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## Remediation Strategy

Proposed Commercial Development

Rhodes Business Park, Middleton

January 2025



## Project Details

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**Appendix A      Drawings**

**Appendix B      Discovery Strategy**

**Drawing Register**

| Title                          | Produced by          | Date          | Reference     |
|--------------------------------|----------------------|---------------|---------------|
| Proposed Site Plan – Option 02 | Oxenwood Real Estate | August 2023   | 4694-004-P01  |
| Proposed Site Plan – Option 03 | Oxenwood Real Estate | August 2023   | 4694-005-P01  |
| Exploratory Hole Location Plan | Soiltechnics         | December 2023 | STV6211-D01-A |

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# 1 Introduction

## 1.1 Development Outline

1.1.1 The proposed development is located within Middleton, approximately 1.15km southwest of the town centre, and it is understood that the scheme will comprise the construction of a single industrial unit with associated hardstanding utilised as a storage yard and for vehicular parking. There are 2 No. proposed layout options currently under consideration, with the overall unit size differing between 1,684 sqm and 1,856 sqm. Development proposals are presented in Appendix A.

1.1.2 The development scheme is controlled by Rochdale Borough Council under the planning reference: 23/01213/FUL, and is listed as follows

*Erection of 1no. unit (Use Class B2/B8/E(g) (General Industry/Storage & Distribution/Commercial) together with associated service yard, car parking and landscaping.*

1.1.3 The report is based on the project proposals and information outlined above; should the scheme change then it will be necessary to review the conclusions and recommendations presented in this report.

## 1.2 Brief

1.2.1 This report has been prepared following instructions received from Belshaw Building Consultancy Ltd, on behalf of our mutual Client, OLF1 PROPCO2 S.A.R.L. This report details a Remediation Strategy to support the development of the scheme outlined above.

1.2.2 The Remediation Strategy will be carried out following the principles of BS10175: 2011+A2:2017 'Investigation of potentially contaminated sites – Code of Practice' and the Environment Agency's Land Contamination Risk Management guidance.

## 1.3 Aims and Objectives

1.3.1 The principal aim of this report is to satisfy the brief outlined above and thereby provide information to facilitate the safe development of the project.

1.3.2 The objectives of this report are outlined below:

- Confirm if sufficient information is available to inform the remediation.
- State the relevant pollutant linkages which require remediation.
- Identify a feasible remediation option to break the pollutant linkages.
- Set remediation objectives and criteria.
- Outline how the remediation will be implemented.
- Identify any monitoring and maintenance requirements.
- Establish a verification plan.
- Recommend any further works.

## **1.4 Limitations**

- 1.4.1** Soiltechnics disclaims any responsibility to our Client and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence in accordance with the terms of our contract, taking account of the resources, investigations and testing devoted to it by agreement with our Client. This report is confidential to our Client and Soiltechnics accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

## 2 The Site

### 2.1 Site Description

- 2.1.1 The site within Middleton, approximately 1.15km southwest of the town centre. The site is accessed from Silburn Way which lies adjacent to the site's north-western boundary
- 2.1.2 The approximate postcode for the site is M24 4NE. The site currently comprises a lorry trailer parking area with surrounding soft landscaping, and an aerial site plan is presented below.
- 2.1.3 Commercial/light industrial units associated with the wider Rhodes Business Park are present beyond the northern and western boundaries of the site and include a natural stone supplier, a homeware store, and a boiler supplier. To the south and east is Alkrington Woods Nature Reserve beyond the River Irk, the channel of which forms the south-eastern boundary of the site.



Figure 2-A: Aerial photograph and approximate site boundary

### 2.2 Historic Land Use

- 2.2.1 From the mid-1800s the site was recorded as part of the Calico Print Works and Union Cotton Mills which extend beyond the northern and western boundary of the site. Filter beds, a disposal pit and tanks were present on site until the 1950s by which time they had been infilled. In the late 1990s hardstanding and soft landscaping similar to the present day configuration was present across the site.

