

Our ref: R3191a-L20250417-v2
Your ref: BRY0021 – Outfall to River Roch (access from Alfred Street)

Bethell Group Plc
Dane House
Europa Park
Stoneclough Road
Kearsley
Greater Manchester
M26 1GE

28 July 2025

By e-mail: alison.owen@bethell.co.uk

Dear Alison

**BRY0021 – Outfall to River Roch (Access from Alfred Street)
Verification Report**

Smith Grant LLP (SGP) produced a Phase I Contamination Assessment (ref. R3191A-R01-v3; 02.06.23) to identify any potential constraints with regards to contamination, to support the planning application and to partially satisfy any contaminated land Conditions which may be placed on the Consent.

The Phase I Report concluded that there was no risk from contamination and that no remedial measures were required other than the use of gas meters for any workers entering below ground structures / enclosed spaces as part of standard safe and good working practices.

Planning was duly granted (71027) and Condition 8 was placed on the Consent:

Condition 8

*The development hereby permitted within any approved phase shall not be occupied/brought into use until the works relating to land contamination detailed below are fully completed:
Where remediation is required, it shall be carried out in full accordance with the approved Remediation Strategy.*

A Verification Report must be submitted to the Local Planning Authority for approval upon completion of remediation works. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

As the Phase I Report did not identify any contamination present, there is no requirement to carry out remedial works or produce a Remediation Strategy and therefore no need for a Verification Report. Regardless of this, Bethell have confirmed the following information:

- No unexpected contamination has been encountered during preparatory, or construction works
- No materials (e.g. soil arisings) have been exported from Site
- Imported materials have been limited to:
 - 95.5T of 6N (well graded granular material for backfilling concrete structures)
 - 80T of quarried stone
 - 19.3T of pipe bedding

Copies of the imported materials have been provided are included within Appendix A of this letter.
It is considered that given the absence of identified contamination within the Phase I Report and the supporting information provided by Bethell that Condition 8 has been satisfied.

Yours sincerely
for: Smith Grant LLP

A handwritten signature in black ink, appearing to read 'D. Wayland', with a stylized flourish at the end.

Dan Wayland, Partner

Appendix A

Import Tickets



Travis Perkins

TRAVIS PERKINS TRADING CO. LTD.
HURDSFIELD ROAD, MACCLESFIELD,
CHESHIRE SK10 1LT

TELEPHONE: 01625 413044

FAX: 01625 611851 EMAIL: maccestonecentre@travisperkins.co.uk

CONVEYANCE NOTE

FORM B (WEIGHT)

WHITE COPY : CUSTOMER
YELLOW COPY : TRAVIS PERKINS
BLUE COPY : TRAVIS PERKINS
PINK COPY : DRIVER

ALL IN BLOCK LETTERS

CONSIGNEE

M

ADDRESS OF PLACE
OF DELIVERY

LOADED AT

SITUATION OF NEAREST AVAILABLE
WEIGHING INSTRUMENT TO PLACE
WHERE VEHICLE WAS LOADED

ACCOUNT No.	SITE	ORDER NUMBER	TICKET No.	DATE	WAITING TIME
		PC193683	1238982	27.1.25	ON SITE : OFF SITE :
		QUARRY TICKET No.	HAULIER	PRODUCT CODE	WEIGHT CONV TERMS
		4310754	0200 A A L		SIGNATURE
GROSS WEIGHT OF VEHICLE AT WEIGHBRIDGE		DATE AND TIME OF LOADING			
31 82		A.M. P.M.			
TARE WEIGHT OF VEHICLE		WEIGHT (IN WORDS) AND DESCRIPTION OF MATERIALS BEING CARRIED E.G. LIMESTONE, SAND, ETC.			
11 84					
NETT		NINETEEN TONS/TONNES 980 CWT/KILOS			

OF (MATERIAL)

HAULIER

REGD. No.

