Land Quality Reporting: A Regulator's Perspective

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Introduction



"I DON'T HAVE ALL THE ANSWERS, NOR DO I PRETEND TO. I ONLY HAVE MY EXPERIENCES."



Desk Study

- Developers need to be made aware that this is an essential part of the assessment.
- Often high level, not site specific
- Missed Opportunity
- Consultants and Regulators need to educate developers.
- Desk Study and proposed scope could be issued in advance of planning permission being granted.



Case Study – Proposed Housing Dev

- Request for Information submitted to LA
- Detailed desk based research
- Walkover
- Review of all available info identifying knowns and unknowns
- CSM based on proposed end-use
- Proposed scope of works that considers preliminary risk ranking of sources, pathways and all future receptors.



Site Investigation & Risk Assessment

- The success is dependent on the preceding phase.
 - A good SI is based on a good desk study
 - A good Risk Assessment is based on a good SI.
- Too often each stage is addressed in isolation
- They need to be considered in a hierarchy
 - The more effort put in the earlier phases the easier the subsequent phases are
- Need to consider finished ground levels



Remediation Strategy

- Often Generic
- Options Appraisal
 - Sustainability Assessment
- Material Management & Earthworks Strategy
 - Import & Reuse of Material
- Often written before final design agreed
 - Should be revised throughout process



Implementation Plan/Remediation Scheme

- Consultant/Contractor Responsibility
 - For basic projects this could simply be a statement that the works will be done in accordance with RMS
 - For complex projects this will include method statements of how the different elements of the remediation will be achieved.
- Changes to RMS during works should again be agreed with LA so that strategy can be updated.



Verification

- It should reflect what was agreed in the RMS
- Any deviations need to have been discussed and agreed in advance.
- Observations during verification should be discussed in the report.
- Photos and evidence should be included that enhances the verification not questions it.

Former ESSO Terminal, Bowling

- Long Running Project 2006-Present Day
- Early engagement with WDC EH & SEPA
- Regular Technical meetings with ESSO, WSP, WDC EH
 & Planning & SEPA at all stages
 - Review of Historic Data
 - Intensive Site Investigations
 - DQRA including Stage 4 Water Environment Risk Assessment
 - Options Appraisal
 - Sustainability Assessment
 - Remediation Strategy

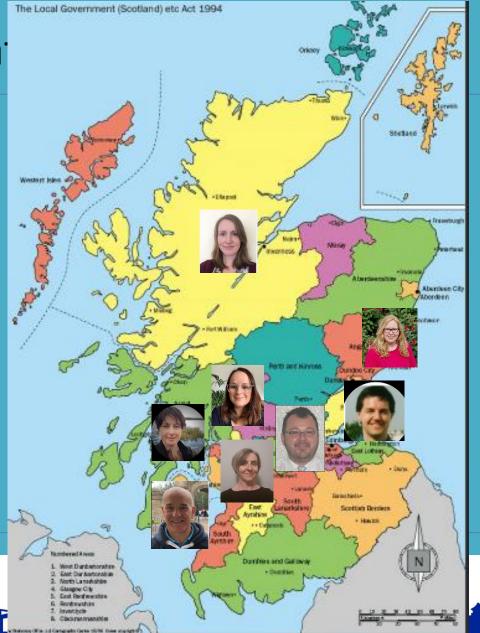


Former ESSO Terminal, Bowling contd

- Appointment of Remediation Contractor DEME
 - Change to Remedial Approach
 - Revisions to RMS and associated docs
 - Remediation Scheme & Implementation Plan
- All in advance of Planning permission being granted.
- Remediation phase 27 month project
 - Monthly meetings on site with ESSO, WSP, DEME, WDC EH & SEPA.
 - Open Invite to attend more often
 - Open Dialogue as and when refinements to RMS identified
- TRANSPARENCY & TRUST



But Wha





Collaboration

- Regulators perceived to be barrier/obstacle to development
- Important for all parties to work together
- Early Engagement with regulators
- Communication throughout project is key
- Consider progress meetings for large scale projects
- Be transparent when necessary changes/refinements can be made to a remediation strategy





THANK YOU FOR LISTENING ANY QUESTIONS?

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