2.2.2 The wider site area was recorded as a print works from the mid-late 1800s to the late 1900s. The print works comprised numerous tanks, filter beds and an artificial channel from the early to mid-1900s. Numerous reservoirs and sand pits which have since been infilled are recorded within the wider site area. An electrical substation was present approx. 50 m north of the site from the mid to late 1900s.

## 2.3 Previous Reports

2.3.1 The key ground investigation reports undertaken in support of the development are as follows.

- George Hutchinson Associates (GHA), Factual Report on Ground Conditions, October 2003 (unreferenced)
- WSP, Geo-environmental Assessment, July 2024 (ref: 70004162-001)
- Soiltechnics Ltd, Ground Investigation Report, January 2024 (ref: STV6211-R02 Rev A).

2.3.2 The Ground Investigation Report identified relevant pollutant linkages that require remedial action. Therefore, the Remediation Strategy and Verification Plan is required to establish the remedial measures and verification plan necessary to ensure the site is suitable for use.

## 2.4 Ground Conditions

2.4.1 The tables below present our generalised interpretation of geological and hydrogeological conditions at the site

| Stratum                 | Brief description                                                                                                                                                      | Top depth range (m bgl) | Adopted model top depth (m bgl)           | Thickness (m) |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|-------------------------------------------|---------------|
| Soft and hard surfacing | Topsoil in the north of site comprising dark brown sand with rootlets.                                                                                                 | G.L.                    | G.L.                                      | 0.15 – 0.2    |
|                         | Asphalt surfacing with granular sub-base.                                                                                                                              |                         |                                           | 0.20 – 0.3    |
| Made Ground             | Clayey gravelly sand and sandy gravel including brick, concrete, clinker, coal, glass and ash.                                                                         | 0.15 – 0.30             | 0.30                                      | 1.20 - 2.05   |
| Alluvium                | Very loose to loose gravelly silty sand and localised very soft to soft sandy silt/silty clay.<br>Becoming medium dense and dense silty sand below depths of 4.0-5.8m. | 1.40 – 2.20             | 1.9 top of unit<br>5.0 to competent sands | 6.90          |
| Devensian Till          | Stiff to very stiff sandy gravelly clay                                                                                                                                | 8.60                    | 8.60                                      | >6.67         |

Table 2-A: Ground model

| Type               | Stratum              | Groundwater depth and range | Comments                                                |
|--------------------|----------------------|-----------------------------|---------------------------------------------------------|
| Groundwater strike | Made Ground/Alluvium | 1.0-3.0m                    | The groundwater level remained stable once encountered. |

Table 2-B: Hydrogeological model

## 2.5 Contamination Encountered

- 2.5.1 Potential sources of contamination associated with historic land use on site and within the surrounding area include the former print works and cotton mills, associated tanks, and infilled filter beds, disposal pits and sand pits.
- 2.5.2 Inclusions of suspected lime waste were encountered within Made Ground at two locations (WS04 and WS05) from 0.5-1.6 m bgl.
- 2.5.3 No other significant visual or olfactory evidence of contamination was noted, except for the presence of anthropogenic materials contained within the Made Ground (ash, brick, concrete, clinker-like material).
- 2.5.4 Laboratory analysis showed occasional elevated heavy metals, PAH and TPH within the Made Ground on site. The table below details the maximum levels of contamination encountered.

| Strata      | Depth (m bgl) | Max Lead (mg/kg) | Max Arsenic (mg/kg) | Max Total PAH (mg/kg) | Max Total TPH (mg/kg) |
|-------------|---------------|------------------|---------------------|-----------------------|-----------------------|
| Made Ground | 0.05-2.00     | 710              | 350                 | 28                    | 2300                  |

*Table 2-C: Soil contaminant concentration summary*

- 2.5.5 No ACMs have been observed on site. Asbestos was recorded at very low concentrations in 2 out of 13 samples, with sporadic occurrences at trace levels elsewhere. Across the site as a whole, asbestos is likely to be <0.001%.

## 2.6 Sufficiency of Information

- 2.6.1 The Conceptual Site Model and contaminated land risk assessments are considered thorough and robust; however, as with the development of any brownfield site, an element of uncertainty remains, and a contamination discovery strategy should be established to support the construction works.

