

Ref: 18-350-L1
Date: 24th April 2025

FAO Luke Powell
21 Living Ltd
10a Goose Green
Altrincham
WA14 9DW

By Email

Dear Luke,

BURY COUNCIL – RESPONSE LETTER THE ROCK, BURY

1. INTRODUCTION & BACKGROUND

E3P has been instructed by 21 Living Ltd (the client) to provide a formal response to comments provided by Bury Council in a letter dated 28th March 2024 (CL1046.280324.1) with respect to the completion of remedial works at the site.

E3P were provided with Preliminary Risk Assessment (Ref: GRO-23038-4205) dated March 2023. The PRA was prepared by Groundtech Consulting on behalf of 21 Living Ltd and First 4 Building Services Ltd.

E3P previously completed a Phase II Geoenvironmental Site Investigation (Ref: 16-948-L1-1) December 2023. The report was prepared on behalf of 21 Living Ltd and First 4 Building Services Ltd.

For the avoidance of any doubt, the above reports should be read both as a precursor to and in conjunction with this document.

Bury Council require a Validation Letter for the site to confirm the key remedial actions were completed during the development, the key items are listed below:

- Removal of ashy material, if encountered on removal of hardstanding.
- Watching brief for ashy material and unforeseen contamination.
- CS2 gas protection measures.

2. VALIDATION OF REMEDIAL ACTIONS

E3P were not present to supervise the remedial works, however supporting information has been provided by the client and a summary of each key remedial action is presented overleaf.

2.1. REMOVAL OF MADE GROUND

The enabling earthworks were completed by CG Civils Ltd.

E3P understand approximately 35m³ (60t) of Made Ground was removed from the site.

No visual or olfactory signs of unexpected contamination was noted during the enabling works.

Waste Transfer Notes (WTNs) can be requested directly from 21 Living Ltd, if required.

2.2. IMPORT OF TOPSOIL

E3P understand approximately 20m³ (30t) of topsoil was import for placement within landscaped soft cover.

Topsoil was imported from Marchington Stone Ltd; 105 Buxton Rd, High Lane, Stockport SK6 8DX.

E3P attended site on 24th April 2025 to collect three samples of topsoil from the soft landscaped areas for chemical analysis. The results are awaited and will be issued as an addendum to this letter.

2.3. VALIDATION OF GAS PROTECTION MEASURES

The Verification Completion Report for Ground Gas Protection Systems was completed by GeoEnginSeer (Ref: RN1507) dated February 2024.

The Verification Completion Report for Ground Gas Protection Systems is appended to this letter.

2.4. POTABLE WATER SUPPLY

E3P completed a UKWIR risk assessment dated 4th March 2024 which confirmed that based Standard PE pipework was suitable for the site.

I trust this information is satisfactory to your requirements, and should I be able to be of any further assistance, please do not hesitate to contact me.

Yours sincerely,

For and on behalf of E3P Ltd

Written by:

Alex Smith BSc (Hons), FGS, MEnvSc, CEnv
Associate Director