

The Development of Contaminated Sites

Reports in Support of Planning Applications

Getting it Right First Time

Because of its industrial history, some of the land in Kirklees is potentially contaminated. When submitting planning applications it is the applicant's responsibility to provide information on whether the site is contaminated. To aid the swift processing of planning applications for potentially contaminated sites, the following guidance is provided on the content of supporting reports. The attached checklists are a guide to the matters that should be considered, depending on previous site uses and the extent of potential or actual contamination. The scope of submitted reports must reflect the size and complexity of the site, necessary level of investigation as well as likely contamination risks.

Failure to include at least this level of information may result in requests for further information and hence significant delays in processing, or your application may be refused.

A list of key reference documents is included at the back of this note. This list is not exhaustive or exclusive, but indicates the more relevant guidance and information available. Environment & Transportation Service holds a database of sites that may be contaminated as a result of previous activities. This database cannot be guaranteed to contain all sites, but consists of approximately 4000. If you would like a search to be undertaken before preparing your application, you should put your request in writing enclosing a site plan, brief details of the proposed development and, if possible, a grid reference and send it to:

Pollution & Noise Control Environmental Services Riverbank Court Wakefield Road Aspley Huddersfield HD9 5AA Tel: 01484 226417 Fax: 01484 226409

A charge of £40 will be made for this service and cheques made payable to Kirklees Metropolitan Council should be included with any request.

Submission of Reports

Supporting reports should be prepared by appropriately qualified professionals and submitted with the Planning application. The case officer will forward reports to appropriate Consultees for comment. Four copies of each report should be submitted in hard copy format per application.

A. <u>DESK STUDY / 'PHASE I' REPORTS</u>	Included?
(a) Purpose and aims of study	<input type="checkbox"/>
(b) Site location and layout plans	<input type="checkbox"/>
(c) Appraisal of site history	<input type="checkbox"/>
(d) Assessment of environmental setting, to include	
➤ geology, hydrogeology, hydrology	<input type="checkbox"/>
➤ information on coal workings (if appropriate)	<input type="checkbox"/>
➤ information from Environment Agency on abstractions, pollution incidents, water quality classification, landfill sites within 250m etc.	<input type="checkbox"/>
(e) Assessment of current / proposed site use and surrounding land uses	<input type="checkbox"/>
(f) Review of any previous site contamination studies (desk-based or intrusive) or remediation works	<input type="checkbox"/>
(g) Preliminary (qualitative) assessment of risks	
➤ Appraisal of potential contaminant sources, pathways and receptors	<input type="checkbox"/>
➤ Conceptual site model	<input type="checkbox"/>
(h) Recommendations for intrusive contamination investigation, if necessary	<input type="checkbox"/>
B. <u>SITE INVESTIGATION / 'PHASE II' REPORTS</u>	
(a) Review of any previous site contamination studies (desk-based or intrusive) or remediation works	<input type="checkbox"/>
(b) Site investigation methodology	
➤ methods of investigation	<input type="checkbox"/>
➤ plan showing exploration locations	<input type="checkbox"/>
➤ justification of exploration locations	<input type="checkbox"/>
➤ sampling and analytical strategies	<input type="checkbox"/>
(c) Results & findings of investigation	
➤ ground conditions (soil and groundwater regimes, including made ground)	<input type="checkbox"/>
➤ discussion of soil / groundwater / surface water contamination (visual, olfactory, analytical)	<input type="checkbox"/>
(d) Conceptual site model	<input type="checkbox"/>
(e) Risk assessment – as a minimum, based on contaminant-pathway-receptor model. Should take account of severity of consequences and likelihood of occurrence. Justification of any Quantitative Risk Assessment models used.	<input type="checkbox"/>
(f) Recommendations for remediation – justification should relate to proposed site use, risk assessment findings, as well as technical and financial appraisal	<input type="checkbox"/>
(g) Recommendations for further investigation (if necessary)	<input type="checkbox"/>