DRIVER

***WARNING* CUSTOMERS ORDERING VEHICLES OFF THE PUBLIC ROAD DO SO ENTIRELY ON THEIR OWN RISK.
NB. PLEASE CHECK ALL MATERIALS ARE AS ORDERED BEFORE ACCEPTING DELIVERY**

Customer Signature X

Print Name X

Date:

Date:



Travis Perkins

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CHESHIRE SK10 1LT

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FAX: 01625 611851 EMAIL: maccstonecentre@travisperkins.co.uk

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PINK COPY : DRIVER

ALL IN BLOCK LETTERS

CONSIGNEE

M BETHWELL RICH VALLEY GREENWAY

ADDRESS OF PLACE
OF DELIVERY

ALFRED STREET, BURY, BL9 9TD

LOADED AT

SITUATION OF NEAREST AVAILABLE
WEIGHING INSTRUMENT TO PLACE
WHERE VEHICLE WAS LOADED

AGECROFT

ACCOUNT No.	SITE	ORDER NUMBER		TICKET No.		DATE		WAITING TIME		
		<u>PC193683</u>		<u>1268629</u>		<u>28/1/25</u>		ON SITE	:	
		QUARRY TICKET No.	HAULIER	PRODUCT CODE		WEIGHT	CONV	TERMS	OFF SITE	
		<u>1004312956</u>	<u>2645</u>	<u>A A L</u>					:	
GROSS WEIGHT OF VEHICLE AT WEIGHBRIDGE		<u>31</u>	<u>76</u>	DATE AND TIME OF LOADING						SIGNATURE
TARE WEIGHT OF VEHICLE		<u>11</u>	<u>78</u>	A.M. P.M.						
NETT		<u>19</u>	<u>98</u>	WEIGHT (IN WORDS) AND DESCRIPTION OF MATERIALS BEING CARRIED E.G. LIMESTONE, SAND, ETC.						
								TONS/TONNES		CWT/KILOS

OF (MATERIAL)

GN

HAULIER

C & J LOGISTICS

REGD. No.

MV23 YOF

DRIVER

Ross

***WARNING* CUSTOMERS ORDERING VEHICLES OFF THE PUBLIC ROAD DO SO ENTIRELY ON THEIR OWN RISK.**
NB. PLEASE CHECK ALL MATERIALS ARE AS ORDERED BEFORE ACCEPTING DELIVERY

Customer Signature X

Print Name X E. Conway

Date:

Date:



Travis Perkins

TRAVIS PERKINS TRADING CO. LTD.
HURDSFIELD ROAD, MACCLESFIELD,
CHESHIRE SK10 1LT

TELEPHONE: 01625 413044

FAX: 01625 611851 EMAIL: maccstonecentre@travisperkins.co.uk

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PINK COPY : DRIVER

ALL IN BLOCK LETTERS

CONSIGNEE

M

Rehal

ADDRESS OF PLACE
OF DELIVERY

Rock Valley

Roch

LOADED AT

Blackcroft

SITUATION OF NEAREST AVAILABLE
WEIGHING INSTRUMENT TO PLACE
WHERE VEHICLE WAS LOADED

ACCOUNT No.	SITE	ORDER NUMBER	TICKET No.	DATE	WAITING TIME	
		<u>Pc193683</u>	<u>1279918</u>	<u>31-1-25</u>	ON SITE : OFF SITE : SIGNATURE	
QUARRY TICKET No.		HAULIER	PRODUCT CODE	WEIGHT	CONV	TERMS
<u>1242</u>		<u>5005</u>	<u>AAL</u>			
GROSS WEIGHT OF VEHICLE AT WEIGHBRIDGE		DATE AND TIME OF LOADING				
		A.M. P.M.				
TARE WEIGHT OF VEHICLE		WEIGHT (IN WORDS) AND DESCRIPTION OF MATERIALS BEING CARRIED E.G. LIMESTONE, SAND, ETC.				
NETT						
<u>18</u> <u>38</u>						
		TONS/TONNES CWT/KILOS				

OF (MATERIAL)

M.O.T

HAULIER

M.C.T

REGD. No.

FW74 GJX

DRIVER

Lee

***WARNING* CUSTOMERS ORDERING VEHICLES OFF THE PUBLIC ROAD DO SO ENTIRELY ON THEIR OWN RISK.**
NB. PLEASE CHECK ALL MATERIALS ARE AS ORDERED BEFORE ACCEPTING DELIVERY

Customer Signature

X R. Miller

Print Name

X R. Miller

Date:

Date:



