

**OLDHAM METROPOLITAN BOROUGH
COUNCIL**

LOCAL DEVELOPMENT FRAMEWORK

**CONTAMINATED LAND
SUPPLEMENTARY PLANNING
DOCUMENT**

ADOPTED JUNE 2007

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વિનંતી કરવાથી, કાઉન્સિલ દ્વારા આ દસ્તાવેજ વિવિધ રૂપમાં ઉપલબ્ધ કરવામાં આવશે. ઇ.ત., મોટા છાપેલાં અક્ષરોમાં, સીડી કે ઓડિયો ટેઈપ પર અને વિવિધ સમાજની ભાષાઓનો સમાવેશ થાય છે. કૃપા કરી, વધારે માહિતી માટે, 0161 770 4151, 4163 અથવા 4139 નંબર પર ફોન કરો.

કાર્ડમિલ, এই દલિલટિકે અનુરોધ સાપેક્ષે એવંચ ડિ ઉપયુક્ત હય-અન્યાન્ય ઢાવે પાઠ્યાર વ્યવસ્થા કરવે, યાર અસ્તરૂક્ત હલ વડ઼ અક્ષરે, ઈલેક્ટ્રોનિકઢાવે એવંચ કમિડનિટિર વિઢિન ઢાચાય। દયા કરે આરઠ વિસ્તારિત તથેર જન્ય ટેલિફોન કરુન 0161 770 4151, 4163 અથવા 4139 ઈ નમ્બરઠુલોતે।

ઁગર માઠગ હોઢી ઠર મનાસબ હોઢુ ઠુ કોન્સલ ઈસ ઢસ્તાવેઢુ કોમોઢી લલ્કશાઢી, ઢીપ યાસી ઢી ઢિઢરે ઠર કીઢોઢી કી ઢબાઢોઢી મીઢ ઢીઢી ફરાહમ કરઢે કા ઠન્ટઢામ કરઢેઢી-મઢીઢુ મલુઢાત કીલેઢે 0161 770 4151 યા 0161 770 4163 યા 0161 770 4139 ઢરુન કરીઢ.

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1. CONTEXT

1.1 This Supplementary Planning Document (SPD) expands on how the Oldham Metropolitan Borough Unitary Development Plan (UDP) policy on contaminated land will be implemented when considering new developments in the Borough. It provides guidance on:

- Definition of developments and sites requiring a contaminated land assessment
- Desk top studies
- Site Investigation techniques
- Contaminated land risk assessment
- Remediation of sites
- Site completion reports

1.2 This SPD is accompanied by a Sustainability Appraisal, Habitat Regulations Assessment and Equalities Impact Assessment which have informed the production and contents of the SPD. A Consultation Statement stating who was consulted during the preparation of the SPD, and setting out representations received and how these have been addressed, is also available.

2. INTRODUCTION

2.1 Oldham Metropolitan Borough Council (Oldham MBC) has a long history of industrial development. Parts of the Borough have been occupied by, for example, textile mills, engineering works, paper manufacturing works and gas works. Generally, early industrialists had little or no knowledge of the environmental effects of their manufacturing processes or operating practices.

2.2 Over a period of time, a particular site may have been home to a variety of industries, each of which may have left substances which either individually or in combination are known to be harmful.

2.3 As the Government urges more redevelopment on previously developed land in order to protect greenfield areas and promote sustainable development, developers are having to take into account the possibility of land contamination as they seek to make use of our brownfield resource.

3. CONTAMINATED LAND ASSESSMENT

3.1 The legal definition of contaminated land (from Section 78A(2) of Part IIA of the Environmental Protection Act 1990) is:

“ any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land, that:

- (a) *significant harm is being caused or there is the significant possibility of such harm being caused; or*
- (b) *pollution of controlled waters is being, or is likely to be, caused”.*

3.2 With respect to controlled waters, the Water Act 2003 (Chapter 37, Section 86) will amend criterion (b) of the definition so that it applies only where:

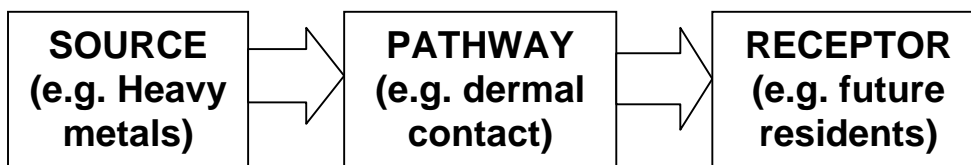
“significant pollution of controlled waters is being caused, or there is a significant possibility of such pollution being caused”

Controlled waters include all surface watercourses or bodies, including those which are man made, and also ground water.

