

Materials Management Plan (MMP) Form - October 2014

This form should be completed once the lines of evidence have been marshalled in relation to suitability for use, certainty of use and quantity required.

The answers to the questions posed within this form, together with the supporting information will constitute the MMP and must be provided to the Qualified Person.

A Qualified Person may comment on draft versions of this MMP, but will not complete the Declaration until all the relevant documents, demonstrating lines of evidence have been provided for each site.

The person / organisation who will pay the Declaration fee should confirm that they have read and understand the Terms and Conditions relating to the payment of the Declaration fee to CL:AIRE. These can be found on the CL:AIRE website.

The person / organisation agreeing to pay the Declaration Fee - Name, organisation and contact details inc. email address -	Duncan Scott, Vertase FLI Ltd, 19 Napier Court, Barlborough Links, Barlborough, Sheffield, S43 4PZ
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X **I confirm I have read and understood the Terms & Conditions.**

Each question must be answered. If the question is not applicable please state this and provide a brief explanation.

1. Specify the scenario to which this MMP relates, as described in the Definition of Waste: Development Industry Code of Practice (DoW CoP) (1, 2, 3 or 4):

X 1. Reuse on the Site of Origin

- ☐ 2. Direct Transfer of clean naturally occurring soil / mineral materials
- ☐ 3. Cluster Project
- ☐ 4. Combination of any of the above

In the case of a combination of reuse scenarios, please describe it below (e.g. (i) Reuse on Site of Origin and Direct Transfer of clean naturally occurring unpolluted soils, (ii) Reuse on the Site of Origin with Direct Transfer of clean naturally occurring soil to x number of development sites etc:

(NB: A Declaration is required for reuse on the Site of Origin and for any 2 site arrangement i.e. there is no facility for a combination Declaration)

2. Organisation and name of person preparing this MMP	Lorna Nicholson – Vertase FLI Ltd.
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Document Control

Date issued	10/03/2025
Revision date	
Summary of revision 1	
Summary of revision 2	

Insert additional lines to the table above for any subsequent revisions.

Note - revisions to the MMP do not trigger an additional Declaration by a Qualified Person, unless an additional site is added to the project.

Revisions to the MMP must be recorded and summarised in the Document Control box above.

Site Details

3. Site / Project name(s)	Prestwich Multi-Storey Car Park (MSCP)
Reuse / receiving site name :	Prestwich Multi-Storey Car Park (MSCP)
Donor site name (if Direct Transfer)	n/a

Landowners

4a. Name of Landowner(s) (full address and contact details) – where excavated materials are to be reused	Former Car Park owned by Bury Council Fairfax Road Prestwich Bury Greater Manchester M25 1AS
4b. Name of Landowner(s) (full address and contact details) – where excavated materials are arising from	