Travis Perkins

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HURDSFIELD ROAD, MACCLESFIELD,
CHESHIRE SK10 1LT

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PINK COPY : DRIVER

ALL IN BLOCK LETTERS

CONSIGNEE

M. B. M. J.

ADDRESS OF PLACE
OF DELIVERY

Rush Valley
Bury

LOADED AT

Airport

SITUATION OF NEAREST AVAILABLE
WEIGHING INSTRUMENT TO PLACE
WHERE VEHICLE WAS LOADED

ACCOUNT No.	SITE	ORDER NUMBER	TICKET No.	DATE	WAITING TIME	
		10193683	1279919	31-1-25	ON SITE : OFF SITE : SIGNATURE	
QUARRY TICKET No.		HAULIER	PRODUCT CODE	WEIGHT	CONV	TERMS
1507		5005	A A L			
GROSS WEIGHT OF VEHICLE AT WEIGHBRIDGE		DATE AND TIME OF LOADING				A.M. P.M.
TARE WEIGHT OF VEHICLE		WEIGHT (IN WORDS) AND DESCRIPTION OF MATERIALS BEING CARRIED E.G. LIMESTONE, SAND, ETC.				
NETT		18 54				TONS/TONNES CWT/KILOS

OF (MATERIAL)

M. O. J.

HAULIER

M. O. J.

REGD. No.

PN7463X

DRIVER

Lee

***WARNING* CUSTOMERS ORDERING VEHICLES OFF THE PUBLIC ROAD DO SO ENTIRELY ON THEIR OWN RISK.**
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Customer Signature

X [Signature]

Print Name

X M. O. J.

Date:

Date:



Travis Perkins

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HURDSFIELD ROAD, MACCLESFIELD,
CHESHIRE SK10 1LT

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PINK COPY : DRIVER

ALL IN BLOCK LETTERS.

CONSIGNEE

M

ADDRESS OF PLACE
OF DELIVERY

LOADED AT

SITUATION OF NEAREST AVAILABLE
WEIGHING INSTRUMENT TO PLACE
WHERE VEHICLE WAS LOADED

ACCOUNT No.	SITE	ORDER NUMBER				TICKET No.		DATE		WAITING TIME	
		Pc193683				1279920		31 1 25		ON SITE : OFF SITE :	
		QUARRY TICKET No.	HAULIER		PRODUCT CODE			WEIGHT	COMV	TERMS	
		1779	5005		A A L						
GROSS WEIGHT OF VEHICLE AT WEIGHBRIDGE		DATE AND TIME OF LOADING									
		A.M. P.M.									
TARE WEIGHT OF VEHICLE		WEIGHT (IN WORDS) AND DESCRIPTION OF MATERIALS BEING CARRIED E.G. LIMESTONE, SAND, ETC.									
NETT		18		60							
TONS/TONNES CWT/KILOS											

OF (MATERIAL)

HAULIER

REGD. No.

DRIVER

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Customer Signature

Print Name

Date:

Date:



ARMSTRONGS
AGGREGATES LTD

Armstrongs Aggregates Ltd, PILKINGTON QUARRY
MAKINSON LANE, HORWICH, BL6 6RS
Tel: 01204 668021 Fax: 01204 667733
Email: enquiries@armstrongsgroup.com
Website: www.armstrongsgroup.com

WEIGHBRIDGE TICKET

Ticket No: 3853705
Ticket Date: 10/01/2025
Carrier Licence: CBDU125019
VAT Reg No: 876 3306 06

ACCOUNT SALE

ORDER NO: PC186592

HAULIER: *ARMSTRONGS AGGREGATES LTD **SITE:** MONTCLIFFE QUARRY

03853705

CUSTOMER: BETHELL CONSTRUCTION LIMITED Georges Lane

ADDRESS: BETHELLS 9.30AM - 3.30PM Horwich

ROCH VALLEY GREENWAY Bolton

ALFRED STREET BL6 6RS

BURY BL9 9ED

VEHICLE: F6HPS

ORDER REF: A515831-100125

REMARKS:

WEIGHTS

PRODUCT: WASHED 20-4MM PIPE BEDDING **1ST WEIGHT:** 12500 kg 10/01/25 09:07 000000

GROUP: WASHED AGG **2ND WEIGHT:** 31840 kg 10/01/25 09:14 000000

NET WEIGHT: 19340 kg

JOB: BETHELL/101

Weighbridge Operator (Print Name)

Driver (Print Name)

Customer (Print Name)

Weighbridge Operator (Sign)

Driver (Sign)

Customer (Sign)

Suppliers of all grades of stone, aggregates and dimensional stone products.

All aggregates produced in accordance with Aggregates & Wrap Quality Protocol.