3.3 Part IIA of the Environmental Protection Act 1990, as inserted by Section 57 of the Environment Act 1995, was brought into force on the 1st April 2000. It requires all Local Authorities to identify contaminated land in its area and secure its remediation to a suitable condition for use. Part IIA provides the first statutory definition of contaminated land. To fall within this definition the land, when assessed in the context of its current or proposed use, must be capable of causing significant harm to human health or other specified receptors and/or pollution of controlled waters. Development of land will have to take into account Part IIA as to alter the use of the land may bring the development inside the statutory definition of contaminated land.

3.4 A key element of the Part IIA regime is the pollution linkage concept as follows:

POLLUTION LINKAGE CONCEPT



- the source is the contamination in, on or under the land;
- the pathway is the route by which the contamination reaches the receptor; and
- the receptor is defined as living organisms, ecological systems or property which may be harmed.

3.5 Without the clear identification of all three elements of the pollutant linkage, land cannot be identified as contaminated land under the regime.

Contaminating substances may include:

- metals and their compounds e.g. cadmium, arsenic, lead, iron, nickel, tin, brass
- organic and non-organic compounds e.g. oils, petrol, solvents, fatty acids, phosphorous
- gases e.g. methane, carbon dioxide, hydrogen sulphide, chloroethane

3.6 Typical causes of land contamination include previous industrial or commercial usage, mining and the landfilling of wastes. Land can also become contaminated due to its proximity to contaminated areas. Contamination does not occur solely as a result of human activities and land can be contaminated as a result of its natural state. For example, marsh gas can be a source of contamination.

4. PLANNING POLICY

4.1 This SPD provides guidance on how the UDP policy on contaminated land should be interpreted and implemented. The Part 1 policy (NR1) on environmental quality states that:

“THE COUNCIL WILL NOT PERMIT DEVELOPMENT THAT WILL RESULT IN UNACCEPTABLE IMPACTS ON THE ENVIRONMENT OR HUMAN HEALTH AND WELL-BEING BY REASON OF ANY OF THE FOLLOWING:

- A. AIR, WATER OR SOIL POLLUTION;**
- B. NOISE;**
- C. ODOUR;**
- D. ARTIFICIAL LIGHTING;**
- E. VIBRATION;**
- F. RADIATION; OR**
- G. OTHER FORMS OF POLLUTION OR LOSS OF AMENITY.”**

4.2 Linked to the Part 1 policy is policy NR1.6 and its reasoned justification that relates to contaminated land:

“The Council will permit proposals for development on or near to contaminated sites only if it can be demonstrated that measures will be taken to remediate the land to a standard that is suitable for the proposed use. Such measures will be specified in conditions attached to any planning permission and must be detailed in the planning application.”

“13.33 The regeneration of contaminated sites is a priority in support of the Council’s aim to promote social, economic and environmental well-being and to protect green space and the natural environment. Its strategy for dealing with contaminated land will deliver a remediation programme for grossly polluted sites that require immediate attention and promote the redevelopment of potentially contaminated sites in a manner that does not pose an unacceptable risk to the water environment, the local ecosystem or to the well being of residents, the workforce and the general public.

“13.34 The development process is central to the Council’s contaminated land strategy. The Environment Agency will be consulted on all method statements on land remediation. The Council will prepare a supplementary planning document on Contaminated Land.

“13.35 In relation to landfill gas, the Council will strictly control residential and other development on, or in close proximity to, existing or former landfill sites, and will not grant permission for such development where there is considered to be a substantial risk to the development, as advised by the Environment Agency. Any proposals that are permitted will be subject to conditions to ensure that site investigations are carried out and adequate precautionary measures are incorporated to secure long-term safety of the structure and its occupants.

“13.36 The Council will encourage the use of local soil to cap contaminated sites where this is appropriate in other environmental respects, for example in terms of the distance between the source and the site, and any damage to soil resources, landscape or biodiversity that may be caused by its removal.”