Summary and objectives

5a. Provide a brief description of the planned project and how excavated materials are to be reused.	The site, which is a former car park, has planning permission for redevelopment to construct a multi-storey car park (MSCP). VertaseFLI have been employed to undertake land remediation works to enable redevelopment, which involves excavation
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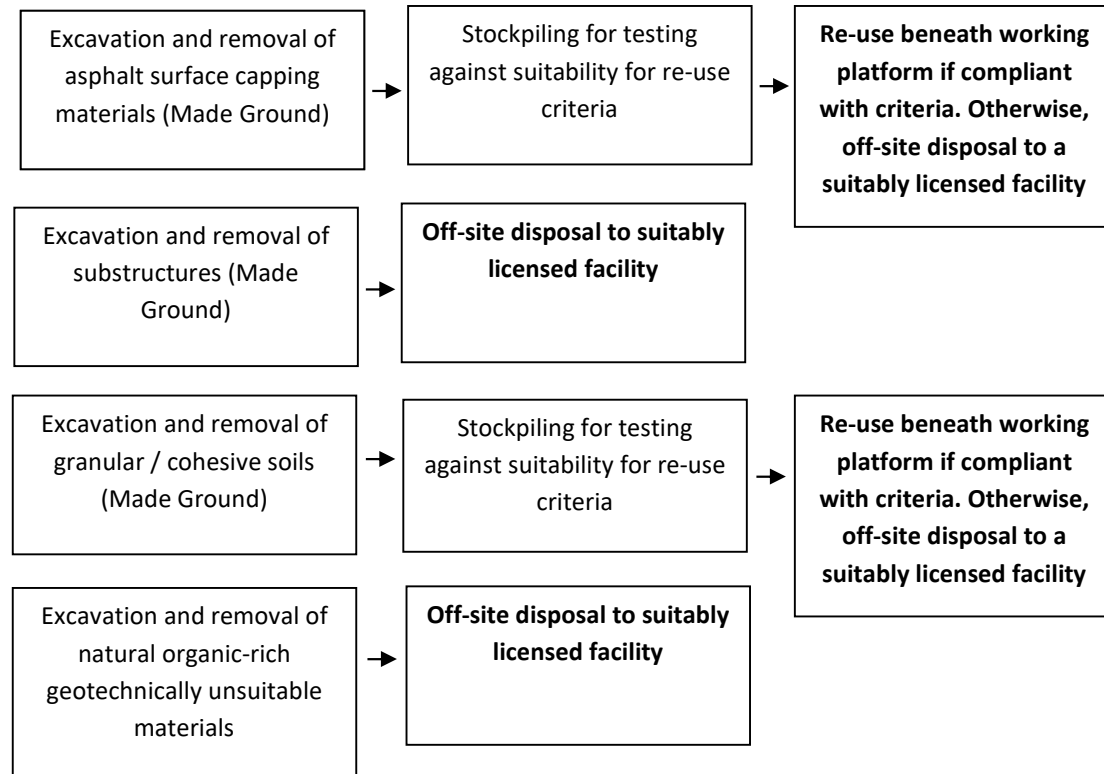
	of substructures, Made Ground containing unacceptable levels of hydrocarbon contamination, and organic-rich materials for off-site disposal to a suitably licensed facility. During this excavation and disposal activity, Made Ground and natural soils that do not contain unacceptable levels of hydrocarbon contamination shall also be excavated. These excavated materials that are suitable for re-use shall require on site re-use to contribute to the construction of a working platform for the follow-on MSCP construction works. The land remediation works shall be implemented in accordance with the VertaseFLI Remediation Strategy titled “Prestwich Multi-Storey Car Park Options Appraisal and Remediation Strategy. Revision C” dated November 2024. The remediation strategy was submitted to and approved by the Local Planning Authority (Bury Council) under Planning Application reference 70449.
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General Plans and Schematics

6. <u>Attach</u> a location plan for the site(s) and a plan of the site(s) which identifies where different materials are to be excavated from, stockpile locations (if applicable), where materials are to be treated (if applicable) and where materials are to be reused.	Plan Document Reference(s): Please refer to Jon Matthews Architect Drawing 207-JMA-MP-XX-DR-A-000400 titled Site Location Plan in Appendix A
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7. **Attach** a schematic of proposed materials movement. Where there is only one source area and one placement area briefly describe it. For all other projects a schematic is required.

Description & Schematic Document Reference:



As the site is relatively small, and the Made Ground at the site requires excavation across the entire footprint of the proposed working platform, the above schematic applies to the whole site.

Parties Involved and Consultation – if more than one party please provide additional details for them and identify the location that they will be working e.g. where a site is zoned

8a. Main earthworks contractor(s) (full address and contact details) – Where excavated materials are to be reused	Lorna Nicholson VertaseFLI Ltd 19 Napier Court, Barlborough Links, Barlborough, Sheffield, S43 4PZ Email: lnicholson@vertasefli.co.uk Telephone: 01246 813 289
8b. Main earthworks contractor(s) (full address and contact details) - Where excavated materials are arising from	Lorna Nicholson VertaseFLI Ltd 19 Napier Court, Barlborough Links, Barlborough, Sheffield, S43 4PZ Email: lnicholson@vertasefli.co.uk Telephone: 01246 813 289
9. Treatment contractor(s) (full address and contact details) – for treatment on site of origin, or at a Hub site within a fixed STF /	Not applicable

Cluster Project	
10. Where wastes and materials are to be transported between sites, provide details of the transport contractor(s) (full address, contact details and waste carriers registration details (if applicable))	A local haulier shall be used. Details shall be provided in an updated version of this document once they are known.
11. Provide Local Authority contact details (full address and named contacts) where excavated materials are to be reused	Rebecca Jones Environmental Protection Officer Bury Council 3 Knowsley Place Duke Street Bury Lancashire BL9 0EJ rebecca.jones@bury.gov.uk
12a. For the site where materials are to be reused and for Hub Site locations provide Environment Agency contact details (full address and named contacts):	Stephen Bostock Team Member Environment Management – EPR Waste 2 Greater Manchester, Merseyside & Cheshire Richard Fairclough House, Knutsford Road, Latchford, Warrington WA4 1HT