## **3 Site Considerations**

### **3.1 Unexploded Ordnance (UXO)**

- 3.1.1 The UXO hazard screen identified low risk to the site investigation phase. A study should be commissioned for the construction phase to confirm, or otherwise, such classification.

### **3.2 Adjacent Residents**

- 3.2.1 Predominantly commercial properties are present adjacent to the site. Whilst they are not currently considered to be put at significant risk by the development of the site, dust suppression measures should be maintained throughout all breaking out of hardstanding and construction phases to mitigate risks associated with asbestos and chemical contamination.
- 3.2.2 No significant odours are anticipated to be generated as a result of the works.

### **3.3 Dust Control Measures**

- 3.3.1 Standard dust control measures should be always maintained across the site, including the dampening down of roadways, materials stockpiles, and any screening or crushing areas.
- 3.3.2 Stockpiles should be bladed down to reduce infiltration and minimise dust infiltration.
- 3.3.3 Routine dust monitoring is not considered necessary, except for any crushing activities; however, the Principal Contractor may wish to conduct such monitoring for reassurance and due diligence purposes.
- 3.3.4 Asbestos was largely absent across the site; however, it was detected within one sample at 0.006%. Asbestos was not encountered at any other locations on site. At these concentrations, there is not considered to be a significant risk to construction workers at the site and therefore specific dust control measures are not considered necessary. However, as with any brownfield site, there is the potential to encounter further asbestos containing materials, and a discovery strategy should be in place as standard.

### **3.4 Wastewater Disposal**

- 3.4.1 Wastewater generated from site operations will require off-site disposal via tankers, or to sewer. Any disposal to sewer must be made under prior consent with the water authority by the operator.
- 3.4.2 Should discharge to sewer be considered, the wastewater provider must be consulted prior to mobilisation to obtain a discharge consent, along with establishing any compliance and monitoring targets.

## 4 Outline Remediation Strategy

### 4.1 General

- 4.1.1 This remediation strategy only considers the process of remedial action in terms of addressing the contamination recognised to date.
- 4.1.2 If during development or further investigation works, contamination not previously identified is found to be present, then an addendum method statement will be required, and the appropriate measures put in place. This is discussed further in the following report sections.
- 4.1.3 Laboratory analysis must be commissioned with testing houses that are suitably experienced and are MCERTS accredited with a quality assurance system.

### 4.2 Relevant Pollutant Linkages

- 4.2.1 The relevant pollutant linkages identified within the previous Ground Investigation Report are as follows:

| Source                                                | Pathway                                                | Receptor                       |
|-------------------------------------------------------|--------------------------------------------------------|--------------------------------|
| Asbestos within shallow Made Ground                   | Inhalation of dusts                                    | End users                      |
| Organic contamination (PAHs) within Made Ground soils | Direct contact and permeation into potable water pipes | End users (via drinking water) |
| Unexpected contamination                              | Unknown                                                | Unknown                        |

Table 4-A: Relevant pollutant linkages

### 4.3 Outline Remediation strategy

- 4.3.1 The remediation strategy has been determined in view of the previous ground investigation report findings and the proposed development scheme. The overall strategy can be summarised as setting out the design, installation, and verification requirements for the following:
- Prepare a discovery strategy in the event of encountering unexpected or previously unencountered contamination.
  - Installation of cover system in any proposed areas of soft landscaping to mitigate against risk of asbestos within shallow soils.
  - Installation of barrier pipe for underground drinking water infrastructure.

## 5 Discovery Strategy

### 5.1 General

- 5.1.1 With the development of any site, there is a residual risk of contamination being found that is unexpected or has not been previously encountered.
- 5.1.2 As a precaution, the Principal Contractor should adopt the contamination Discovery Strategy, contained within Appendix B for dealing with unexpected contamination.
- 5.1.3 The Principal Contractor should also ensure it is distributed and communicated appropriately to all relevant ground workers.
- 5.1.4 A discovery event shall be triggered if any of the following observations are made.