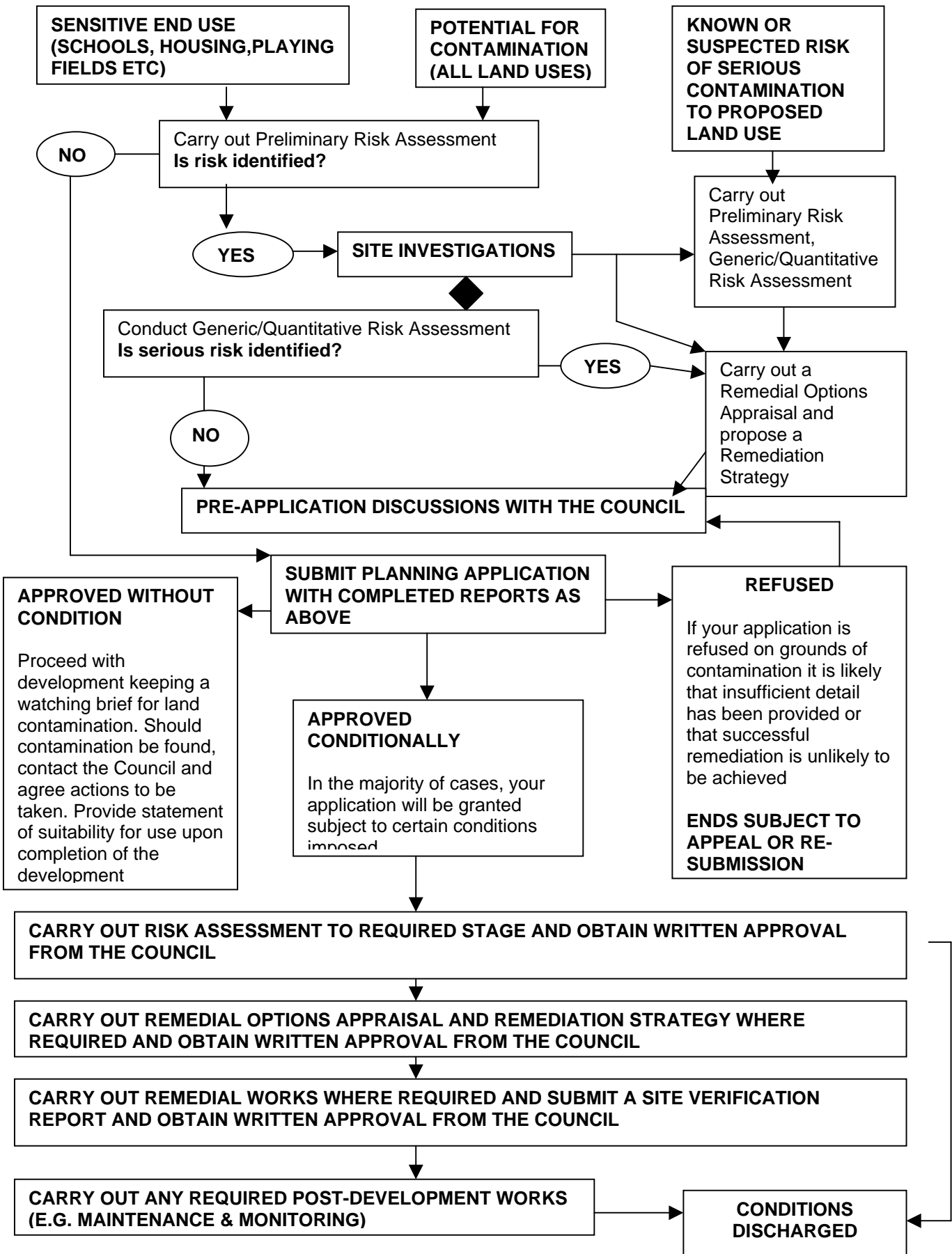
4.3 Adopted Regional Spatial Strategy (RSS) for the North West (RPG 13) and draft RSS for the North West also form part of the development plan for the Borough. Adopted RSS policy EQ1 relates to tackling derelict land and contamination issues and draft policy EM2 relates to remediating contaminated land. Both policies support the objectives of the SPD.

4.3 Planning guidance uses a slightly different definition of contaminated land than the Part IIA regime, which means that

under the planning system risks have to be assessed based upon the new or intended use of the land, rather than the existing use, upon which risks are based in the Part IIA regime. However, the principles underlying both regimes are fundamentally the same - the identification and remediation of land, which may pose a risk to human health and/or the wider environment.

- 4.4 Government guidance for contaminated land and the planning procedure is currently provided within Annex 2 of Planning Policy Statement 23: Planning and Pollution Control and recognises that the actual or possible presence of contamination is a material planning consideration.
- 4.5 The Planning Policy Statement states that where development is proposed, the developer is responsible for ensuring that development is safe and suitable for use for the purpose for which it is intended. The developer is thus responsible for determining whether land is suitable for a particular development or can be made so by remedial action. In particular, the developer should carry out an adequate investigation/risk assessment to determine:
- whether the land in question is already affected by contamination through source-pathway-receptor pollution linkages and how these linkages are represented in a conceptual model;
 - whether the development proposed will create new linkages, e.g. new pathways by which existing contaminants might reach existing or proposed receptors and whether it will introduce new vulnerable receptors; and
 - what action is needed to break those existing linkages and avoid creating new ones, deal with any unacceptable risks and enable safe development and future occupancy of the site and neighbouring land.
- 4.6 On any site where there is a potential for contamination to influence the site or the development is sensitive, the Development Control section will consult with the Environmental Protection section. They will assess the application and may recommend that certain conditions be imposed upon the development to ensure the site is made suitable for its proposed end use and the safety of site workers, future site users and the environment.
- 4.7 In general, if the proposed use is sensitive (e.g. allotments, residential use, schools) or there is a potential for contamination from previous uses of a site to effect the planning proposals, then a **Preliminary Risk Assessment** should be submitted with the planning application. From the findings of the initial assessment the Council may be satisfied with the findings or may impose conditions to ensure appropriate works are carried out.
- 4.8 On the following page is a generalised flowchart showing the basic planning procedure for dealing with land contamination and likely requirements of the Council:

