, 2 October 2025.
- Certificate of Compliance for the installation of water supply pipes for Plots 68 and 86, Reference: P410785, 10 October 2025.

	<u>Excess Soil Material</u> • 317 no. waste transfer notes for spoil removed from School Street, Radcliffe to Booths Landfill at Harwood Quarry by Ruttle Plant Hire Ltd, dated 19 June 2025 to 7 January 2026. • 3 no. waste transfer notes for spoil removed from School Street, Radcliffe to Booths Landfill at Harwood Quarry by Armstrong Aggregates Ltd, dated 28 February and 3 March 2025.
LCRM Stage 1 - Site Characterisation and Risk Assessment	
Preliminary Risk Assessment	Previously provided and reviewed under application 66307 for the demolition and site enabling works which will facilitate a future housing development. • Phase I and II Geo-Environmental Site Investigation, School Street, Radcliffe, REC, Reference: 46009p1R0, April 2015.
Site Investigation and Generic Quantitative Risk Assessment	Site investigation and risk assessment information has previously been submitted and reviewed in support of application 66307 for the demolition and site enabling works which will facilitate a future housing development: • Phase I and II Geo-Environmental Site Investigation, School Street, Radcliffe, REC, Reference: 46009p1R0, April 2015. • Email, Bury School Sites, Former Riverside School, School Lane, Bury, LK Consult, 4 December 2020. • Addendum Gas Risk Assessment and Updated Remediation Strategy, Former Riverside School, School Lane, Bury, LK Consult, Reference: LKC 20 1836, January 2021. Further gas monitoring and risk assessment was completed for the development phase application (69233): Site Ground Gas Conditions and Risk Assessment: Continuous gas monitoring was undertaken by Ground Gas Solutions over a 3-week period (21 December 2020 to 12 January 2021) in monitoring wells WS101 to WS110. Gas Clams and Gas Sentinels were used to monitor over a range of weather conditions (including low and falling barometric pressure and heavy rain) to demonstrate worst-case conditions (947-1031 mb). In contradiction with Industry best practice the boreholes, the boreholes were not left to settle before the monitors were deployed. The maximum methane concentration recorded was 3.6% with a maximum carbon dioxide concentration of 3.9%. The maximum flow rate recorded was 0.5 l/hr. The consultant used the methodology set out in CIRIA 665 and BS8485:2015 to assess the gas regime at the site. A Gas Screening Value (GSV) was calculated for each borehole. GSVs of between 0.0002 and 0.02052 l/h were calculated, consequently, the gas regime

	at the site was considered representative of Characteristic Situation 1. However, as the maximum methane concentrations recorded were above 1%v/v, the site was classified as Characteristic Situation 2 / Amber 1. Therefore, gas protection measures were recommended. This assessment has previously been accepted.
Detailed Quantitative Risk Assessment	Not required.
LCRM Stage 2 - Options Appraisal	
Remediation Strategy & Verification Plan	<u>Pre-Construction Phase Remediation Strategy</u> The following measures were proposed in the LKC report (January 2021) so that the contamination identified on site no longer presents a risk (application 66307): • Demolition of remaining structures, grubbing out / removal of remaining foundations. Concrete and brick to be crushed stockpiles and tested for re-use or disposal. • Where topsoil is present it is to be stockpiled and tested for re-use or disposal. • Should any unusual ground conditions be encountered LKC and LA to be informed and further assessment of the material may be required. <u>Build Phase Remediation Strategy</u> • Construction Phase Remediation Strategy Report for 211196 – School Street, Radcliffe, Edge Consulting Engineers, Reference: 211196-EDGE-XX-XX-RP-G-006_DET_REM_STRAT [P04], 15 October 2024. The following remedial actions were agreed will be undertaken (application 69233): • Clean Cover System topsoil/subsoil to be placed over a geotextile marker layer. The following depth of clean cover will be placed: ○ 600mm cover in garden areas (150mm topsoil, 450mm subsoil). ○ 300mm cover in communal soft landscaped areas (150mm topsoil, 150mm subsoil). The imported and site won cover soils will be tested at a rate of:

- 1 per 50m³ for topsoil with a minimum of 3 samples from each source.
- 1 per 150m³ for subsoil with a minimum of 3 samples from each source.

Validation samples will be tested for a suite of analysis that will include metals, speciated PAHs, phenol and asbestos as a minimum. The results will be compared to generic assessment criteria (C4SL and S4UL) for Residential with Homegrown Produce for garden areas and Public Open Space Residential for soft landscaped areas.

Each source of imported soil will also be tested to ensure it meets the requirement of BS 3882:2015 (topsoil) and BS 8601:2013 (subsoil) in addition to the contamination testing suite.

