

Phase 1 Contaminated Land Report



Conversion of Existing Barn to a Dwellinghouse

Red Wells Farm,
Fordoe Lane,
Rochdale,
OL12 7TL

Red Wells Farm



An Aerial View of the Site

Introduction

This application proposes the change of use of an existing agricultural barn, to provide a dwelling. The existing building is located along an unadopted road, off Fordoe Lane, Rochdale.

Historic Maps

The images below are taken from National Library of Scotland Website.



1890 OS Map



1908-1909 OS Map



1923 OS Map

The historic maps show that there have been agricultural buildings in this location since at least 1890.

The OS maps identify the building throughout history, with the nearby tracks up to Knowl Farm and the Lower Knowl shown.

It is apparent from the historic maps that Red Wells Farm has no present or previous issues with land contamination as the building has no connection to any other use than agricultural use. Additionally, there **are no** buildings within the immediate surroundings to the farm, depicting any use which would suggest land contamination.

The Site and Site Walkover Survey

The site is located off Fordoe Lane on the South East hillside below Knowl Hill summit. The farm is located approximately 0.38 miles along Fordoe Lane and is 0.8 miles from the centre of Wolstenholme. The barn is surrounded in all directions by fields and there are neighbouring farms and farmhouses located within a mile radius.

The barn is part of an established agricultural unit however is at risk of falling into disrepair following its lack of use. The building is constructed in robust materials of natural sandstone with **metal sheet roofing**.

The barn's footprint has remained largely unchanged since 1890, as seen on the above OS historic maps. It is evident from within the building there have been various construction phases.

Risk Assessment and Linkages

After studying the historic maps and surveying the property, and the site walkover, no significant hazards have been revealed. The desktop study of the historic maps and the walkover have not identified any other sources of possible contamination, and no waterborne or airborne pathways have been identified.

Radon Gas- Conceptual Model

The site lies within an area where between 3% and 5% of homes are above the action level recommended by the national radiological protection Board. It is therefore considered that special protection measures are necessary.

It is recommended that precautionary measures be taken by the installation of a radon barrier and the installation of perimeter ventilation to the subject building.

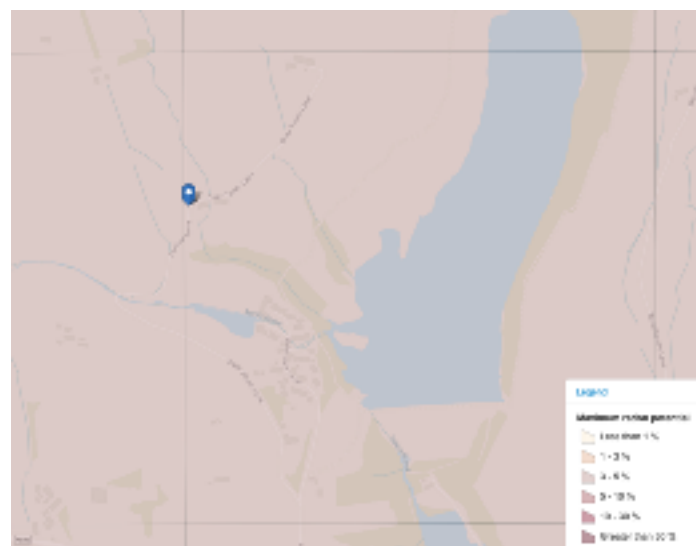


Image taken from UKRadon.org map, showing the likelihood of radon gas at the application site.

Contamination Assessment

After studying the historic maps and surveying the property, it is evident that the site has only ever been used for agricultural purposes.

An intrusive survey has not been undertaken at this stage. It is anticipated that the nature of activities in this site, including the housing of animals, will require significant remedial work to be undertaken to the interior of the buildings as part of the conversion works.

This would include the taking out and replacing of existing floor, new internal walls to the perimeter of the building to provide insulation, and replacement of all internal timbers, including window and door frames.

Should this work uncover evidence of any contaminants or substances that require further testing, work should be halted. Following this, a Phase 2 intrusive survey would be undertaken and the applicant should prepare a method statement for the safe removal of any found substances, and inform the Local Authority.

Recommendations

It is recommended that measures be taken by the installation of a radon barrier and the installation of appropriate ventilation to the proposed ground floor slab and cavities.

The site is to be cleared of debris such as remnant metals, paints and any materials associated with the previous livestock operations.

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