GENERAL PLANNING PROCEDURE AND LIKELY REQUIREMENTS



5. PLANNING CONDITIONS

- 5.1 Planning applications may be approved subject to conditions relating to contamination. The conditions include site investigation, risk assessment, remediation strategy, unforeseen contamination, imported materials, gas monitoring and verification reporting. Some or all of these planning conditions may be imposed depending on the specific application circumstances and the amount of information available to the Council.
- 5.2 If an approved application contains contaminated land planning conditions, it is likely that further actions and approvals will be required prior to commencement of any development works.

6. EUROPEAN DESIGNATED SITES

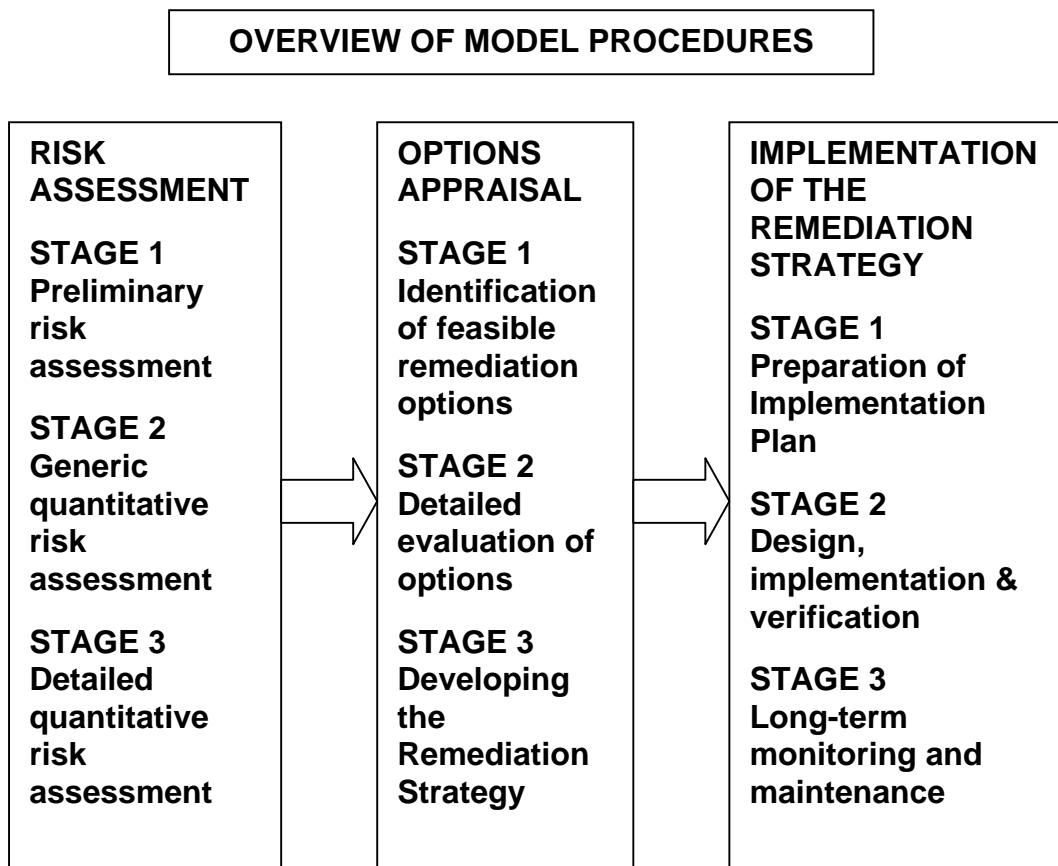
- 6.1 It should be noted that lying within the Borough's boundary there are sections of two sites which have been designated as being of European importance for nature conservation. These are: the Rochdale Canal which is a Special Area of Conservation (SAC), and the South Pennine Moors which is a Special Protection Area (SPA) and a SAC. Appendix 5 shows the location of these sites.
- 6.2 Greater Manchester Ecology Unit advises that developments within 100m of the Rochdale Canal could potentially introduce pollution into the canal and therefore could potentially have a significant impact on the special interest of the SAC.
- 6.3 The Ecology Unit also advises that developments within 500m of South Pennine Moors that may affect contaminated land could potentially damage important habitats and species in the site, and therefore potentially have a significant impact on the special interest of the SAC and SPA.
- 6.4 Developers should recognise the special importance of these sites. For operations or developments which are subject to control through this SPD, and which could potentially impact on these sites, the Ecology Unit recommends that specific and explicit information be provided as to how any potential pollution of these sites is to be avoided during the course of any development. This should be considered during any pre-application discussions with the Council and/or provided with an application for planning permission. The Council's Statement of Community Involvement identifies the Greater Manchester Ecology Unit as a consultee and it would therefore be consulted on any planning applications which could potentially affect these sites.
- 6.5 It should be noted that the Council is required to assess the potential effects of its policies on European sites within and outside the Borough boundary. A Habitats Regulations Assessment screening has therefore been carried out and is available alongside the SPD.