C. <u>REMEDICATION STATEMENTS</u> (submitted <i>before</i> remediation)	Included?
(a) Objectives of the remediation works	<input type="checkbox"/>
(b) Detailed outline of the works to be carried out	
➤ Description of ground conditions (soil and groundwater)	<input type="checkbox"/>
➤ Type, form and scale of contamination to be remediated	<input type="checkbox"/>
➤ Remediation methodology	<input type="checkbox"/>
➤ Site plans/drawings	<input type="checkbox"/>
➤ Phasing of works and approximate timescales	<input type="checkbox"/>
(c) Consents, agreements and licences (discharge consents, waste management licence etc.)	<input type="checkbox"/>
(d) Site management procedures to protect site neighbours, environment and amenity during works, should include where appropriate	
➤ Health & safety procedures	<input type="checkbox"/>
➤ Dust, noise & odour controls	<input type="checkbox"/>
➤ Control of surface run-off	<input type="checkbox"/>
(e) Details of how any necessary variations from the approved remediation statement <i>arising during the course of works</i> will be dealt with, including notification to Environment & Transportation Service	<input type="checkbox"/>
(f) Details of how the works will be validated to ensure the remediation objectives have been met, should include details on	
➤ Sampling strategy	<input type="checkbox"/>
➤ Use of on-site observations, visual/olfactory evidence	<input type="checkbox"/>
➤ Chemical analysis	<input type="checkbox"/>
➤ Proposed clean-up standards (i.e. contaminant concentrations)	<input type="checkbox"/>
 D. <u>VALIDATION REPORTS</u> (submitted <i>following</i> remediation)	
(a) Include information as per C(a) to C(f)	<input type="checkbox"/>
(b) Details of who carried out the work	<input type="checkbox"/>
(c) Details and justification of any changes from original Remediation Statement	<input type="checkbox"/>
(d) Substantiating data – should include where appropriate	
➤ Laboratory and in situ test results	<input type="checkbox"/>
➤ Monitoring results for groundwater and gases	<input type="checkbox"/>
➤ Summary data plots and tables relating to clean-up criteria	<input type="checkbox"/>
➤ Plans showing treatment areas and details of any differences from original Remediation Statement	<input type="checkbox"/>
(e) Confirmation that remediation objectives have been met	<input type="checkbox"/>

Notes

- (1) Desk Study and Site Investigation Reports may be combined providing the submitted report contains sections A(a) to A(f).**
- (2) General recommendations for remediation made in the Site Investigation Report will not be accepted as a substitute for a Remediation Statement.**

Key Reference Documents

1. DETR. 'Guidelines for Environmental Risk Assessment & Management'. Revised Departmental Guidance. July 2000.
2. British Standards Institution. Investigation of Potentially Contaminated sites - code of practice. BS 10175:2001.
3. Department of the Environment. Planning & Pollution Control, PPG23, 1994.
4. DETR. Circular 02/2000 Contaminated Land.
5. Department of the Environment, 1994, CLR Report No 1 'A framework for assessing the impact of contaminated land on groundwater and surface water'.
6. Department of the Environment, 1994, CLR Report No 2 'Guidance on Preliminary Site Inspection of Contaminated Land'.
7. Department of the Environment, 1994, CLR Report No 3 'Documentary research on Industrial Sites'.
8. Department of the Environment, 1994, CLR Report No 4 'Sampling Strategies for Contaminated Land'.
9. DEFRA and the Environment Agency, 2002, CLR Report No 7 'Assessment of Risks to Human Health from Land Contamination: An Overview of the Development of Soil Guideline Values and Related Research'.
10. DEFRA and the Environment Agency, 2002, CLR Report No 8 'Priority Contaminants for the Assessment of Land'.
11. DEFRA and the Environment Agency, 2002, CLR Report No 9 'Contaminants in Soil: Collation of Toxicological Data and Intake Values for Humans'.
12. DEFRA and the Environment Agency, 2002, CLR9 TOX 1-10 'Toxicological Reports for Individual Soil Contaminants'.
13. DEFRA and the Environment Agency, 2002, CLR Report No 10 'The Contaminated Land Exposure Assessment Model (CLEA): Technical basis and algorithms'.
14. DEFRA and the Environment Agency, 2002, CLR10 GV 1-10 'Soil Guideline Value Reports for Individual Soil Contaminants'.
15. DEFRA and the Environment Agency, (in preparation), CLR Report No 11 'Model Procedures for the Management of Contaminated Land'.
16. Harris, M R, Herbert, S. M, Smith, M A 'Remedial Treatment for Contaminated Land' (twelve volumes), special publications 101-112, CIRIA.
17. Health & Safety Executive, 1991. 'Protection of Workers & the General Public during the Development of Contaminated Land'.
18. ICRCCL, 1987, 'Guidance on the Assessment and Redevelopment of Contaminated Land', ICRCCL Guidance Note 59/83 (2nd Edition).
19. Environment Agency & NHBC, 2000. R&D Publication 66. Guidance for the Safe Development of Housing on Land Affected by Contamination.
20. Department of the Environment, 1992. Waste Management Paper No. 27. Landfill Gas: A Technical Memorandum Providing Guidance on the Monitoring and Control of Landfill Gas.
21. Environment Agency. R&D Publication 20. Methodology for the Derivation of Remedial Targets for Soil and Groundwater to Protect Water Resources. 1999.
22. Department of the Environment. 1995. Industry Profiles - 48 separate publications available from The Stationery Office, London