

## Planning Application Reference:

**Site:** Land south of Higher Moorgate Cottage, Bury & Rochdale Old Road, Rochdale, OL10 4BJ

**Subject:** Response Regarding Contaminated Land – Proposed Pre-Emptive Remediation in Lieu of Intrusive Phase 2 Ground Investigation

Following the submission of the Preliminary Investigation (Phase 1 Desk Study) prepared by G&M Consulting Ltd (Ref: C871, February 2026), we write to set out a proportionate risk management approach regarding the requirement for ground investigation.

The Phase 1 report concludes that the site presents an overall **low to negligible risk** with respect to ground contamination and ground gas:

- The site was historically undeveloped agricultural land until c. 1992.
- Ground gas protection measures and radon protection are confirmed not to be required.
- There are no active or historic landfills within influencing distance, and the site is outside any Coal Authority Development High Risk Area.

The Phase 2 intrusive investigation was recommended solely on a precautionary basis to target potential shallow made ground associated with the dilapidated agricultural outbuilding (chicken shed) and to establish soil suitability for domestic soft landscaping.

Given the small scale of the development (a single residential dwelling) and the low-hazard historical use, the applicant proposes to adopt a pre-emptive, conservative remediation strategy (pathway interception) in lieu of undertaking an intrusive Phase 2 site investigation prior to determination. This ensures absolute protection for future end users while avoiding disproportionate preliminary testing costs.

The applicant commits to the following remedial protocol:

1. **Clean Cover Capping System:** All proposed private garden and soft landscaped areas will receive an engineered clean cover capping layer comprising a minimum of 600 mm certified clean subsoil and topsoil conforming to BS 3882:2015, underlain by a high-visibility geotextile marker/warning membrane.
2. **Hardstanding Barrier:** All areas of building footprint, hardstanding, patios, and access driveways will inherently break any potential exposure pathways to shallow soils.
3. **Potable Water Supply Upgrades:** Water supply pipes will be laid using protective barrier pipe (e.g., Protecta-Line / aluminium barrier layer) laid within clean, granular-surrounded trenches, mitigating potential hydrocarbon permeation risks.
4. **Unexpected Contamination Protocol:** A formal protocol will operate during construction. Should any unforeseen heavily contaminated, malodorous, visual hydrocarbon-stained, or suspected asbestos-containing material be encountered, groundworks will cease in that localized zone until inspected, sampled, and validated by a qualified geo-environmental consultant.