7. SUBMISSION OF REPORTS

- 7.1 It is recommended that a Stage 1 Preliminary Risk Assessment is submitted as a minimum with the planning application should the land be known or suspected of being contaminated based on known or suspected previous uses of the site and/or if the proposed end use of the development is considered sensitive to contamination (e.g. allotments, residential use, schools). If a site poses a significant risk to the proposed use, then further reporting should also be submitted. Failure to do so may lead to the application being refused.

8. MODEL PROCEDURES FOR LAND CONTAMINATION

- 8.1 Paragraph 2.42 of the Planning Policy Statement 23 – Annex 2 states that a phased or tiered approach is recommended in the Defra/Environment Agency's Model Procedures for the Management of Land Contamination (CLR11). This document was published in September 2004 and can be downloaded free of charge from the Environment Agency website at www.environment-agency.gov.uk.
- 8.2 This guidance provides a technical framework for structured decision-making about land contamination. An overview of the framework is shown below:



- 8.3 The procedures are made up of three processes each containing three main stages. The key elements are briefly explained below

and a copy of the CLR11 process flowchart is included in Appendix 1.

PROCESS 1: RISK ASSESSMENT

- 8.4 The first process concerns risk assessment and for development it involves the characterisation of the site in the context of the proposed use and its potential impacts upon the environment and surrounding uses.

PROCESS 1, STAGE 1: PRELIMINARY RISK ASSESSMENT

- 8.5 The first stage of this process is the preliminary risk assessment. The focus of this is to develop an outline conceptual model and establish whether or not there are any potentially unacceptable risks arising from contamination at or around the site to the proposed development.
- 8.6 The main activity at this stage is the collection of information required to identify all possible pollutant linkages at the site and prepare the outline conceptual model. This stage is often referred to as the “desk study”, although a site walkover should also be taken to verify data and obtain additional information.
- 8.7 The desk study involves searching maps and records for information such as the geology, historical uses, mining and land filling activities of the site and surrounding areas. Further action will be required if there are any gaps in information or potentially unacceptable risks are identified at the site. In some cases there may be sufficient information to be able to move straight to an appraisal of remediation options. Alternatively, the Council may accept that no further action is required if the applicant is able to demonstrate that the site does not present an unacceptable risk to its intended use or surrounding land. Developers are encouraged to contact the Environment Agency at an early stage where risk to controlled waters is identified as an issue.

PROCESS 1, STAGE 2 & 3: GENERIC AND DETAILED QUANTITATIVE RISK ASSESSMENT

- 8.8 These stages should be undertaken when the preliminary risk assessment identifies potentially unacceptable risks at the site. The purpose of the quantitative risk assessment is to establish whether generic assessment criteria and assumptions are appropriate for assessing the risks at the site and to apply them to establish whether there are actual or potential unacceptable risks.
- 8.9 In order to carry out these assessments, site-specific data (e.g. chemical sample results) will be required from the site. This is generally obtained from intrusive site investigation works where representative sampling and data is obtained to further characterise the site. There are several methods that are

commonly used including trial pitting, trial holes, boreholes and window sampling.

