

Carley Daines and Partners Limited

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PHASE 3 REMEDIATION STATEMENT

SITE 3

BALDERSTONE ROAD

ROCHDALE

OL11 2JG



19-B-12322

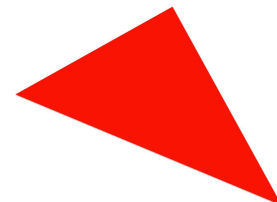
OCTOBER 2020

Principal: **D.J. Middleton BEng(Hons) CEng MStructE**

Company Number: **11006567**

Address **11 Bridgewater Road, Walkden, Worsley, Manchester M28 3JE**

VAT Number: **285 0439 91**



Report Title:	Site 3, Balderstone Road
Report Reference:	19-B-12322
Client:	Rochdale Borough Housing
Issue Date:	12th October 2020
Authorised By:	D.J. Middleton

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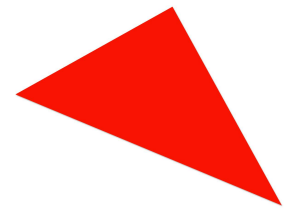
The findings and opinions provided in this document are given in good faith and are subject to the limitations imposed by employing site assessment methods and techniques, appropriate to the time of investigation and within the limitations and constraints defined within this document. The findings and opinions are relevant to the dates when the assessment was undertaken but should not be necessarily relied upon to represent conditions at a substantially later date.

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1.0 INTRODUCTION

This report has been prepared in response to a request from Messrs Rochdale Borough Housing to facilitate the remediation management during site works. This is in support of Planning submission Application reference 20/00837/FUL 'Land at Balderstone Road, Ruskin Road and Curzon Road, Rochdale OL11 2JG'.

The site is located off Daventry Road in Rochdale, at approximate National Grid Reference NGR 389650,410800 and at post code OL11 2JG.

2.0 PROPOSED DEVELOPMENT

The proposed development comprises of 20 new houses with associated drives and gardens and an adopted access road.

3.0 PHASE 1 / 2 SITE INVESTIGATIONS

Separate Phase 1 & Phase 2 investigations have been undertaken by Messrs Carley Daines and Partners as below. This report is strictly in accordance with the findings of these reports.

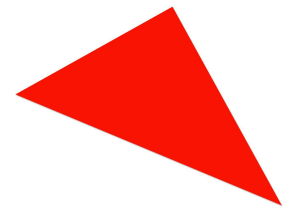
- Carley Daines Phase 1 PRA dated May 2014
- Carley Daines Phase 2 report dated April 2016

The subject site is irregular in shape and covers an area of approximately 5000m² (0.50 hectares). The site is at a mean elevation of 173m AOD.

The site currently comprises of green field open space, with some existing garages and out buildings.

The surrounding area is generally similar in nature, forming a large residential housing estate constructed in the 1950s.

The risk of mining is low.



The Phase 2 Ground Investigations comprised of 5 window samples to a maximum depth of 6.0m, as well as 4 trial pits.

4.0 REVIEW OF CONTAMINATION RESULTS

Testing was carried out on soil samples selected from trial pits and window sample holes. Tests were undertaken for the following contaminants:

- Heavy metals/metals
- PAH (USEPA16)
- Asbestos
- TPH

The report indicated that there are slightly elevated concentrations of contaminants present on the site, but generally these are shown to be below the depth of human influence. This level of contamination can therefore be considered as not a potential risk to human health.

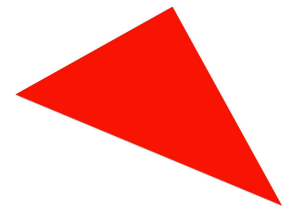
5.0 REMEDIATION STRATEGY

Following a review of the Phase 2 Site Investigations, and comparison with published sources, it is our opinion that the identified levels of soil contamination are not sufficient to pose a threat to future health.

Generally, it is also widely accepted that there is a significant factor of safety built into maximum soil contamination levels, and therefore the recorded levels are typically well below safe levels, rather than being close to the actual threshold.

However, it is important that a “watching brief” is maintained during the course of the groundworks. This is to identify and investigate any unexpected/unforeseen contamination that might arise or be identified.

The watching brief should be undertaken by a suitably qualified equivalent professional firm. In the event that contamination is identified or suspected, notification should be by the contractor’s



on-site personnel as soon as possible. If elevated levels of contamination are encountered, then we would recommend that in soft landscaping in such areas are constructed as follows:-

- An upper layer of 150mm of clean inert topsoil
- A lower layer of 450mm of clean inert subsoil

Also reference to section 7.0 (below) should be made if contamination is encountered but we would concur with the findings of the Phase 2 Investigations that contaminated material may be safely left on site, providing the end user is protected by a suitable clean capping layer in the areas stipulated.

6.0 GROUND GASES

Ground gas monitoring confirmed that mitigation and protection measures are not required with the site given a classification of CS-1/Green.

However, a ventilated sub-floor void below a beam and block concrete floor sealed with a screed would be prudent.

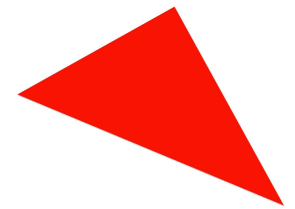
7.0 VALIDATION (REQUIRED ONLY IF SITE WORKS UNCOVER GROUND CONDITIONS PREVIOUSLY UNIDENTIFIED IN PHASE 2 SITE INVESTIGATIONS)

Validation may be required on completion. In order to ensure that all elements of this Remediation Statement are properly implemented, a final Validation Report will be prepared by Carley Daines

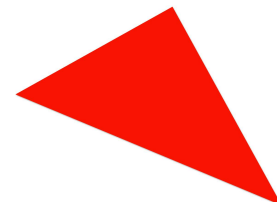
and Partners Limited or an alternative appropriately qualified consultant, confirming that the remedial works have been completed.