WHITE - CUSTOMER
YELLOW - OFFICE
PINK - BOOK



ARMSTRONGS
AGGREGATES LTD

Armstrongs Aggregates Ltd, PILKINGTON QUARRY
MAKINSON LANE, HORWICH, BL6 6RS
Tel: 01204 668021 Fax: 01204 667733
Email: enquiries@armstrongsgroup.com
Website: www.armstrongsgroup.com

WEIGHBRIDGE TICKET

Ticket No: 2738873
Ticket Date: 12/02/2025
Carrier Licence: CBDU125019
VAT Reg No: 876 3306 06

ACCOUNT SALE

ORDER NO: PC194478

HAULIER: *ARMSTRONGS AGGREGATES LTD
CUSTOMER: BETHELL CONSTRUCTION LIMITED
ADDRESS: BETHELLS 9.30AM - 3.30PM
ROCH VALLEY GREENWAY
ALFRED STREET
BURY BL9 9ED

SITE: BRINSCALL QUARRY
Twistmoor Lane
Brinscall
Chorley
PR6 8RU

02738873

VEHICLE: MX17ZTG

ORDER REF: A519922-120225

REMARKS:

WEIGHTS

PRODUCT: RIP RAP
GROUP: PLANINGS
JOB: BETHELL/101

1ST WEIGHT: 13500 kg 12/02/25 09:42 000000
2ND WEIGHT: 32000 kg 12/02/25 09:59 000000
NET WEIGHT: 18500 kg

Weighbridge Operator (Print Name)

Driver (Print Name)

Customer (Print Name)

Weighbridge Operator (Sign)

Driver (Sign)

Customer (Sign)

Suppliers of all grades of stone, aggregates and dimensional stone products.
All aggregates produced in accordance with Aggregates & Wrap Quality Protocol.

WHITE - CUSTOMER
YELLOW - OFFICE
PINK - BOOK



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AGGREGATES LTD

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MAKINSON LANE, HORWICH, BL6 6RS
Tel: 01204 668021 Fax: 01204 667733
Email: enquiries@armstrongsgroup.com
Website: www.armstrongsgroup.com

WEIGHBRIDGE TICKET

Ticket No: 2738888
Ticket Date: 12/02/2025
Carrier Licence: CBDU125019
VAT Reg No: 876 3306 06

ACCOUNT SALE

ORDER NO: PC194478

HAULIER: *ARMSTRONGS AGGREGATES LTD SITE: BRINSCALL QUARRY
CUSTOMER: BTHELL CONSTRUCTION LIMITED Twistmoor Lane
ADDRESS: BTHELLS 9.30AM - 3.30PM Brinscall
ROCH VALLEY GREENWAY Chorley
ALFRED STREET PR6 8RU
BURY BL9 9ED

02738888

VEHICLE: MX17ZTG

ORDER REF: A520092-120225

REMARKS:

WEIGHTS

PRODUCT: RIP RAP
GROUP: PLANINGS

1ST WEIGHT: 13500 kg 12/02/25 12:50 000000
2ND WEIGHT 31940 kg 12/02/25 13:01 000000
NET WEIGHT: 18440 kg

JOB: BTHELL/101

Weighbridge Operator (Print Name)

Driver (Print Name)

Customer (Print Name)

Weighbridge Operator (Sign)

Driver (Sign)

Customer (Sign)

Suppliers of all grades of stone, aggregates and dimensional stone products.
All aggregates produced in accordance with Aggregates & Wrap Quality Protocol.

WHITE - CUSTOMER
YELLOW - OFFICE
PINK - BOOK



ARMSTRONGS
AGGREGATES LTD

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MAKINSON LANE, HORWICH, BL6 6RS
Tel: 01204 668021 Fax: 01204 667733
Email: enquiries@armstrongsgroup.com
Website: www.armstrongsgroup.com

WEIGHBRIDGE TICKET

Ticket No: 2739981
Ticket Date: 28/03/2025
Carrier Licence: CBDU125019
VAT Reg No: 876 3306 06

ACCOUNT SALE

ORDER NO: PC194478

HAULIER: *ARMSTRONGS AGGREGATES LTD SITE: BRINSCALL QUARRY
CUSTOMER: BETHELL CONSTRUCTION LIMITED Twistmoor Lane
ADDRESS: BETHELLS 9.30AM - 3.30PM Brinscall
ROCH VALLEY GREENWAY Chorley
ALFRED STREET PR6 8RU
BURY BL9 9ED