- 8.10 For intrusive investigations, please refer to British Standards BS10175: 2001 "Investigation of potentially contaminated sites – Code of practice" and BS5930: 1999 "Code of practice for site investigations". It is important that the activities of the site investigation do not cause any further pollution linkages.
- 8.11 When commissioning laboratories and reporting on the results of chemical analyses, soils testing should be undertaken in accordance with the Environment Agency's MCERTS performance standard.
- 8.12 Using the site investigation information, the outline conceptual model should be refined and pollutant linkages confirmed as a result of the site investigations. The risks associated with those linkages should then be evaluated using either generic or site-specific assessment criteria, or a combination of both.
- 8.13 The first stage is to assess site findings with appropriate Soil Guideline Values (SGVs) for the proposed land-use. Currently in the UK, there is only a limited number of SGVs available to use. These include the following heavy metals: arsenic, cadmium, chromium, mercury, nickel, selenium and lead; and the following organic contaminants: toluene, phenol and ethyl benzene.
- 8.14 Where no SGV is available, it is likely that some form of detailed quantitative risk assessment (DQRA) will be required for the contaminants of concern, which have been identified in the preliminary risk assessment, and this should feature in the design of the site investigation and subsequent sampling and analysis.
- 8.15 DQRA is in simple terms a model that predicts the risk or concentration of contamination at a site and whether further action is required. There are several DQRA models or tools available for use. The UK derived models include CLEAUK and SNIFFER for human health with the Environment Agency's P20 for groundwater and surface water assessment. Other commonly used international models available for use include RBCA, BPRISC and CSOIL, however, it should be noted that these models, although similar to the UK approach, contain fundamental differences in how they work. They can be used in the UK so long as the limitations and differences in data used, assumptions made and underlying concepts can be appropriately shown to fit with the site conditions and have been adjusted to comply with UK policy. The Environment Agency has produced a fact sheet on some of the available models outlining key issues and watch points which are available from their website.
- 8.16 In the absence of DEFRA/EA UK guidance or toxicological data for some contaminants, it may be acceptable to use peer-reviewed data from other countries where a similar risk based approach has been adopted.

8.17 All risk assessments used should be fully compatible with UK policy, and if not, their use fully justified. All calculation sheets and input data should be provided within the risk assessment report. Statistical analysis should also be conducted on the results in line with CLR7 to give statistical confidence and check for outliers that require separate treatment. Once the risk assessments have been completed, the following outputs should be clearly identified:

- A refined and updated conceptual model
- Confirmation of existing or future pollutant linkages
- Incomplete pollution linkages and justification for their removal
- Evaluation of potentially unacceptable risks
- Information required to undertake the Options Appraisal when acceptable risks are identified at the site.

PROCESS 2: OPTIONS APPRAISAL

8.18 The aim of the Options Appraisal process is to establish which remediation option, or combination of options, provides the best approach to remediate all pollutant linkages that present an unacceptable risk at the site. The main concerns at this stage will be to ensure that:

- Remediation criteria selected for the site are protective of the existing or future critical receptors at the site and those within influencing distance
- Appropriate remediation options have been selected for each relevant pollutant linkage
- The Remediation Strategy addresses all relevant pollutant linkages
- The requirement for waste management licenses, environmental permits, discharge consents etc. is taken into account at an early stage when deciding how to remediate the site. The majority will require permission from the Environment Agency and/or service provider such as United Utilities.

PROCESS 2, STAGE 1: IDENTIFICATION OF FEASIBLE REMEDIATION OPTIONS

8.19 Site-specific remediation objectives should be identified and remediation criteria for measuring compliance against these objectives should be derived at this stage. A short-list of feasible remediation options should then be identified and taken forward for detailed evaluation.

PROCESS 2, STAGE 2: EVALUATION OF OPTIONS

8.20 A review of the short-listed remediation options should be undertaken to determine which are the most appropriate for addressing each relevant pollutant linkage. Detailed information on the technical attributes of each option will be required for the review and evaluation criteria will need to be developed for assessing the relative merits of each option. Proposals for

combining options should be included where more than one option is required.

- 8.21 An assessment of likely regulatory requirements and timescales for obtaining the appropriate environmental licenses, permits etc. should form part of the evaluation. The evaluation should also take account of Best Practicable Environmental Option, cost benefit, environmental outcomes and appropriate timescales for remediation.

PROCESS 2, STAGE 3: DEVELOPING THE REMEDIATION STRATEGY

- 8.22 The Remediation Strategy sets out how the remediation options selected for each relevant pollutant linkage, or combination of options, will be put into place at the site. It should provide a clear picture of how relevant pollutant linkages will be remediated and how these remedial and/or protective works will be verified. Practical issues such as zoning and phasing of remediation and proposals for obtaining the appropriate environmental licenses, permits etc. should be addressed within the Remediation Strategy.

PROCESS 3, STAGE 1: PREPARATION OF THE IMPLEMENTATION PLAN

- 8.23 The Implementation Plan translated the Remediation Strategy into a clear set of remediation activities for the site. It should set out all aspects of the design, preparation, implementation, verification and long-term monitoring and maintenance of remediation. The Implementation Plan should be capable of demonstrating to the Council that:
- Site remediation criteria derived for relevant pollutant linkages will be achieved
 - Appropriate environmental permits, licenses etc. will be obtained
 - The remediation activities will be protective of the existing or future critical receptors at the site and those within influencing distance
 - Measures will be taken to mitigate potential impacts on critical receptors that may arise if there are significant variations from the Remediation Strategy.

PROCESS 3, STAGE 2: DESIGN, IMPLEMENTATION AND VERIFICATION

- 8.24 Once the Remediation Strategy and Implementation Plan have been approved by the Council, site remediation may begin. During this process, the activities set out within the Implementation Plan should be carried out and evidence and data carefully gathered. This evidence and data could include site photographs, site surveys, plans showing areas where contaminated materials have been excavated, treated or left in-situ, validity sample locations and laboratory analysis certificates, waste transfer notes, technical specification and performance sheets.