| Contaminant                                         | Criteria - Description                                                                                                                                                                                                                                                                                                                             |
|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Oils and solvents<br>(gross contamination)          | Soils: Black liquid, liquid oil, oil saturated soils in veins or zones, heavily stained or coated surfaces (e.g. sheens), solid tar, strong hydrocarbon odours (e.g. pungent, acrid, pleasant, sweet smells)<br><br>Waters: A visible free oil phase seeping from soil or floating on top of groundwater at a measurable thickness, strong odours. |
| Oils and solvents<br>(possible gross contamination) | Light to moderate staining in soils, oily sheens on water, or slight to moderate hydrocarbon odours, where these have not been fully delineated.                                                                                                                                                                                                   |
| Asbestos containing materials                       | Suspected bound ACMs identified where frequency of ACMs is greater than sporadic or infrequent inclusions.<br><br>Any occurrence of suspected loose or friable ACM material (such as pipe lagging or insulation).                                                                                                                                  |
| Other sources of contamination                      | Unusual smells or colours.<br>Bound or degraded macadam materials (e.g. possible coal-tar bound road planings).<br>Potentially contaminating buried artefacts, such as oil drums, machine and car parts, uncontrolled demolition material, domestic refuse, etc.                                                                                   |
| Underground Storage Tanks (UST)                     | USTs and associated infrastructure (pipes, valves, inlets etc.) being encountered on site and during excavation                                                                                                                                                                                                                                    |

Table 5-A: Contamination Triggers

## **6 Cover System**

### **6.1 Scope**

- 6.1.1 A clean cover system is required in all areas where soft landscaping is overlying Made Ground materials.
- 6.1.2 Where present, the provision of hardstanding areas will negate the requirement for a clean cover system, and no action is considered necessary.
- 6.1.3 A cover system of 'clean' suitable soils should be placed to sever the pathway between asbestos encountered within the Made Ground and end-users, thus breaking the pollutant linkage and reducing the risk to acceptable levels.
- 6.1.4 All imported and/or site won soils used within cover systems should be inspected and tested to confirm they are chemically and physically suitable for use, in terms of the risk to human health.

### **6.2 Clean Cover Design**

- 6.2.1 For this development, soft landscaping areas predominantly comprise thin strips of grassed and planted areas of landscaping surrounding the proposed unit in the west and carpark in the east. It is anticipated landscaping will have little direct recreational or amenity value; however it should be expected to have a low level of foot-traffic and be subject to planting and maintenance by contractors.
- 6.2.2 As the levels of asbestos in the underlying soils are typically at <0.001% and no ACMs have been encountered, a relatively thin cover system will suffice to achieve a reduction in the risk. On this basis, capping should comprise the following in all soft landscaped areas:
  - Minimum overall thickness: ≥150mm.
  - Composition: Topsoil
  - No capillary break layer or no-dig layer is required.

### **6.3 Additional Design & Suitability Considerations**

- 6.3.1 BS 3882:2015 states that at least 450mm of suitable soil is required to provide a sufficient rooting depth for grass. This increases to a minimum depth of 600mm for shrubs, and 900mm for the planting of trees.
- 6.3.2 The suitability of cover system materials and the existing underlying soils as a growing medium (irrespective of the risk to human health) has not been considered within Remediation Strategy. This could be assessed through sampling and analysis in accordance with BS:3882 (2015) if requested.
- 6.3.3 Whilst desirable, these recommendations do not form part of the remedial strategy and have been included for reference. Site specific advice should be sought from the landscape designer regarding the suitability of soils as growing mediums and any requirements for deepening the cover system to accommodate the planting scheme.

## **6.4 Contractor Requirements**

- 6.4.1 In addition to the requirements outlined in the following Soils and Material Compliance report section, the contractor must provide photographic evidence demonstrating the laying of the clean cover system.

## **6.5 Verification Strategy**

- 6.5.1 The verification of the chemical and physical suitability of soils is outlined within Soils and Material Compliance report section.
- 6.5.2 Upon completion of the cover system, a site visit will be required by the Consultant to undertake a series of hand pits to visually inspect, document, photograph, and sample the soils to verify adherence to this Remediation Strategy.
- 6.5.3 Inspection pits are required to be spatially distributed across the soft landscaping areas, with each pit penetrating the full depth of the cover system. The following number of pits are recommended.
- Public open spaces: 4 pits.
- 6.5.4 The hand pits should demonstrate an adequate thickness of cover, confirm physical suitability, and obtain samples so the chemical suitability can be confirmed through laboratory analysis.
- 6.5.5 Verification must be completed by a competent geoenvironmental consultant, with a record of each visit made for inclusion in the Verification Report.