02739981

VEHICLE: MV66WGZ

ORDER REF: A525092-280325

REMARKS:

WEIGHTS

PRODUCT: RIP RAP
GROUP: PLANINGS

1ST WEIGHT: 13500 kg 28/03/25 13:40 000000
2ND WEIGHT 31780 kg 28/03/25 14:08 000000
NET WEIGHT: 18280 kg

JOB: BETHELL/101

Weighbridge Operator (Print Name)

Driver (Print Name)

Customer (Print Name)

Weighbridge Operator (Sign)

Driver (Sign)

Customer (Sign)

Suppliers of all grades of stone, aggregates and dimensional stone products.
All aggregates produced in accordance with Aggregates & Wrap Quality Protocol.

WHITE - CUSTOMER
YELLOW - OFFICE
PINK - BOOK



ARMSTRONGS
AGGREGATES LTD

Armstrongs Aggregates Ltd, PILKINGTON QUARRY
MAKINSON LANE, HORWICH, BL6 6RS
Tel: 01204 668021 Fax: 01204 667733
Email: enquiries@armstrongsgroup.com
Website: www.armstrongsgroup.com

WEIGHBRIDGE TICKET

Ticket No: 2739756
Ticket Date: 14/03/2025
Carrier Licence: CBDU125019
VAT Reg No: 876 3306 06

ACCOUNT SALE

ORDER NO: PC194478

HAULIER: *ARMSTRONGS AGGREGATES LTD SITE: BRINSCALL QUARRY
CUSTOMER: BETHELL CONSTRUCTION LIMITED Twistmoor Lane
ADDRESS: BETHELLS 9.30AM - 3.30PM Brinscall
ROCH VALLEY GREENWAY Chorley
ALFRED STREET PR6 8RU
BURY BL9 9ED

02739756

VEHICLE: MV66WGZ

ORDER REF: A523787-140325

REMARKS:

WEIGHTS

PRODUCT: RIP RAP
GROUP: PLANINGS

1ST WEIGHT: 13500 kg 14/03/25 15:02 000000
2ND WEIGHT 31940 kg 14/03/25 15:29 000000
NET WEIGHT: 18440 kg

JOB: BETHELL/101

Weighbridge Operator (Print Name)

Driver (Print Name)

Customer (Print Name)

Weighbridge Operator (Sign)

Driver (Sign)

Customer (Sign)

Suppliers of all grades of stone, aggregates and dimensional stone products.
All aggregates produced in accordance with Aggregates & Wrap Quality Protocol.

WHITE - CUSTOMER
YELLOW - OFFICE
PINK - BOOK

**ARMSTRONGS****AGGREGATES LTD**

Armstrongs Aggregates Ltd, PILKINGTON QUARRY

MAKINSON LANE, HORWICH, BL6 6RS

Tel: 01204 668021 Fax: 01204 667733

Email: enquiries@armstrongsgroup.com

Website: www.armstrongsgroup.com

WEIGHBRIDGE TICKET

Ticket No: 2739779

Ticket Date: 18/03/2025

Carrier Licence: CBDU125019

VAT Reg No: 876 3306 06

ACCOUNT SALE**ORDER NO:** PC194478**HAULIER:***ARMSTRONGS AGGREGATES LTD **SITE:** BRINSCALL QUARRY

02739779

CUSTOMER:

BETHELL CONSTRUCTION LIMITED

Twistmoor Lane

ADDRESS:

BETHELLS 9.30AM - 3.30PM

Brinscall

ROCH VALLEY GREENWAY

Chorley

ALFRED STREET

PR6 8RU

BURY BL9 9ED

VEHICLE: MV66WGZ**ORDER REF:** A523641-140325**REMARKS:****WEIGHTS****PRODUCT:**

RIP RAP

1ST WEIGHT: 13500 kg 18/03/25 16:59 000000

GROUP:

PLANINGS

2ND WEIGHT 31880 kg 18/03/25 17:16 000000

NET WEIGHT: 18380 kg

JOB:

BETHELL/101

Weighbridge Operator (Print Name)**Driver (Print Name)****Customer (Print Name)****Weighbridge Operator (Sign)****Driver (Sign)****Customer (Sign)**

Suppliers of all grades of stone, aggregates and dimensional stone products.

All aggregates produced in accordance with Aggregates & Wrap Quality Protocol.

WHITE - CUSTOMER

YELLOW - OFFICE

PINK - BOOK