- 8.25 Once the site remediation is complete, a **SITE VERIFICATION REPORT** will be required to demonstrate that the agreed site remediation criteria have been achieved. This report should provide a full record of all remediation activities carried out at the site and contain accurate substantiating documentary evidence and data collected in accordance with the requirements of the Remediation Strategy and Implementation Plan. Some suggested elements of the Site Verification Report include: details of the validation testing, certificates of the suitability of the imported cover materials, fate of any excavated material and details of any installed post-completion monitoring devices including measures to be undertaken should action limits be exceeded. Additionally, it should also contain any other information pertinent to the remediation works including remediation of any unexpected contamination not addressed in the Remediation Strategy, any details of contaminated materials that have been left in-situ and details of any barrier systems or protection measures.
- 8.26 This report forms the most important documentary evidence that the site has been remediated to a “suitable for use” standard, and should be conducted by a suitably qualified professional.

PROCESS 3, STAGE 3: LONG-TERM MONITORING AND MAINTENANCE

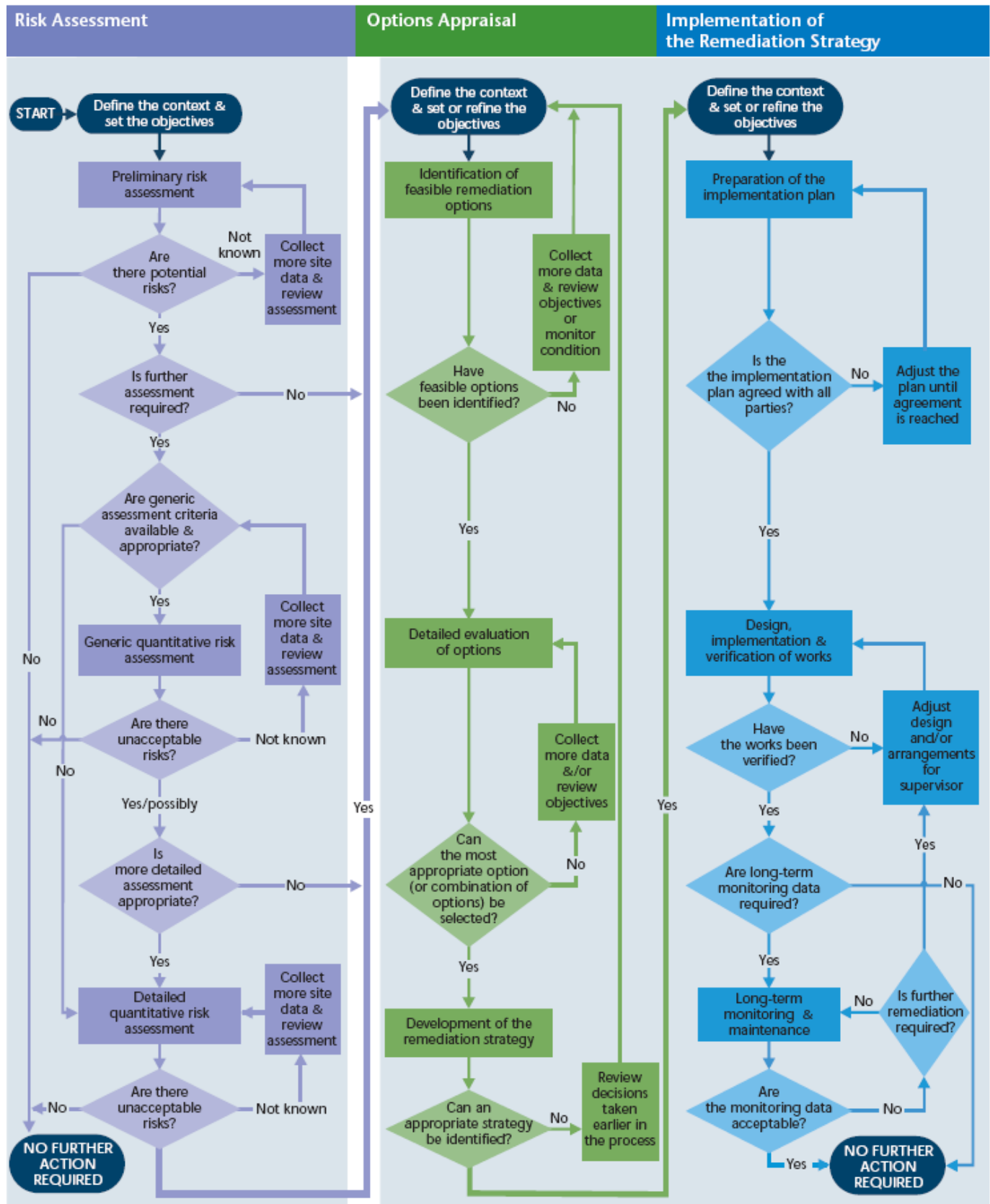
- 8.27 A Monitoring and Maintenance Plan will also be required if the remediation is to include permanent structures that require maintenance or if there will be a need for monitoring to demonstrate the continuing effectiveness of the site remediation following substantial completion of the site works. The applicant may be required to enter into a Section 106 agreement with the Council in order to secure this plan. Details of all monitoring undertaken prior to, during and post-completion of the site works should be submitted to the Council at appropriate stages within the reporting process.
- 8.28 Developers should be aware that the risk assessment, remediation strategy and implementation plans are likely to contain information which should be passed to their Planning Co-ordinator and Principal Contractor under the Construction Design and Management Regulations 2007.

