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Local Authority and Environment Agency comments on the Applications for Mayfield Phase 1a

This document has been produced provide a response to comments raised by the Environment Agency and the Local Authority with respect to the Applications made in relation to Mayfield Phase 1a, namely:

- 137263/FO/2023 (Poulton)
- 137349/JO/2023 (Republic)
- 137350/JO/2023 (MSCP)

Civic Engineers are the civil and structural engineers for Phase 1a of the Mayfield development, including appraising ground conditions with respect to the proposed development. This has included a review of reports relevant to this area of the site and the comments received from the Local Authority and Environment Agency, including:

- ROC Mayfield Plots O, N and M, Phase 3 Remediation Strategy, Revision 2, dated 15 January 2021 (Reference RoCP Ltd/ES/4153-ROC-XX-XX-RP-ES-P3RS1)¹
- E3P, Mayfield Parks and Plots O, N and M, Remediation and Enabling Works Validation, Version 1, November 2021 (Reference 14-575-R1-Rev1)²
- ROC, Mayfield Plots O + N, Phase 2 Site Investigation, revision 3, dated 18 December 2020 (Reference ROCP/LD/AS/4134-ROC-XX-XX-RP-ES-P2S/1)³

Whilst the planning applications are for the three separate plots, the ROC remediation strategy report¹ and the E3P report² that validates the enabling and remediation works undertaken to date covers the Phase 1a that includes Poulton (Plot O), MSCP (Plot N) and Republic (Plot M).

Environment Agency Comments

Within their response, the Environment Agency has raised an objection as they consider insufficient information to have been submitted to demonstrate that, in enactment, the proposed scope of varied works for Plot N will not result in an adverse risk or impact to controlled water resources. The Environment Agency has provided a list of details that would be required to address their holding objection. The below provides a response to each of these points.

Details of the composition and risks associated with any material exhumed within the footprint of Plot N and the resulting void. Reference, as appropriate, should be made to relevant prior remedial strategy/verification reporting.

In accordance with the approved remediation strategy for Plot¹, the enabling and remediation works undertaken in Plot N comprised the excavation of the full depth of Made Ground within Plot N, which was then processed and validated before being reused as fill. The resulting void was backfilled using site won Made Ground and site won crushed hard material, that was subjected to validation testing to demonstrate that it met the approved criteria for reuse beneath areas of buildings/hard standing. The E3P Validation report² identifies that 3,421m³ of validated material (comprising site won Made Ground and site won crushed hard material) was used as fill within Plot N and provides the chemical validation records.

¹ ROC Mayfield Plots O, N and M, Phase 3 Remediation Strategy, Revision 2, dated 15 January 2021 (Reference RoCP Ltd/ES/4153-ROC-XX-XX-RP-ES-P3RS1)

² E3P, Mayfield Parks and Plots O, N and M, Remediation and Enabling Works Validation, Version 1, November 2021 (Reference 14-575-R1-Rev1)

³ ROC, Mayfield Plots O + N, Phase 2 Site Investigation, revision 3, dated 18 December 2020 (Reference ROCP/LD/AS/4134-ROC-XX-XX-RP-ES-P2S/1)

It is proposed that the earthworks required to form the basement within Plot N will be undertaken in accordance with the approved remediation strategy for Plots O, N and M¹, and a further validation report will be produced. Whilst a basement is now to be included (and therefore formation levels will reduce in this area), the development will still comprise a building and hard standing which will mitigate the potential risk of contaminant leaching from the material and therefore the previously agreed condition of the site with respect to controlled waters will remain.

The excavation for the proposed basement of the building in Plot N will require the excavation of some of this validated site won material and some of the underlying natural material. With respect to the potential risk presented from this material, based on the findings of the validation testing undertaken², it is anticipated that this material is likely to be acceptable for reuse as engineered fill beneath buildings/hard standing in accordance with the currently approved remediation strategy¹ (based on the results of validation testing undertaken²), which would mitigate potential risks to controlled waters (and human health) from this material. This would be subject to further validation testing in accordance with the requirements of the remediation strategy¹.

The resulting void will be used for the construction of the building and therefore the potential risk to controlled waters would not be increased by the introduction of the basement. In accordance with the approved remediation strategy¹, measures will need to be implemented by the contractor during construction to control surface water to mitigate the potential for ponding of surface water within the basement excavation.

Details as the intentions for the exhumed materials i.e. whether these are to be disposed of off-site in a controlled manner, stored on-site and/or are intended to be reutilised.

If exhumed materials are intended to be reutilised, details of how and where these materials are to be utilised. Following relevant good practice guidance, relevant considerations will need to be given to any risk posed to controlled waters and human health.

If materials are intended to be stored on-site. Where and how exhumed material will be stored with regards to protection of controlled waters.

The cut and fill volumes for the Phase 1a area (Plots O, N and M) are to be defined as the detailed design progresses. Where there is a need for fill material within the Phase 1a area, excavated material will be processed and validated in accordance with the currently approved remediation strategy¹ and reused under appropriate material management protocols. It is envisaged that excavated fill material would meet the chemical acceptance criteria¹ given that it was tested as part of the enabling works (see the E3P validation report²), but this material will be subject to further testing prior to placement (in accordance with the approved remediation strategy¹), and unsuitable material will be disposed of offsite. Further, it is anticipated that natural arisings would also be acceptable for reuse, subject to processing and validation testing.

Pending completion of the cut and fill analysis, it is anticipated that there will be a surplus of material excavated from within the Phase 1a area. It is currently envisaged that surplus material will be disposed of off-site to an appropriately licensed facility under the appropriate duty of care.

Should it become apparent that there is a potential use for this material across the wider scheme, then it's reuse will be subject to assessment and a remediation strategy for the proposed area of reuse. This will include developing reuse criteria for the proposed placement location, which would be developed through risk assessment that will consider the potential risks to controlled waters and human health and would be subject to regulatory approval prior to reuse of material. Reuse of the material would be undertaken under appropriate material management protocols.

Should there be a requirement to temporarily store excavated material, either prior to off-site disposal or prior to reuse within the Phase 1a area or the wider site, then it will be stored in accordance with waste management requirements and in an designated stockpile area. Material will not be stored in close proximity to the river Medlock, and measures will be implemented by the Contractor, in accordance with the approved remediation strategy¹, to control surface water run-off and protect the underlying aquifer.

Comments from the Local Authority

Within their consultation response on 19 July 2023, the Local Authority Strategic Lead Compliance & Enforcement has requested further information to clarify what gas protection measures are proposed for

Plots N and O as E3P has stated within their Validation report that gas protection measures are required. This doesn't align with RoC's conclusions in their site investigation report³ or their approved Remediation Strategy report for Plots O, N and M¹ (or the Local Authority's previous understanding) that no gas protection measures are required as the Made Ground is being removed.

E3P has confirmed in their report that the full depth of Made Ground deposits in Plots O, N and M were excavated processed and validated before being reused as fill. In addition, there is no information presented within the E3P report to indicate that site conditions were different to those encountered during the previous ground investigations at the site. Therefore, it is considered that the previous assessment undertaken by RoC still stands and that no ground gas protection measures are required for these plots.