## **7 Drinking Water Infrastructure**

### **7.1 General**

- 7.1.1 Protective barrier pipe is recommended for all new below-ground water supply pipes (Protectaline or similar) which is in contact with Made Ground.
- 7.1.2 The local water authority should be consulted to inform them of the risk assessment, and to obtain their approval.

### **7.2 Verification Strategy**

- 7.2.1 The installation of barrier pipe is to be validated by the Contractor, through the provision of delivery tickets showing protective barrier pipe has been delivered to site and by providing photographs showing the subsequent installation.
- 7.2.2 The records must be provided to the Consultant for review and inclusion within the Verification Report.

## 8 Soils and Material Compliance

### 8.1 Material Sourcing

- 8.1.1 Imported, and site-won materials may be utilised as general fill and/or as topsoil within a cover system provided they are proven to be suitable for use.

### 8.2 Contractor Pre-delivery Compliance Checks

- 8.2.1 The Contractor should confirm the origin of all imported materials and request available chemical testing results from suppliers prior to delivery, to provide confidence of suitability. All associated records should be provided to Soiltechnics ahead of delivery. Materials suitability assessments will be required to confirm the donor site suitability.

### 8.3 Contractor Requirements Upon Delivery

- 8.3.1 The source and volume of all imported fill and soil materials used in the development must be clearly documented, with records provided for inclusion in the Verification Report.
- 8.3.2 For all imported materials, the Principal Contractor should maintain records sufficient to evidence the following:
- The supplier
  - Material source (address)
  - Material origin (e.g., virgin material, recycled, manufactured)
  - Material type (e.g., topsoil, subsoil, recycled aggregate, 6F2, etc.)
  - The overall volume of each material type imported.
  - Delivery dates.
  - The overall volume of each material type imported, as part of each batch.
  - Inspection records of the materials to confirm the physical, visual, and olfactory suitability of the material, at the following frequencies:
    - **Cover System:** An inspection of every other delivery of landscaping soil (1 in 2).
    - **Fill materials:** An inspection of each “batch” of fill materials.
- 8.3.3 A ‘batch’, in the context used above can comprise of multiple deliveries from the same source, delivered over consecutive days for a period of no more than one working week.

### 8.4 Material Suitability Criteria

- 8.4.1 All imported soils and fill material should be inspected and tested to confirm they are chemically and physically suitable for use, in terms of the risks to human health.
- 8.4.2 The physical composition of materials must be free of harmful and injurious artefacts (such as sharps), over-sized materials (such as cobbles and boulders) and show no visual or olfactory evidence of contamination.
- 8.4.3 Materials should also be chemically suitable, with concentrations of contaminants falling within widely recognised and published soil guideline values (such as the C4SLs and S4ULs), with the following models being applied.

- Public Open Space (park) at 2.5% SOM, for all landscaping soils.
- Commercial, at 1%, for all general fill materials.

8.4.4 Both asbestos Containing Materials (ACMs) and asbestos fibres are not permitted in the clean cover system.

## 8.5 Unsuitable Materials

8.5.1 If an inspection of a materials proves or suspects it to be unsuitable, the load should be quarantined on site, pending collection or off-site disposal. The Consultant should be notified, and a record made for inclusion into the Verification Report.

8.5.2 Alternatively, the Consultant should undertake an investigation and risk assessment to delineate the areas of impacted soils and/or to identify a possible alternative use for the materials.