The validation report will confirm the following:

- Confirmation that the proposed clean cover materials are suitable for the proposed end use. This will be undertaken by recovery of representative soil samples after importation for testing.



- A testing regime on imported material will be carried out, including testing one sample per 50m³ of imported material (from a brownfield source) and one sample per 200m³ of imported material (from a greenfield source). A minimum of 3 such samples will be carried out for materials from differing types and from different sources.
- Depths of imported material will be verified by photographs on a plot by plot basis.
- Any material removed from site must have appropriate waste transfer documentation to confirm appropriate removal and disposal.



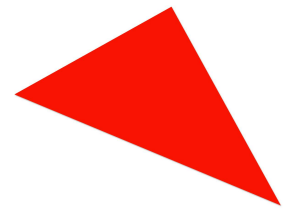
A summary of actions is listed in the table hereunder:

Summary of Action	
Action	Person Responsible
Site Management procedures to protect site neighbours, environment and amenity during works, including a) Health & Safety plans and procedures b) Dust, noise & odour suppression/controls, including monitoring protocols c) Control of surface water runoff d) Site Waste Management Plan (SWMP)	Main Contractor
Assessment of ground conditions if unanticipated or obviously very high levels of contamination are uncovered, plus appropriate additional testing of such material.	Main Contractor CD&P Ltd. NHBC Building Control
Method Statement indicating the procedure for removal of potentially contaminated material, and placement of clean cover throughout all areas of soft landscaping within the development	Main Contractor
Provide suitable protection to site utilities in accordance with the requirements of the service provider	Main Contractor/Engineering consultant
Witness/verify the placement of correct thickness of clean cover materials in accordance with the methodology	CD&P Ltd.
Laboratory testing to confirm the suitability of the clean cover materials post placement	CD&P Ltd
Completion of post-site works Final Validation Report	CD&P Ltd

SIGNED

DAVID MIDDLETON
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APPENDIX 1

SITE LAYOUT



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■DRAWING NOT TO BE SCALED. FIGURED DIMENSIONS TO BE WORKED TO IN ALL CASES.

■THE CONTRACTOR IS RESPONSIBLE FOR CHECKING DIMENSIONS, TOLERANCES & REFERENCES.

■ANY DISCREPANCY TO BE VERIFIED WITH THE ARCHITECT BEFORE PROCEEDING WITH THE WORKS.

■REPORT ERRORS & OMISSIONS TO ARCHITECT.

■WHERE AN ITEM IS COVERED BY DRAWINGS OF DIFFERENT SCALES, THE LARGER SCALE DRAWING TO BE WORKED TO. DO NOT SCALE FROM THE DRAWING. FIGURED DIMENSIONS TO BE WORKED TO IN ALL CASES.

■CHECK ALL DIMENSIONS ON SITE.

■DRAWING TO BE READ IN CONJUNCTION WITH THE HEALTH & SAFETY PLAN, AND ALL RELEVANT RISK ASSESSMENTS AND THE FOLLOWING DRAWINGS:

Boundary Treatments

- 1200mm high railings & metal posts on conservation kerb (used between front gardens & footpath)
- 1200mm high railings and metal posts (used to divide gardens & driveways)
- 1500mm high concrete post & timber panel fence with 300mm trellis (generally used between rear gardens)
- 1800mm high concrete post & timber panel fence (generally used between rear gardens)
- 1800mm high timber close boarded fence
- Masonry Retaining Wall to SE Details
- Gabion retaining wall to rear of plots 45 - 52, generally below 2000mm high.
- 1500mm high concrete post & timber panel fence (generally used between rear gardens)
- 1200mm high concrete post & timber panel fence with 300mm trellis (generally used between rear gardens)
- 500mm Retaining Wall Upstand with 600mm railings above (1100mm fall protection)
- 1200mm high concrete post and timber panel fence
- 1200mm high concrete post and timber panel fence

Landscape Key

- Car Parking Space
- Grass
- Planting/ Grass
- New Tree
- Existing Tree Retained
- Existing Lamppost relocated
- Existing Tree Removed
- Bin Location
- Buff Paving (450x450 Paving)
- Black Tarmac
- Shared Surface
- Existing Telephone Pole relocated

Rev Date By Remarks

Client: Rochdale Boroughwide Housing

Project Name: Balderstone Road, Rochdale

Drawing Name: Proposed Site Plan

Drawing Purpose: PLANNING

Project Number: Drawing Number: 103 Revision:

Project Origin Vol / Sys Level Type Role Number

Status: Scale @ A2: 1:500 Drawn: AJD Checked: BM Date: APRIL 2020

Schedule of Accommodation
Balderstone Road Site

Type	Description	Total
A4.5	2 Bed	1
A4.6	2 Bed	3
A4.7	2 Bed	1
A4.8	2 Bed	1
B2.8	3 Bed	1
B2.9	3 Bed	3
B2.10	3 Bed	3
B2.11	3 Bed	1
B2.12	3 Bed	1
B2.13	3 Bed	1
B2.14	3 Bed	1
B2.15	3 Bed	1
B2.16	3 Bed	1
B7.2	3 Bed	1
Total		20

Car parking : 30 No.
150%

DRAFT

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scale 1:500 0 25m