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# REMEDIATION STATEMENT

## LAND AT RICHARD STREET, ROCHDALE

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| **Client:** | Willmott Dixon Construction Ltd | **Version:** | FINAL |
| **Reference:** | TE1583-TE-00-XX-RP-GE-002-V02 | **Author:** | Steve Millar |
| **Date:** | 30/06/2021 | **Approved:** | Adrian Read |

## GEOLOGICAL AND GEO-ENVIRONMENTAL CONDITIONS

### 1. Introduction

Tier Environmental Ltd have been instructed by Willmott Dixon Construction Ltd to provide a Remediation Statement to support a planning application for Enabling Works at Neighbourhood, Richard Street, Rochdale, OL11 1DU.

This Remediation Statement is to support the intention to undertake remediation on the site during the enabling works phase. The full extent of the options available have not fully been characterised at this stage due to outstanding data from on-going ground investigation works that have recently been undertaken.

The intention of this Statement is to provide a preliminary outline indication of possible options for the Remedial Options Appraisal, Remediation Strategy and Verification Plan Report which will be provided at a later date in support of the planning application.

### 2. Proposed Development

The site is being proposed to be developed with a number of apartment blocks (up to six storeys) and low-rise residential properties with associated gardens and infrastructure.

### 3. Previous Reports

Willmott Dixon Construction Ltd provided Tier Environmental with the following reports to review to assist with this Remediation Statement and the preliminary Remediation Options Appraisal and Strategy:

- Preliminary Geo-Environmental Risk Assessment for Site 2, Rochdale Central Retail Park for Rochdale Borough Council by Delta-Simons August 2018 Ref 18-0848.01
- Geo-Environmental Assessment for Site 2, Rochdale Central Retail Park for Rochdale Borough Council by Delta-Simons September 2018 Ref 18-0848.01
- Ground Related Abnormal Development Assessment for Rochdale Central Business Park for Rochdale Borough Council by Delta-Simons October 2018 Ref 18-0848.01

- Neighbourhood Rochdale, Interim Phase 2 Ground Investigation for Land off Richard Street, Rochdale by Curtins October 2020 Ref 075882-CUR-00-XX-RP-GE-001-V01 June 2021

- Neighbourhood Rochdale, Phase 1 Preliminary Risk Assessment for Land off Richard Street, Rochdale by Curtins October 2020 Ref 075882-CUR-00-XX-RP-GE-001-V01

## 4. Site Details and Description

The site is located off Richard Street, Rochdale, OL11 1DU and is currently vacant. The site is covered by tarmac and concrete surface associated with the previous land use as a retail park. Relic floor slabs of the former retail units remain in the north, east and southwest, with the remaining area occupied by areas utilised as a car park. Lines of trees and vegetation are present between car park zones. The site is cordoned off from the surrounding area by fencing.

## 5. Site History

The site has been historically covered by canal basins and wharfs with residential properties to the north. Subsequent land uses include the following:

- Timber Yard in 1910
- Picture Theatre by 1930.
- Infilled canal basins by 1950
- Former Timber Yard Depot in 1950s
- Garage in the east in the 1950s
- By 1977 remaining canals and basins infilled and Timber Yard to north
- 1980s area was constructed as a retail park, which was demolished circa 2006

## 6. Contaminants of Concern

The reports from Delta-Simons and Curtins are three years apart and indicate different levels of contaminants of concern across the site. A full detailed assessment of the overlap of locations, depth and spatial distribution are recommended to refine and define the Remediation Strategy. This should also be undertaken in respect to the proposed cut and fill in conjunction with the Materials Management Plan (MMP).

The two reports indicate that there are contaminants of concern that are in excess of the Residential with Homegrown Produce Site End Use Generic Acceptance Criteria (GACs) as follows:

- Elevated levels of TPHs
- Elevated levels of PAHs
- Elevated levels of lead and arsenic
- Localised positive identification of asbestos with a handful of areas >0.1%
- Curtins indicated positive identification of VOC/SVOCs where no GACs are available, the initial assessment of these is related to the dye industry (2-Methylnaphthalene and Anthraquinone).

## 7. Options Appraisal

The completed Curtins report with the ground gas monitoring needs to be completed, issued and assessed before detailed confirmation of the proposed remedial actions are finalised. In addition, these need to be factored in with the proposed cut and fill and Materials Management Plan:

- Localised removal of ground gas sources through the cut and fill exercise and zoning plan based on Delta-Simons and Curtins ground gas monitoring to understand the Conceptual Site Model and the sources of potentially ground gas generating soils.
- Assessment of the proposed cut and fill in relation to the proposed development and areas of soft landscaping including back gardens.
- Assessment of contaminants of concern and their spatial distribution within the proposed development and proposed final levels in respect to human health (including consideration of risks to construction workers).
- Assessment of soils for certainty of use and geotechnically/geo-environmentally suitability under CL:AIRE's DoWCoP for Materials Management Plan.
- Determination of soils classed as hazardous versus non-hazardous for potential offsite disposal.
- Confirmation of foundation solution from third party and assess the potential preferential pathways for contaminants of concern.
- Assessment of soft organic soils locations in respect to the cut and fill and MMP in respect to the location of contaminants of concern.
- Low to very low risk to controlled waters as assessed by Delta-Simons and Curtins.
- Assessment of any treatment required locally based on available information.

## 8. Preliminary Anticipated Remediation Strategy

The following Remediation Strategies are expected to be incorporated into the development subject to the findings of the detailed assessment and receipt of the final Curtins report.

- A review of the depths required for a clean cover system for rear gardens (600mm) and soft landscaped areas (300mm)
- A review of the ground gas protection measures required based on findings from both consultant reports, currently Amber 2 is expected but a zoning plan will potentially reduce this to areas of Green and Amber 1

## 9. Unforeseen or Unexpected Contamination

No free phase product has been identified but in the event that previously unencountered free phase product or grossly impacted soils / groundwater (including soils grossly impacted by hydrocarbons / VOCs/ SVOCs) are identified during earthworks and / or construction, these will be dealt with in accordance with the a procedure described in the Remediation Strategy that is to be submitted to support the application at a later date.

## 10. Conclusion

This Remediation Statement is intended to support the Enabling Works Planning Application for the Site and is presented in a manner to show the intention that a detailed Remediation Strategy Report will be submitted at a later date as described above.

For and on behalf of
**TIER ENVIRONMENTAL LTD**



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