	Mobile: 07867 927982 E-mail: Stephen.bostock@environment-agency.gov.uk
<i>For all Cluster Projects:</i> 12b. Attach any relevant documentation from the EA relating to the excavation and reuse of the materials to demonstrate no objection to the proposals (see 3.37 of DoW CoP) If the EA has not been consulted please explain why (see paragraph 3.39 of the DoW CoP).	EA references: In reaching the decision to discharge Planning Condition 38 relating to Contaminated Land Risk Assessment and Remediation, it is assumed that the LPA has consulted all relevant consultees. Section 4.3 of The VertaseFLI Options Appraisal and Remediation Strategy dated November 2024, which was submitted in support of Condition 38 and has been approved by the Local Planning Authority, states that materials shall be re-used in accordance with an MMP produced under DoWCoP. Evidence of the approval is provided in Appendix B. Furthermore, correspondence from the Environmental Protection Officer for Bury Council dated 11th November 2024 states that a Materials Management Plan and signed Qualified Person declaration is needed (see Appendix B). Email from Stephen Bostock (EA) dated Friday 28/03/2025 16:35.

Lines of Evidence

There is no one single factor that can be used to decide that a substance or object is waste, or when it is, at what point it ceases to be waste; as complete a picture as possible has to be created.

The following sections require completion to ensure the correct decision is made.

If a requested item is not relevant it is important to clearly state why this is so (e.g. no planning permission required because permitted development status exists).

Suitable for use criteria

13. Please describe or provide copies of the required specification(s) for the materials to be reused on each site.	Document Reference(s): The risk-based re-use criteria for the site-won materials to be reused on site are listed in Table 5-1 of The VertaseFLI Options Appraisal and Remediation Strategy dated November 2024 (Appendix C). The risk-based re-use criteria are reproduced below for ease of reference:
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Table 5-1. Risk-based chemical re-use criteria for site-won materials

Contaminant	Re-Use Criteria (mg/kg)	Type
Benzo(a)anthracene	170	S4UL (RPF)
Chrysene	350	S4UL (RPF)
Benzo(b)fluoranthene	44	S4UL (RPF)
Dibenzo(ah)anthracene	3.5	S4UL (RPF)
Benzo(a)pyrene	35	S4UL (RPF)
Benzo(a)pyrene	77	C4SL (SM)
Indeno(123cd)pyrene	500	S4UL (RPF)

Notes:

S4UL (RPF) – Suitable 4 Use Level derived using Relative Potency Factor approach

C4SL (SM) – Category 4 Screening Level derived using Surrogate Marker approach to be adopted as re-use criteria for benzo(a)pyrene (as a surrogate for all genotoxic PAHs) if one or more exceed their individual S4UL

<i>Where contamination is suspected or known to be present</i> 14a. Please provide copies of or relevant extracts from the risk assessment(s) that has been used to determine the specification for use on the site. This must relate to the place where materials are to be used. This must be in terms of (i) human health (ii) controlled waters and (iii) any other relevant receptors. If a risk assessment is not relevant for a particular receptor given the site setting please explain why below:	Document Reference(s): VertaseFLI Options Appraisal and Remediation Strategy dated November 2024 (Appendix C) The risk assessment for land contamination is provided in ground investigation reports by Geotechnical & Environmental Associated Ltd (GEA), copies of which are supplied in Appendix D and are listed below: • GEA (2024). Supplementary Ground Investigation. Prestwich North Car Park, Prestwich, Manchester, M25 1BT. The Prestwich Regeneration LLP. August 2024 • GEA (2024). Ground Investigation. Prestwich Village, Prestwich, Manchester, M25 1AY
14b. Please attach any relevant documentation from the LA relating to the excavation and reuse of the materials to demonstrate no objection (see 3.37 of the CoP)	LA Document references: Section 4.3 of The VertaseFLI Options Appraisal and Remediation Strategy dated November 2024, which was submitted in support of Condition 38 and has been approved by the Local Planning Authority, states that materials shall be re-used in accordance with an MMP produced under DoWCoP. Evidence of the approval is provided in Appendix B. Furthermore, correspondence from the Environmental Protection Officer for Bury Council dated 11th November 2024 states that a Materials Management Plan and signed Qualified Person declaration is needed (see Appendix B).

