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CHARTERED ARCHITECTURAL SERVICES



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Site Inspection & Contamination Assessment

CHANGE OF USE OF PART GENERAL INDUSTRIAL BUILDING (USE CLASS B2) TO 1 X 5-BEDROOM RESIDENTIAL DWELLING (USE CLASS C3) INSTALLATION OF NEW WINDOWS AND DOORS AND APPLICATION OF RENDER AND EXTERNAL FAÇADE TO FRONT AND REAR ELEVATIONS.

KEN MILLS ENGINEERING CO, NEW STREET, ROCHDALE, OL12 6NS.

1. Introduction

This report documents the findings of a site inspection conducted at Ken Mills Engineering Co to assess potential contamination risks associated with the existing structures and the surrounding site. The inspection aimed to evaluate the integrity of the floors and hardstanding, identify any evidence of potentially contaminating substances, and document any visual or olfactory indications of contamination.

2. Site Overview

The site consists of an operational industrial building with associated hardstanding areas used for vehicle access, parking, and general operations. The proposed development involves minor extensions and alterations to the existing building footprint. The site is located within a predominantly industrial/commercial area.

3. Inspection Findings

3.1 Integrity of Existing Floors and Hardstanding

Floors:

The internal floors of the building were inspected and found to be primarily composed of concrete slabs. These were in good condition with no visible cracks, spalling, or indications of subsurface instability that might allow contaminant migration.

Hardstanding:

External hardstanding areas, including parking and access routes, are predominantly asphalt and concrete. The surfaces were observed to be intact, with minimal wear and no significant breaches that could suggest potential pathways for contamination ingress.

3.2 Evidence of Potentially Contaminating Substances

Storage Areas:

No evidence of historical or current storage of potentially contaminating substances, such as fuels, oils, or hazardous chemicals, was observed within or surrounding the building.

Spillages:

No visible staining, residue, or spillage marks were noted on the floors, hardstanding, or surrounding ground surfaces.

3.3 Visual/Olfactory Evidence of Contamination

Visual:

No discoloration, staining, or anomalies in ground surfaces, vegetation, or building materials indicative of contamination were identified during the inspection.

Olfactory:

No unusual odours suggestive of contamination (e.g., hydrocarbons, solvents, or decaying organic material) were detected within or near the buildings.

4. Conclusion

Based on the findings of the site inspection:

The integrity of the existing floors and hardstanding is sufficient, with no breaches or damage observed that could act as pathways for contamination.

There is no evidence of current or historical storage of potentially contaminating substances on-site.

No visual or olfactory evidence of contamination was identified within or surrounding the buildings.

The site is considered to present a low risk of contamination, and no further intrusive investigations are deemed necessary at this stage.

5. Recommendations

Although no evidence of contamination has been identified, it is recommended that:

Construction activities follow best practices to prevent any potential contamination during the development process. If any unexpected contamination is encountered during groundworks, work should cease immediately, and the appropriate authorities should be notified.