## 8.6 Chemical Verification Strategy

8.6.1 All verification sampling must be undertaken by the Consultant. In addition, an inspection of the soils at the time of sampling must confirm the physical, visual, and olfactory suitability of the material. The following table summarises the sampling and chemical verification requirements.

| Material Type             | Sampling Frequency                                                     | Sampling Timing                                                             | Testing Schedule                            |
|---------------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------|---------------------------------------------|
| Topsoil and Subsoils      | 1 per 100m <sup>3</sup> .<br>Minimum of 3 per source and material type | After placement.<br>Reassurance sampling prior to placement is recommended. | Metals Suite,<br>Cyanide (free and complex) |
| Fill Soil Materials       | 1 per 250m <sup>3</sup> ,<br>Minimum of 3 per source                   | Before, during or after placement                                           | Asbestos screen,<br>PAHs (USEPA 16)         |
| Recycled Aggregate        | 1 per 500m <sup>3</sup> ,<br>Minimum of 2 per batch                    |                                                                             | Banded TPH                                  |
| Virgin Quarried Materials | N/A                                                                    | N/A                                                                         | N/A                                         |

Table 8-A: Verification Sampling Plan

8.6.2 A metals suite must include arsenic, beryllium, boron, cadmium, chromium (total and VI), copper, lead, mercury, nickel, selenium, and zinc.

## **9 Verification Report**

### **9.1 General Requirements**

- 9.1.1 The verification requirements discussed above should be compiled into a Verification Report, which is to be produced on completion of the remedial works and prior to occupation of the development. The following sets out the general requirements for reporting of the verification works.

### **9.2 Client / Contractor Requirements**

- 9.2.1 Supporting information will be required from the client and their contractors. This includes the following:

- Appropriate site plans confirming the as-built layout of the site.
- Photographic evidence of the barrier pipe installation.
- Signed delivery tickets, or an alternative reference system to track imported loads, including a statement on the type and volume of materials imported.
- All waste transfer documentation, including a statement on the type and volume of materials taken off-site.
- Details on any unexpected ground conditions encountered and contingency arrangements that had to be implemented.

### **9.3 Report Requirements**

- 9.3.1 The Validation Report will include the following, where appropriate:

- A summary of all remedial works undertaken.
- A concise summary of material types, sources and volumes imported.
- Lines of evidence to demonstrate compliant and effective material management, including confirmation of source, volumes and suitability of all imported materials, delivery notes, waste transfer and consignment notes and chemical testing records.
- Site inspection records, including hole location plans, logs of excavations and photographic records as necessary.
- Details of any unexpected or unencountered materials encountered, along with further investigative and remedial action undertaken.
- Statements confirming if the remedial objectives have been met, and if the site is suitable for its proposed use.
- Records of installation of barrier pipe.

## **Appendix A   Drawings**



## Key:

### Installs

- Monitoring Well Installation

### Site Features

- Site Boundary
- Approximate extent of proposed building footprint

### Exploratory Holes

- Cable Percussive Borehole
- Windowless Sampling
- DCP
- CPT
- CC Geotechnical Historic Boreholes
- WSP Historic Boreholes

## Notes

- 1) Base image provided by Google.
- 2) All drawn features are approximate.

Contains OS data © Crown copyright [and database right] [2023]  
Map data © 2023 Google

|     |          |                      |
|-----|----------|----------------------|
|     |          |                      |
|     |          |                      |
|     |          |                      |
| A   | Nov 2023 | First issue          |
| REV | DATE     | COMMENT ON VARIATION |

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PROJECT  
Rhodes Business Park, Middleton

TITLE  
Exploratory Hole Location Plan

DRAWING No.  
STV6211-D01-A



**KEY**

Red Line Boundary Area : 1.22 Acres / 0.4951 Hectares

| Schedule of Accommodation |              |               |
|---------------------------|--------------|---------------|
| UNIT 1                    | sqm          | sqft          |
| Warehouse (GIA)           | 1,856        | 19,973        |
| Office Area               | 112          | 1,205         |
| <b>Total Area</b>         | <b>1,968</b> | <b>21,183</b> |

2No. x Level Access Doors

19 Car Parking Spaces (Inc. 2 DDA & 2 EV Spaces)  
10 Cycle Spaces  
1 Motorcycle Space  
(Car parking shown to LPA car parking standards 1:100sqm)

**Separate Carpark**

8 Car Parking Spaces ( Inc. 1 DDA & 2 EV Spaces)  
1 Motorcycle Space  
(Car parking shown to LPA parking standards, 10% DDA and 2.5% PTW of total parking)

**NOTE**

Drawing is based on Topographical survey : SiteScan Number P16158 Revision A, dated 04.06.16.