GLOSSARY OF TERMS

BPEO	Best Practicable Environmental Option
BPRISC	British Petroleum Risk Integrated Software for Clean-Ups
CLEA UK	Contaminated Land Exposure Assessment UK
CLR7	Assessment of Risks to Human Health from Land: An overview of the development of soil guideline values and related research.
CSOIL	Dutch Human Exposure Model
DEFRA	Department for Environment, Food and Rural Affairs
DQRA	Detailed Quantitative Risk Assessment
EA	Environment Agency
MCERTS	Monitoring Certification Scheme
RBCA	Risk Based Corrective Action
SGV	Soil Guideline Values
SNIFFER	Scotland and Northern Ireland Forum for Environmental Research
SPD	Supplementary Planning Document
UDP	Unitary Development Plan

APPENDIX 1 – CLR11 PROCESS FLOWCHART

Figure 1 The process of managing land contamination



Note: The process may apply to one or more pollutant linkages each of which may follow a different route. For some linkages, it may be possible to stop at an early stage – others will progress all the way through the process. The level of complexity of each stage may also vary and in some cases may be very simple.

APPENDIX 2 - USEFUL DOCUMENTS

Code of Practice for Site Investigations, BS5930, British Standards Institution, 1999

Investigation of Potentially Contaminated Sites-Code of Practice and its Investigations, BS10175, British Standards Institution, 2001

Performance of Building Materials in Contaminated Land, BRE Report 255, Building Research Establishment, 1994

Protective Measures for Housing on Gas Contaminated Land, BRE Report 414, Building Research Establishment, 2001

Local Authority Guide to the Application of Part IIA of the Environmental Protection Act 1990, Chartered Institute of Environmental Health, 2001

Remedial Processes for Contaminated Land – Principles and Practice, Construction Industry Research and Information Association, CIRIA C549, 2001

Industry Profiles (various titles), Department of Environment, 1995

Guidelines for Environmental Risk Assessment and Management, Department of Environment, Transport and Regions, 2000

Contaminated Land: Implementation of the Part IIA of the Environmental Protection Act 1990, Circular 02/2000, Department of Environment, Transport and Regions, 2000

Guide to Good Practice for the Development of Conceptual Models and the Selection and Application of Mathematical Models of Contaminant Transport Processes in the Subsurface, NC/99/38/2, Environment Agency, 2001

Toxicological Data and Soil Guideline Values Reports, CLR 7 –10, Environment Agency, 2002

Model Procedures for the Management of Land Contamination, CLR 11, Environment Agency, 2004

Environment Agency Guidance on Requirements for Land Contamination Reports, Environment Agency, 2005

Planning and Pollution Control Annex 2: Development on Land Affected by Contamination, Planning Policy Statement 23, Office of the Deputy Prime Minister, 2004

Environment Agency R & D Publication 20. Methodology for the Derivation of Remedial Targets for Soil & Ground Water to Protect Water Resources 1999

APPENDIX 3 - USEFUL WEBSITE LINKS

Environment Agency

www.environment-agency.gov.uk

Oldham MBC

www.oldham.gov.uk

Department for Communities and Local Government

www.communities.gov.uk

Department for Environment, Rural Affairs and Food

www.defra.gov.uk

Chartered Institute of Environmental Health

www.cieh.org

APPENDIX 4 - USEFUL OLDHAM MBC CONTACTS

Contact Address	Telephone Number	Advice on
Contaminated Land Team West End House West End Street Oldham OL9 6DW	0161 770 3445/4465	Contaminated Land Management
Development Control Team Civic Centre West Street Oldham OL1 1UL	0161 770 4105	Development Control
Strategic Planning and Information Team Oldham Business Centre Cromwell Street Oldham OL1 1WR	0161 770 4163	Planning Policy

APPENDIX 5 Location of European Designated Sites

