

## Notes

- (1) Phase I and Phase II Reports may be combined providing the submitted report contains sections A (a) to A (h) and B (b) to B (g)
- (2) General recommendations for remediation made in the Phase II Report will not be accepted as a substitute for a Remediation Statement
- (3) Reference should also be made, where applicable, to Oldham MBC's OL3, leaflet which provides guidance on the DEFRA Contaminated Land Reports and Exposure Assessment model (CLEA) and the OL1 leaflet which provides additional guidance for residential developments on land that may be affected by contamination

## Key Reference Documents (Please note that the list below is not exclusive or exhaustive)

- ③ British Standards Institution, 1999, BS 5930, **Code of Practice for Site Investigations**
- ③ British Standards Institution, 2001, BS10175, **Investigation of Potentially Contaminated Sites - Code of Practice and its Investigation**
- ③ Chartered Institution of Environmental Health, 2001, **Local Authority Guide to the Application of Part IIA of the Environmental Protection Act 1990** [Available on-line at: [http://www.cieh.org/library/Knowledge/Environmental\\_protection/Local\\_Authority\\_Guide\\_to\\_Part\\_IIA\\_EPA\\_1990.pdf](http://www.cieh.org/library/Knowledge/Environmental_protection/Local_Authority_Guide_to_Part_IIA_EPA_1990.pdf)]
- ③ Department of Environment, Food & Rural Affairs/Environment Agency, 2002, CLR Report Nos 7 to 10, **Toxicological data and Soil Guideline Values Reports** [Available on-line at: [http://www.environment-agency.gov.uk/subjects/landquality/113813/672771/675330/?version=1&lang=\\_e/](http://www.environment-agency.gov.uk/subjects/landquality/113813/672771/675330/?version=1&lang=_e/)]
- ③ Department of the Environment, 1994, CLR Reports No 1, **A framework for assessing the impact of contaminated land on groundwater and surface water**, No 2, **Guidance on Preliminary Site Inspection of Contaminated Land**, No 3, **Documentary Research on Industrial Sites**, and No 4, **Sampling Strategies for Contaminated Land** [Further information available on-line at: <http://www.defra.gov.uk/>]
- ③ Department of Environment, Transport and Regions, 1997, CLR Report No 12, **A Quality Approach for Contaminated Land Consultancy** (section 3.4 'Reporting')
- ③ Department of Environment, Transport and Regions, 2000, **Guidelines for Environmental Risk Assessment & Management**, Revised Departmental Guidance
- ③ Department for Environment, Food and Rural Affairs, Circular 01/2006, **Environmental Protection Act 1990: Part 2A Contaminated Land** [Available on-line at: <http://www.defra.gov.uk/environment/land/contaminated/pubs.htm#1>]
- ③ Environment Agency, 2001, **Development of Appropriate Soil Sampling Strategies for Land Contamination**, Technical Report P5-066/TR
- ③ Environment Agency & NHBC, 2000, R&D Publication 66, **Guidance for the Safe Development of Housing on Land Affected by Contamination**
- ③ Environment Agency, 1999, R&D Publication 20, **Methodology for the Derivation of Remedial Targets for Soil and Groundwater to Protect Water Resources**
- ③ Harris, M R & Herbert, S H, 1994, ICE Design & Practice Guide, **Contaminated Land: Investigation, Assessment & Remediation**
- ③ Harris, M R, Herbert, S M & Smith, M A, 1995-1998, CIRIA Special Publications 101-112, **Remedial Treatment for Contaminated Land, 12 Volumes**
- ③ Health & Safety Executive, 1991, **Protection of Workers & the General Public during the Development of Contaminated Land**
- ③ National House Building Council (NHBC), 1999, NHBC Standards Chapter 4.1, **Land Quality - Managing Ground Conditions**
- ③ Office of the Deputy Prime Minister, 2002, **Planning Policy Statement 23: Planning and Pollution control** [Available on-line at: <http://www.communities.gov.uk/index.asp?id=1143916>]

OL2



**Oldham**  
Council

## The Development of Contaminated Sites Reports in Support of Planning Applications

### Getting it Right First Time

Due to its industrial history, a high percentage of land in Oldham 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 on the content of supporting reports is provided. The scope of submitted reports must reflect the size and complexity of the site, the necessary level of investigation as well as likely contamination risks.

The listed requirements overleaf will enable planning officers to make informed decisions on the suitability of the proposed development and remediation schemes. *Failure to include at least this level of information may result in requests for further information and hence significant delays in processing your application.*

### Submission of Reports

Supporting reports should be prepared by appropriately qualified professionals. All reports should be sent directly to the Development Department only. The case officer will forward reports to appropriate consultees for comment. Applicants are advised against entering into direct negotiation with either the Environment Agency or any other departmental consultee without prior notification to the case officer.

Two copies of each report should be submitted in hard copy format per application. If possible, a CD-ROM or disk containing complete reports can also be included.