14c. Please attach any relevant documentation from the EA relating to the excavation and reuse of the materials to demonstrate no objection (see 3.37 and Table 2 of the CoP)	EA Document references: Email from Stephen Bostock (EA) dated Friday 28/03/2025 16:35.
14d. Please attach any relevant documentation from any other regulators (if relevant) relating to the excavation and reuse of the materials to demonstrate no objection (see 3.37 of the CoP)	Not applicable

<i>Where contamination is not suspected</i>	Document Reference(s)
15a. Please attach copies or relevant extracts from the Desk Top Study that demonstrates that there is no suspicion of contamination.	Not applicable
15b. Please attach copies of or relevant extracts from the site investigation/testing reports that adequately characterise the clean materials to be used (if appropriate).	Document Reference(s) Materials excavated from site that are intended for re-use shall be tested to confirm compliance with the re-use criteria set out in Table 5-1 of The VertaseFLI Options Appraisal and Remediation Strategy dated November 2024 (Appendix C) prior to re-use.

15c. Please attach copies of any other relevant information (if available) confirming that land contamination is not an issue.	Document Reference(s) Not applicable
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NB: It is your responsibility to assess the nature of the material to be used and that it fits within the limitations of the scenario under which it is to be used

Certainty of use

Various lines of evidence are required to demonstrate that the materials are certain to be used. This includes:

- The production of this MMP
- An appropriate planning permission (or conditions that link with the reuse of the said materials)
- An agreed Remediation Strategy(ies)
- An agreed Design Statement(s)
- Details of the contractual arrangements

Please identify in the following sections what lines of evidence relate to the site(s) **where the materials are to be used**.

16a. Planning Permission(s) relating to the	Document Reference:
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site where materials are to be reused Please provide a copy of the relevant planning permission	A copy of the relevant planning permission is provided in Appendix E
16b. Explain how the reuse of the excavated materials fits within the planning permission(s) for each site.	The planning permission is for the construction of a multi-story car park as part of a wider regeneration scheme for Prestwich. The car park has a piled foundation which requires construction of a working platform to pre-determined ground levels. To accommodate the construction of the working platform to enable piling works to progress, there is a requirement to remove substructures (obstructions to piling), contaminated materials in the existing Made Ground and organic-rich geotechnically unsuitable deposits. During excavation, to access the substructures and organic-rich deposits, materials that are not impacted by unacceptable levels of contamination shall also be excavated. These materials can be re-used to minimise unnecessary and unsustainable off-site disposal of soils and the associated vehicle movements on local roads.
16c. If planning permission is not required for any one site please explain why below e.g. permitted development, clean up of a chemical spill, surrender of an Environmental Permit, re-contouring within the existing permission.	Not applicable

<i>Where contamination is suspected or is known to be present</i> 17. Please provide a copy of any Remediation Strategy(ies) that have been agreed with relevant regulators.	Document Reference(s): VertaseFLI Options Appraisal and Remediation Strategy dated November 2024 (Appendix C)
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<i>Where contamination is not suspected</i> 18. Please provide a copy of any Design Statement(s) that have been agreed (e.g. with the planning authority or in the case of permitted developments the client).	Document Reference(s): Not applicable
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Quantity of Use

19. Please provide a breakdown of the excavated materials for each site and how much will be placed at each site or sub area of each site.	Document Reference(s): • 5270m³ shall be excavated (in ground volume) • 2896m³ shall be disposed off-site (in ground volume) • A void of up to 2374m³ shall require backfilling with materials that are suitable
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Where this is not specific to a single readily identifiable source refer to an annotated plan, schematic or attach a tabulated summary.	for re-use on site
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20a. How has consolidation/compaction being considered in the above mass balance calculations?	The volume of the void to backfill is based on in-ground volumes. However, the mass of materials to infill the void will be greater than the mass that previously occupied it (as it will be denser).
20b. How has loss due to treatment being considered in the above mass balance calculations (if applicable)?	Not applicable
20c. How has the addition of treatment materials being considered in the above mass balance calculations (if applicable)? Note - An exact figure is not required but one that is reasonable in the circumstances and can be justified if challenged.	Not applicable

Contingency arrangements

Explain what is to happen in the following situations and **identify the appropriate clauses** in the contract(s) (Such clauses must be provided to the Qualified Person, preferably as a summary document): or

21a. What is to happen to, and who is to pay for out of specification materials?	Reference: Materials that are unsuitable for re-use cannot be re-used on site as set out in the VertaseFLI Options Appraisal and Remediation Strategy dated November 2024. During the land remediation works, it is the responsibility of VertaseFLI to dispose of these materials. During the construction phase it is the responsibility of others to dispose of these materials.
21b. What is to happen to, and who is to pay for any excess materials?	Reference: Excess materials to construct the ground levels for the underside of working platform cannot be retained on site as set out in the VertaseFLI Options Appraisal and Remediation Strategy dated November 2024. During the land remediation works, it is the responsibility of VertaseFLI to dispose of these materials. During the construction phase it is the responsibility of others to dispose of these materials.
21c. What happens if the project programme slips in relation to excavated materials or materials under -going treatment?	Reference: There is no on-site treatment of materials
21d. Other identified risk scenarios for the project (relating to excavated materials)?	Reference:

	None
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The Tracking System

Where contamination is suspected or known to be present, state the procedures put in place to:

22a. For all sites please describe the tracking system to be employed to monitor materials movements.	All relevant observations and undertakings are recorded electronically on the company's server and / or within the Site Diary (Form CON-003), included in Appendix F Materials are tracked using the Soil Audit Form ENV-003, included in Appendix F. Tracking will be undertaken by trained and competent staff.
<i>Where contamination is suspected or known to be present, state the procedures put in place to:</i> 22b. Prevent contaminants not suitable for the treatment process being accepted	If grossly impacted materials are encountered, these will be segregated from materials suitable for re-use. Relevant testing will be conducted to confirm compliance with the re-use criteria. Any materials deemed unsuitable for re-use on site will be disposed of at a suitably licensed disposal facility where required.
<i>Where contamination is suspected or known to be present, state the procedures put in place to:</i> 22c. Prevent cross contamination of materials not in need of treatment, wastes awaiting treatment and treated materials	All works will be supervised and continuously monitored by a suitably qualified VFLI engineer/site manager. Throughout the works, stockpiles of materials shall be formed, tested and tracked using an identification number. Stockpiles shall be kept separate until testing information is available to ensure cross contamination of suitable materials with unsuitable materials does not occur.
<i>Where contamination is suspected or known to be present, state the procedures put in place to:</i>	Excavated materials that are being considered for re-use will be sampled at a frequency of 1/500m ³ for testing at an accredited laboratory to ensure that the contaminant levels are below the re-use criteria.

22d. Demonstrate that materials that do not require treatment and successfully treated materials reach their specific destination	Laboratory sample references and results will be recorded in the Soil Audit Form ENV-003, included in Appendix F as well as material destination (reinstatement/offsite disposal).
<i>Where contamination is suspected or known to be present, state the procedures put in place to:</i> 22e. Ensure that waste for off-site disposal or treatment is properly characterised and goes to the correct facility	Any materials deemed unsuitable for re-use on site will be quarantined and tested using an accredited laboratory to determine the contamination present and/or the waste classification in accordance with current guidance/regulations by experienced Vertase staff. The waste will then be sent to a suitable permitted facility and all Duty of Care obligations will be adhered to.
23. Please attach a copy of the tracking forms / control sheets that are to be used to monitor materials movements. To include transfer of loads on site into stockpiles prior to treatment (if applicable), stockpiled after treatment (if applicable), stockpiled awaiting use (as appropriate) and final placement.	Document reference(s) All relevant observations and undertakings are recorded electronically on the company's server and / or within the Site Diary (Form CON-003). Materials are tracked using Audit Forms CON003, ENV-003 and ENV014, example are included in Appendix F. The Vertase tracking system will be in place and conforms to the requirements of DoWCoP paragraph 3.12
<i>For Hub Sites within Cluster Projects & where materials need treatment before</i>	Permit reference / EA letter reference:

reuse 24. Please attach a copy of the Environmental Permit covering the treatment process. Alternatively if the treatment is covered by a Mobile Plant Permit and associated Deployment Form, attach a copy of the EA agreement to the Deployment Form.	Not applicable
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Records

25. Where, and in what form, are records to be kept? Note – records e.g. transfer notes, delivery tickets, Desk Top Study, Site Investigation, Risk Assessment(s), Verification Report(s) need to be kept for at least 2 years after the completion of the works and production of the Verification Report	All records will be maintained on site in hard copy throughout the works for inspection at any time. Following completion of the works, records will be held by Vertase FLI's office for a minimum of 7 years. Nb – records e.g., transfer notes, delivery tickets, risk assessment reports, verification report(s) are required to be kept for at least 7 years after the completion of the works and production of the verification report.
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Verification Plan

26. Provide or explain the Verification Plan which sets out how you will record the placement of materials and prove that excavated materials have been reused in the correct location and in the correct quantities within the development works (see 3.4 of the DoW CoP).	Document Reference Details of the material movements will be the basis for the completion/validation report which will be produced on completion of the works. The report will provide full details of the location of excavations, stockpiles, treatment, offsite disposal and re-use of material on site. The completion report will accord with the requirements of the CL:AIRE Code of Practice.
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