



Public Health and Communities

Kuama Thompson

Director of Public Health and Communities

Public Protection and Customers

Number One Riverside,
Smith Street, Rochdale, OL16 1XU

Tel: (01706) 924688

Email: jonathon.parr@rochdale.gov.uk

Website: www.rochdale.gov.uk

Date: 29/04/2026

Team: Environmental Control (Landfill Gas)

Application Number: PL/2026/0183

Proposal: Erection of a new industrial building, subdivided into five separate units (Use Class E(g)(iii) with associated car parking, landscaping and bin storage area. Land at 1, Summer Street, Rochdale, OL16 1SY.

Dear Anna,

I have reviewed the following documents submitted with the application:

- Simba Consultants Ltd drawing "Existing Site Plan & Site Sections" drawing number 24010/10;
- Simba Consultants Ltd drawing "Proposed Site Plan & Sections" drawing number 24010/15;
- Simba Consultants Ltd drawing "Proposed Ground Plan" drawing number 24010/13, and;
- Sub Surface NW Ltd Desk Top Study with Walkover Survey for 1 Summer Street, Rochdale, Greater Manchester Report reference 8288.

I also reviewed the sites history. On the earliest available maps, the site is shown as open space, adjacent to the former Castle Iron Works and Rope Walk. By the 1891, the site was part of the Summercastle Works which processed cotton waste. The site is mentioned within the "Cotton Spinners and Manufacturers Directory, 8th Ed" printed in 1891 as being owned/operated by a Jospeh Travis, with 24 looms and producing flannels. The site is not mentioned within "Slater's Manchester, Salford, and Suburban Directory" published in 1911, but the Barchant Mill is and the site may have been associated with this mill by then. Barchant Mill was owned by the Barchant Spinning Company. The site contained 5,000 mule spindles and 1 1/6" condenser yarns which were produced for sponge cloths, carpets, candlewicks, etc.

I note also that the site appears to have burned down, and likely been demolished, in 2024.

The Sub Surface NW Ltd recommends further work, which I agree with. Given this conclusion and other information, therefore, I would request the following condition, should you deem to grant permission:

“Prior to commencement of the development an investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced and shall have been first submitted to and approved in writing by the Local Planning Authority before development commences. The report of the findings must include:

- i) a survey of the extent, scale and nature of contamination
- ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland, and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- iii) where unacceptable risks are identified, an appraisal of remedial options and proposal of the preferred option(s)

The development shall thereafter be completed in full accordance with the approved recommendations.”

If you have any queries, please do not hesitate to reach out.

Yours sincerely,

Jonathon Parr

Jonathon Parr
Environmental Health Senior Officer (Environment Prot)