Verification of the depth of cover placed will be completed in each plot in accordance with Section 7.6 of the National Contaminated Land Officers Group (NCLOG) Regulators Guide to Cover Systems and their Verification.

- **Amber 1 Gas Protection Measures** with a BS8485:2015 score of 3.5 will be installed to comprise:
 - Gas resistant membrane validated in accordance with CIRIA C735 which will be suitably sealed and lapped and continuous across the cavity wall (2 points) - Visqueen Low Permeability Membrane.
 - Beam and block floor over a well-ventilated sub-floor void with telescopic vents (1.5 points).
- **Undertake earthworks cut and fill exercise to formation level.** A surplus of material is expected. Existing stockpiled soil material will be used as subsoil in the clean cover system.
- **United Utilities water pipe risk assessment** to confirm whether or not barrier pipe is required. Where barrier pipe is required, validation confirmation including delivery notes for the barrier pipe and a photographic record of their installation will be required.
- **Materials Management Plan** to be developed and implemented, where soils are to be re-used under the CL:AIRE Definition of Waste Code of Practice.
- **Watching brief** will be kept to identify and deal with any unforeseen contamination. If any contaminated is encountered during the works, this should be stockpiled separately on an

	impermeable barrier and chemically tested for suitability of re-use or off-site disposal. Details of any action taken will be included in the Verification Report. • Excess soil material to be disposed of off-site in accordance with the Duty of Care Regulations. Waste transfer documentation should be included in the validation report
Materials Management	A copy of the Materials Management Plan (MMP) for the re-use of site won soils and importation of topsoil under CL:AIRE DoWCoP, and QP Declaration has been received: • Materials Management Plan, School Street, Radcliffe, Edge Consulting Engineers, Reference: Revision 1, 30 March 2026. Topsoil material from the following site has been imported to site from the following donor site: • Peel Hall, Warrington located to the south of the M62 at Junction 9 (also known as Vistry Homes site at Mill Lane, Warrington, WA2 0SY). A site investigation report (E3P, May 2022) and at-source sample data (Tim O'Hare, October 2025) has been provided for the topsoil donor site at Mill Lane / Peel Hall, Warrington has been provided. The site investigation information demonstrates that the soils are suitable. However, no delivery notes for the clean soils for use in the cover system has been provided and are required.
LCRM Stage 3 - Remediation and Verification	
Verification	<u>Pre-Construction Phase Remediation</u> A verification report for enabling/pre-construction works has previously been received and reviewed in support of application 66307 for the demolition and site enabling works which will facilitate a future housing development: • Enabling Verification Report for School Street, Radcliffe, LK Remediate, Reference: LKR211003, September 2021. <u>Build Phase Remediation for Active Discharge Applications</u> The current discharge applications cover the following plots only: • 72593 – Plots 87-90 • 72671 – Plots 1, 2, and 60-68 • 72951 – Plots 69-75, 80-86 and 87-90

- **Clean Cover System** – Garden Verification reports have been received for the following plots:

- Plots 1 and 2
- Plots 60-68
- Plots 69-75
- Plots 80-86
- Plots 87-90

Topsoil material used in the gardens of Plots 1-2, 60-68, 69-75 and 80-90 was imported from Peel Hall, Warrington / Vistry Homes site at Mill Lane, Warrington, WA2 0SY. On-site samples were taken and tested for suite of analysis that included metals, speciated PAHs and asbestos:

- 4 no. samples - 25-10692, 8/10/25, Plot 87 TS, Plot 88 TS, Plot 89 TS, Plot 90 TS – PASS.
- 3 no. samples - 25/13728, 11/12/25, Plot 1, Plot 63, Plot 68 – Plots 1 and 63 PASS but amosite board was found in Plot 68 samples (asbestos <0.001%) so further testing completed for Plot 68.
- 5 no. samples - 25/14538, 15/12/25, Plot 68 B, Plot 68 C, Plot 68 D, Plot 68 E, Plot 68. Further samples from Plot 68 were tested for asbestos only - No asbestos was found – PASS.

Consequently, the topsoil is considered suitable for use.

Site won subsoil has been used in Plots 69-75 and 80-86. On-site samples were taken and tested for suite of analysis that included metals, speciated PAHs and asbestos:

- 2 no. samples - 21/24767, 23/4/21, SS1a, SS1b - PASS
- 2 no. samples - 24/06457, 8/7/24, BB2, BB3 - PASS

Depth validation trial holes photographs show cover depth was at least 0.6m and that a marker geotextile was present.

Delivery notes for the imported soil have been provided.

