

From: [EHealth Consultation](#)
To:
Cc: [Planning \(SMDC\)](#)
Subject: FW: Internal Consultation Letter - App ref DOC/2025/0047
Date: 25 July 2025 13:46:46
Attachments: [E_816408.DOC](#)
[RE App ref DOC20240074 Aldi Cheadle Condition 20.msx](#)

Hi Hannah,

Re discharge of condition 27

Condition 27

Prior to bringing the development into first use, a validation report demonstrating completion of the works set out in the approved remediation scheme and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved validation plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the validation plan, and for the reporting of this to the local planning authority.

Comments

The condition requires that the applicant submits details of works carried out in accordance with the approved validation plan to demonstrate that the site remediation criteria have been met.

The validation plan has previously been submitted and approved (note these comments do not appear on the web – see attached) in response to DOC/2024/0074. (condition 26)

The full requirements of the validation plan are presented in section 6.3 of the [remedial specification report](#) submitted in support of DOC/2024/0074, but are reproduced at the bottom of this email for reference.

To discharge the condition the applicant has submitted [verification of the ground gas](#) (6.5 in the verification plan below) and notes that details relating to imported material / soil will follow at a later date.

The submitted ground gas verification is considered to be very comprehensive and includes references to issues (and repairs) noted during the laying of the membranes. This is accepted.

Recommendation – full discharge not approved

The submitted documents are accepted in full as part discharge of the requirements of condition 27.

Full discharge can only be achieved when the additional requirements of the verification plan have been submitted and approved by the LPA, notably section 6.6.

These are outlined below for reference

Thanks

For Reference: Approved Verification Plan

6.3 Verification Report

On receipt of the records from the contractor, to demonstrate that all of the works have been undertaken in

accordance with the Remediation Specification and Materials Management Plan, Groundtech Consulting will

provide a verification report.

This will include supporting information as summarised below:

- Details of methodology and programme

- Decision records covering agreements with regulators

Details of earthworks undertaken including soil volumes reused on site, imported and exported from site.

Records of works undertaken, and associated validation/monitoring records obtained from the contractor as detailed above

Status of remediation and confirmation of remedial objectives to satisfy the planning conditions

Additional risk assessments/reactive works undertaken

Site stripping and clearance activities undertaken during remediation

Records of excavations, including:

Ordnance Datum survey of extents and depth (including a final composite base of excavation drawing)

Ordnance Datum survey of extents and depth of any residual features

Record of decisions for over-excavation

Photographic record of each excavation

Records of inspection and final extents of validation

Records of any ACM encountered during the works (type location and action), if any.

Records of laboratory analytical and in-situ field test results, including:

Laboratory results and location plan for each analytical test

Laboratory measurements of accuracy and precision

Calibration data for field measurement equipment in accord with manufacturers guidance

Chain of Custody form

Copies of the certificates for chemical testing.

Waste classification and management documentation, including copies of all consignment notes

Final as-built survey of the site (dwg format).

Information associated with regulatory health and safety, control of noise, nuisance, dust, and waste will be

excluded from the technical verification reporting and will be submitted to the Client as separate documentation.

6.4 Construction Phase Works Verification

Potable Water Supply Pipe Installation

It is the responsibility of the contractor to record photographic evidence of the installation of pipework. This

photographic evidence is to be provided to Groundtech Consulting for inclusion in the Verification Report

6.5 Ground Gas Verification

Ground gas mitigation measures shall be installed by the ground works contractor in accordance with CIRIA C665.

Validation of ground gas membranes will be undertaken in accordance with CIRIA C735 by Groundtech Consulting.

Validation will be undertaken in line with the 'Gas Protection Validation Record' presented within Appendix 5 and

will be completed during the site visit to verify the ground gas protection measures.

6.6 Cover System

Verification of cover system thickness is required. Testing of imported soils will be required in

accordance with
this Remedial Specification. Groundtech Consulting should be notified when the cover system
has been placed
and will undertake a visual inspection and random spot check excavations.
If the cover system is deemed to be inadequate, the site manager will be informed and advised
on remedial
measures. Verification of the cover system will only be carried out where the cover system has
been completed.

The cover system validation report will include:

- Confirmation of the source of imported material

- Confirmation of the physical suitability of the material

- Confirmation that the geo-environmental test results pass when compared to the appended

RTVs

- Confirmation of the depth of cover layer including demarcation membrane

Validation of the cover layer will be undertaken in general accordance with Verification
Requirements for Cover

Systems November 2017.

Principal Pollution Officer

Environmental Health

High Peak Borough Council and Staffordshire Moorlands District Council

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