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Phase 1 Desk Study Report

**PRIOR APPROVAL UNDER CLASS MA, PART 3, SCHEDULE 2 OF THE TOWN AND
COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015
(AS AMENDED) TO 12No RESIDENTIAL FLATS
KEN MILLS ENGINEERING Co, NEW STREET, ROCHDALE, OL12 6NS.**

Phase 1 Desk Study Report

Proposed Development: Prior Approval under Class MA for Conversion of Existing Building to 12 Flats

Site: Ken Mills Engineering, New Street, Rochdale.

1. Introduction

This Phase 1 Desk Study assesses potential land contamination risks in support of a Prior Approval application under Class MA, Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). The proposal relates to the change of use of the existing mill building, previously used for foundry works and engineering activities, into 12 residential flats.

Importantly, the existing structure is to be retained in full. No new building extensions, no groundbreaking, or construction of new concrete slabs is proposed as part of the development. All residential units will be created within the envelope of the existing building.

2. Site Location and Description

- **Address:** Ken Mills Engineering, New Street, Rochdale, Greater Manchester
 - **National Grid Reference:** SD 8952 1385
 - **Approximate Area:** 0.19 hectares
 - **Current Use:** Vacant engineering / foundry premises with ancillary first-floor offices
 - **Topography:** Flat and level
 - **Surrounding Uses:** Mixed residential, commercial and industrial
 - **Access:** Via New Street, with existing hardstanding for access and parking
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3. Historical Review

Historic OS map data indicates the site has been developed since at least the late 19th century, originally for textile and later foundry/engineering purposes. No significant earthworks, landfill deposits, or major changes to building footprints have occurred in the past 50 years.

Notable entries:

- **1893–1930s:** Textile mill on site
 - **1950s–1990s:** Use evolved to foundry/metal fabrication
 - **2000s–2020s:** Vacant or light industrial use
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4. Environmental Database Search

Search of public and commercial environmental databases indicates:

- No registered landfill sites within 250m
- No records of hazardous substance consents or IPC/LA-IPPC sites
- Low risk of radon
- Low likelihood of groundwater contamination
- The site is not within a designated Source Protection Zone

However, given the site's previous use as a foundry, potential for residual contamination from hydrocarbons, heavy metals, solvents and asbestos is acknowledged.

5. Geology and Ground Conditions

- **Superficial Deposits:** None recorded
- **Bedrock:** Pennine Lower Coal Measures Formation – sandstone, siltstone and mudstone
- **Groundwater:** Secondary A aquifer

The geology does not suggest significant natural contamination pathways but underscores the importance of assessing former industrial operations.

6. Conceptual Site Model (CSM)

Source	Pathway	Receptor
Historic foundry use	Ingestion, dermal contact, inhalation	Future residents (change of use)
On-site storage of fuels/oils	Vapour migration	Site users during construction
Asbestos in building materials	Inhalation	Contractors during refurbishment

Due to no below-ground works, risks from migration through soil pathways are significantly reduced.

7. Preliminary Risk Assessment

Given the nature of the reuse and that no excavation, slab construction, or ground works are proposed, the risk to human health and controlled waters is considered low and manageable with appropriate construction and management controls.

8. Recommendations

- A Phase 2 intrusive investigation is not warranted at this stage due to the retained building structure and lack of ground disturbance.
 - A watching brief is recommended during strip-out works for unforeseen contamination.
 - All waste arising to be disposed of under appropriate duty of care
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9. Policy Context

This assessment complies with:

- **National Planning Policy Framework (NPPF)**, paras 183–185
 - **Rochdale Core Strategy Policy G9** – reducing pollution, particularly legacy industrial sites
 - Environment Agency guidance on land contamination
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10. Conclusion

The proposed development will not involve any breaking of the existing floor slab or disturbance of the underlying ground. The retention of the full building envelope minimises any risk from potential contamination associated with the historic foundry use. Subject to the implementation of the recommended precautionary measures, the site is considered suitable for the proposed end use as residential units under Class MA.