### Economy Places and Skills Directorate,

Chadderton Town Hall, Middleton Road, Chadderton, Oldham OL9 6PP.

Tel: 0161 770 4465 or 1810 Fax: 0161 770 4500

Email: [environmentalhealth@oldham.gov.uk](mailto:environmentalhealth@oldham.gov.uk) Web: [www.oldham.gov.uk](http://www.oldham.gov.uk)

<b>A. PHASE I REPORTS (inc Desk Top Study)</b>	<b>Included?</b>
(a) Purpose and aims of study	0
(b) Site location and layout plans	0
(c) Appraisal of site history and previous surrounding land uses (to include provision of historic plans dating back at least 150 years where possible)	0
(d) Assessment of environmental setting, to include <ul style="list-style-type: none"> <li>⌚ geology, hydrogeology, hydrology</li> <li>⌚ information on coal workings and other mining or quarrying activity</li> <li>⌚ information from Environment Agency on abstractions, pollution incidents, water quality classification, landfill sites, etc</li> <li>⌚ information from Oldham MBC on former landfill sites, private water supplies, contaminated land, pollution incidents, etc</li> </ul>	0 0 0 0
(e) Assessment of current / proposed site use and surrounding land uses	0
(f) Review of any previous site contamination studies (desk-based or Intrusive) or remediation works	0
(g) Risk assessment based on proposed development <ul style="list-style-type: none"> <li>⌚ Appraisal of actual and/or potential contaminant sources, pathways and receptors</li> <li>⌚ Conceptual site model (visual/tabular and written)</li> </ul>	0 0
(h) Recommendations including those for intrusive contamination investigation, if necessary, detailing rationale behind proposed design of investigation	0
<b>B. PHASE II REPORTS (inc Intrusive Site Investigation)</b>	<b>Included?</b>
(a) Review of any previous site contamination studies (desk-based or intrusive) or remediation works	0
(b) Site investigation methodology <ul style="list-style-type: none"> <li>⌚ methods of investigation</li> <li>⌚ plan showing exploration locations and justification of locations</li> <li>⌚ sampling and analytical strategies</li> </ul>	0 0 0
(c) Results and findings of investigation <ul style="list-style-type: none"> <li>⌚ ground conditions (soil, gas and water regimes, inc made ground)</li> <li>⌚ discussion of soil/gas/water contamination (inc visual, olfactory, analytical and monitoring data)</li> </ul>	0 0
(d) Conceptual site model (visual and written, changes from Phase 1 report)	0
(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 risk assessment models used. A suitable quantitative risk assessment may be required	0
(f) Recommendations for remediation - justification should relate to proposed site end use, risk assessment findings, as well as technical and financial appraisal	0
(g) Recommendations for further investigation, if necessary	0

<b>C. REMEDIATION STATEMENTS (submitted before remediation)</b>	<b>Included?</b>
(a) Objectives of the remediation works	0
(b) Detailed outline of the works to be carried out <ul style="list-style-type: none"> <li>⌚ Description of ground conditions (soil, gas, water)</li> <li>⌚ Type, form and scale of contamination to be remediated</li> <li>⌚ Remediation methodology, including remedial, protective or other Works</li> <li>⌚ Site plans/drawings</li> <li>⌚ Phasing of works and approximate timescales</li> </ul>	0 0 0 0 0
(c) Consents, agreements and licences (discharge consents, waste management licences, etc.)	0
(d) Site management procedures to protect site neighbours, environment And amenity during works, including where appropriate <ul style="list-style-type: none"> <li>⌚ Health &amp; safety procedures</li> <li>⌚ Dust, noise &amp; odour controls</li> <li>⌚ Control of surface run-off</li> </ul>	0 0 0
(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 Planning Services	0
(f) Details of how the works will be validated to ensure the remediation objectives have been met, including details where appropriate on <ul style="list-style-type: none"> <li>⌚ Sampling strategy</li> <li>⌚ Use of on-site observations, visual/olfactory evidence</li> <li>⌚ Chemical analysis/monitoring data</li> <li>⌚ Proposed clean-up standards (i.e. contaminant concentrations)</li> <li>⌚ Whether validation will be undertaken on a phased basis</li> </ul>	0 0 0 0 0
<b>D. VALIDATION/SITE COMPLETION REPORTS (submitted following remediation)</b>	<b>Included?</b>
(a) Include information as per C (a) to C (f)	0
(b) Details of who carried out the work	0
(c) Details and justification of any changes from original Remediation Statement	0
(d) Substantiating data - should include where appropriate <ul style="list-style-type: none"> <li>⌚ Laboratory and in situ test results</li> <li>⌚ Monitoring results for groundwater and gases</li> <li>⌚ Summary data plots and tables relating to clean-up criteria</li> <li>⌚ Plans showing treatment areas and details of any differences from original Remediation Statement</li> </ul>	0 0 0 0
(e) Confirmation that remediation objectives have been met	0