NB It is noted that no subsoil has been placed in Plots 1-2, 60-68, 87-90 of the gardens validated and the entire depth of soil comprised of topsoil. The remediation strategy (Reference: 211196-EDGE-XX-XX-RP-G-006_DET_REM_STRAT [P04], 15 October 2024) stated that:

‘Clean cover layers should comprise a minimum thickness of 600 mm in gardens areas (comprising 150 mm topsoil and 450 mm subsoil)’.

This recommendation has not been followed.

Please note that as well as cover system soils being suitable for use and not contaminated, soils must be healthy and present in sufficient quantity for a sustainable landscape. Soils should meet the requirements of the British Standard for topsoil (BS 3882:2015) and subsoil (BS 8601:2013) (including the need to be free of sharps such as glass fragments) and both need to be present in garden and landscaped areas. The depth of growing medium should take into account rooting depths for any proposed planting. Section A.3 of BS 3882:2015 for topsoil gives an indication of rooting depths (450mm for grass, 600mm for shrubs and 900mm for trees). The depth of topsoil should not normally exceed 300mm.

○ **Gas Protection Measures**

3rd Party Gas Protection Validation Records and Certificates of Installation information have been received for the following plots:

- Plots 1, 2
- Plots 60-64
- Plots 69-85
- Plots 87-90

The reports include details of the inspections of telescopic vents, membrane installation (ITP Powerbase Multigas 500 Gas Barrier Membrane), air bricks and service entry treatment. Photographs of each plot have been provided.

Only Certificates of Installation have been provided for the following plots:

- Plots 65-68
- Plot 86

Edge Consulting Engineers have confirmed that 3rd Party Gas Protection Validation was not undertaken at these plots, as they were following the suggested frequencies presented in the YALPAG gas validation guidance (first 20 plots only).

The agreed remediation strategy and validation plan does not mention only validating the first 20 plots or the YALPAG guidance. The validation frequencies quoted from the [YALPAG guidance](#) are suggestions only and Appendix 2, bullet point 11, states that as a minimum a Remediation Strategy and Verification Plan should include:

- *Details of the number of plots to be validated. (Deviation from verification of every plot will need to be justified and agreed with the Local Planning Authority in line with*

Appendix 1 of this document).

As no specific plot frequency was proposed in the remediation strategy and verification plan, each plot should be verified.

However, as Plots 65-68 and 86 have already been completed and a certificate of installation provided for each plot, on this occasion this Section is satisfied that the agreed protection measures have been installed.

3rd Party Validation Reports will be required for all future plots.

- **United Utilities Water Pipe Risk Assessment**

A copy of the risk assessment has been received (Edge Consulting Engineers, 30 August 2024) which confirms that PE Barrier Pipe Type A is required.

An invoice for Polyguard PGP2550 pipe supplied by Markovitz Building and Plumbing Supplies, dated 19 December 2025 has been provided.

Certificates of Compliance for the water supply protection measures have been provided for the following plots, which demonstrate that protectaline pipe, warning tape and sand fill have been installed:

- Plots 1-2
- Plots 60-75
- Plots 80-90

- **Watching Brief**

A watching brief has previously been undertaken as part of the Earthworks Phase Remediation. No information has been received that indicates that any additional contamination was encountered in the following plots:

- Plots 1-2
- Plots 60-75
- Plots 80-90

- **Excess Soil Material**

A total of 320 no. waste transfer notes have been provided for spoil removed from the site between 28 February 2025 and 7 January 2026, which cover soil material removed from the following plots:

- Plots 1-2
- Plots 60-75
- Plots 80-90

	<i>NB As the development is not complete and further excess material maybe removed from site in the future.</i> <u>Build Phase Remediation for the Remainder of the Development</u> There are no active discharge applications for the following areas of the site: • Plots 3-59. • Plots 76-79. • Areas of public open space. Verification information which covers <u>all aspects</u> of the build phase remediation will be required for these plots/areas in due course.
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Notes

- Bury Council's [Developers Guide for Contaminated Land](#) provides an overview of the assessment of contaminated land in Planning and developing potentially contaminated land.
- The Environment Section has used all reasonable endeavours to determine the risk from contaminated land and ground gas based upon the information available to it. However, the comments made above should not be taken to imply that the land is safe or otherwise suitable for this or any other development. The ultimate responsibility for safe implementation of the development scheme resides entirely with the landowner and/or Planning Applicant.
- Developments that are brought into use prior to the requirements of pre-occupation conditions being satisfied, would be result in breach of condition and could result in the site being considered under Part 2A.
- All parties involved with waste and soil movement at the site should be aware that materials illegally deposited or deposited at inappropriate sites may be subject to relevant landfill taxes, payable by all parties. Only robust due diligence is a defence against joint liability. Illegal deposits can include moving waste soil material on sites, or between sites, without the appropriate permits, exemptions or duty of care.