The red line boundary is indicative and based on site survey information. Actual site boundary to be confirmed with Land Registry Title Plan.

All trees are shown indicatively and an Arboricultural Survey will need to be carried out to confirm tree sizes, location and species. TPO search information and also (RPA) tree root protection areas to be confirmed, to ascertain the full extent of development area.

Extent of River Irk is shown indicatively for illustrative purposes and a more detailed site survey would be required to confirm the River Irk boundary and extent.

Environmental Agency Information indicates the site is located within Flood Zone 3.

Revisions:  
P01: Initial Concept 03. 10.08.23 DM



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Rhodes Business Park, Middleton Manchester

PROPOSED SITE PLAN  
OPTION 03

|               |                 |
|---------------|-----------------|
| Status        | PRELIMINARY     |
| Drawn by : DM | Checked by : RM |
| Date          | 08/08/2023      |

|                                                                                                          |      |            |      |      |         |              |                                                                                                              |
|----------------------------------------------------------------------------------------------------------|------|------------|------|------|---------|--------------|--------------------------------------------------------------------------------------------------------------|
| Document Number:                                                                                         |      |            |      |      |         |              |                                                                                                              |
| Project Code                                                                                             | Zone | Level-Info | Type | Role | Job No. | Dwg.No.      | Revision                                                                                                     |
| XXX-PHP-ZZ-ZZ-DR-A-4694-005-P01                                                                          |      |            |      |      |         |              | <div><div>N</div></div> |
| Scale@ A3                                                                                                |      | 0          |      | 10m  |         | 1:500<br>20m |                                                                                                              |
| Copyright reserved. Dimensions to be checked on site.<br>Discrepancies to be reported before proceeding. |      |            |      |      |         |              |                                                                                                              |



**KEY**

Red Line Boundary Area : 1.22 Acres / 0.4951 Hectares

| Schedule of Accommodation |              |               |
|---------------------------|--------------|---------------|
| UNIT 1                    | sqm          | sqft          |
| Warehouse (GIA)           | 1,684        | 18,124        |
| Office Area               | 112          | 1,205         |
| <b>Total Area</b>         | <b>1,796</b> | <b>19,329</b> |

2No. x Level Access Doors

17 Car Parking Spaces (Inc. 2 DDA & 2 EV Spaces)  
10 Cycle Spaces  
1 Motorcycle Space  
(Car parking shown to LPA car parking standards 1:100sqm)

**Separate Carpark**

10 Car Parking Spaces ( Inc. 1 DDA & 2 EV Spaces)  
1 Motorcycle Space  
(Car parking shown to LPA parking standards, 10% DDA and 2.5% PTW of total parking)

**NOTE**

Drawing is based on Topographical survey : SiteScan Number P16158 Revision A, dated 04.06.16.

The red line boundary is indicative and based on site survey information. Actual site boundary to be confirmed with Land Registry Title Plan.

All trees are shown indicatively and an Arboricultural Survey will need to be carried out to confirm tree sizes, location and species. TPO search information and also (RPA) tree root protection areas to be confirmed, to ascertain the full extent of development area.

Extent of River Irk is shown indicatively for illustrative purposes and a more detailed site survey would be required to confirm the River Irk boundary and extent.

Environmental Agency Information indicates the site is located within Flood Zone 3.

Revisions:  
P01: Initial Concept 02. 10.08.23 DM



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Rhodes Business Park, Middleton Manchester

PROPOSED SITE PLAN  
OPTION 02

|               |                 |
|---------------|-----------------|
| Status        | PRELIMINARY     |
| Drawn by : DM | Checked by : RM |
| Date          | 08/08/2023      |

|                                                                                                                           |      |            |      |       |         |                                                                                                    |          |
|---------------------------------------------------------------------------------------------------------------------------|------|------------|------|-------|---------|----------------------------------------------------------------------------------------------------|----------|
| Document Number:                                                                                                          |      |            |      |       |         |                                                                                                    |          |
| Project Code                                                                                                              | Zone | Level-Info | Type | Role  | Job No. | Dwg No.                                                                                            | Revision |
| XXX-PHP-ZZ-ZZ-DR-A-4694-004-P01                                                                                           |      |            |      |       |         |                                                                                                    |          |
| Scale@ A3                                                                                                                 |      |            |      | 1:500 |         | <div>N</div>  |          |
| 0                                                                                                                         |      | 10m        |      | 20m   |         |                                                                                                    |          |
| <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> |      |            |      |       |         |                                                                                                    |          |
| Copyright reserved. Dimensions to be checked on site.<br>Discrepancies to be reported before proceeding.                  |      |            |      |       |         |                                                                                                    |          |

## **Appendix B      Discovery Strategy**

## Contamination Discovery Strategy: Procedure

### 1 General

- 1.1 With the development of any site, there is a residual risk of contamination being found that is unexpected or has not previously been identified.
- 1.2 As a precaution, the Principal Contractor should adopt this Discovery Strategy for dealing with unexpected contamination or encountering underground storage tanks.
- 1.3 The Principal Contractor should also ensure it is distributed and communicated appropriately to all relevant ground workers.

### 2 Step 1: Halting Works & Consultant Notification

- 2.1 Should any previously unidentified contamination be encountered, works should be made safe then temporarily halted in the affected area, and Soiltechnics (The Consultant) informed within 24hrs.
- 2.2 If, due to site constraints, the contaminated materials need to be excavated prior to being assessed, the Contactor should segregate the material as best as is reasonably practicable, based upon visual and olfactory observations. The contaminated materials should then be stockpiled on an impermeable surface and covered with impermeable sheeting.

### 3 Step 2: Initial Assessment & Regulatory Notification

- 3.1 The Consultant must liaise with the contractor and undertake an initial assessment within 48 hours of notification to determine if the event qualifies as ‘potentially significant unexpected contamination’.
- 3.2 Where the initial assessment does not consider the contamination to be potentially significant and unexpected, works can recommence.
- 3.3 The Planning Authority and Pollution Regulatory Team must be contacted within 2 working days if the contamination poses a significant risk to health.

### 4 Step 3: Contamination Assessment and Remedial Strategy

- 4.1 Where *potentially significant unexpected contamination* is confirmed, the Consultant must produce a Discovery Event Report which includes a description and risk assessment of the contamination.
- 4.2 A phase of intrusive investigation works may be required to inform the risk assessment.
- 4.3 Where remediation is required, the report must include a remedial and verification strategy..
- 4.4 Within 24 hours of completion, the Discovery Event Report must be provided to the Local Authority for their approval, and a copy held for appending to the project Verification Report.

### 5 Step 4: Recommencement and Implementation

- 5.1 Works can only recommence upon specific instruction from the Consultant and once the Discovery Event Report has been submitted to the Local Authority.
- 5.2 All remedial works must be implemented and verified in full. The event-specific Verification Report (if required) must be submitted to the Local Authority for approval.

## Contamination Discovery Strategy: Contractor Site Guide

### Discovery Event

- Previously unidentified contamination is encountered.
- This includes encountering underground storage tanks (UST).

### Halt Works in Area

- Make the area safe.
- Halt works in the affected area.
- Stockpile any contaminated arisings on an impermeable surface and cover with impermeable sheeting.
- Works to recommence only upon instruction from the Consultant (Soiltechnics Ltd).

### Inform the Consultant

- Contact Soiltechnics (the Consultant) within 24 hours.
- Tel: 01604 781 877
- E-mail: [enquiries@soiltechnics.net](mailto:enquiries@soiltechnics.net)

### Assessment

- An initial assessment must be carried out by Soiltechnics to determine the appropriate course of action.
- A detailed assessment and a sampling exercise may be required.
- Approval from the Local Authority may be required.

### Remediation

- Remedial work may be required.
- In some instances, remediation will have to be completed before works in the area can recommence. In this case, the Local Authority will require submission and approval of a Verification Report prior to commencement.