

Paul Rixon

From: Sarah James
Sent: 12 July 2013 11:15
To: Development Control
Subject: FW: Re: Former Gwr Railway Line Frome Road Radstock. 13/02436/EOUT

To scan

From: Corrine Eatwell
Sent: Thursday, July 11, 2013 12:09 PM
To: Sarah James
Subject: Re: Former Gwr Railway Line Frome Road Radstock. 13/02436/EOUT

Dear Sarah,

Re: Former GWR Railway Line Frome Road Radstock. 13/02436/EOUT

I have been consulted regarding the above referenced planning application. The application provides the following reports:

* Phase 1 Environmental Assessment. Former GWR Railway Land, Frome Road, Radstock. By Jubb Limited. Dated May 2013. Report No. P9567/G201/A

* Ground Investigation Report for Former GWR Railway Land, Frome Road, Radstock. By Jubb Limited. Dated May 2013. Report No. P9567/G202/A

* Remediation Strategy (Draft for Consultation). Former GWR Railway Land, Frome Road, Radstock. By Jubb Limited. Dated May 2013. Report No. P9567/G205/A

I have the following comments regarding the reports submitted:

Phase 1 Environmental Assessment

The Phase 1 Environmental Assessment provides a good review of the geo-environmental issues posed by the site.

Ground Investigation Report

The Ground Investigation Report is essentially a review and re-assessment of an historical investigation undertaken by another consultant on behalf of a different client. The report states that it is understood that the client has reliance on the earlier investigation report.

The report makes use of the original data and presents a revised risk assessment. The following are the conclusions and recommendations of the report regarding contamination issues:

"The proposed residential area has widespread arsenic, nickel and PAH contamination as well as copper and zinc. In the south eastern area of the site, elevated concentrations of lead and hydrocarbons (mineral oil and TPH) were present. Elevated hydrocarbons were also recorded within the central, north western and Station Square areas of the site. Contamination analysis indicates that the proposed commercial area is considered to be suitable for its proposed use.

Groundwater samples retrieved from the recent boreholes indicate that no concentrations exceed the available guidelines. Surface water results from various locations along Kilmersdon Brook also indicate that no concentrations exceed the available guidelines.

Further contamination may be present which has not been identified during the site investigations, particularly in the south eastern area of the site (the former Wagon Works). A further ground investigation will be necessary to finalise a remedial strategy. In addition, a quantitative risk assessment for groundwater may be required.”

I have the following comments regarding the report and also acknowledge the reports recommendation for further investigation and possible quantitative risk assessment for groundwater:

- The report is titled a Ground Investigation Report, however it is noted that no investigation was undertaken by the Consultant, however reliance is made on a historical ground investigation completed by another consultant (Structural Soils) for a different client.
- The report includes an exploratory hole location plan, which shows the locations previously investigated by Structural Soils. The plan does not show the proposed development boundary, which is essential to clearly see which areas of the site have been investigated in the context of the proposed development.
- It would also be useful to have a plan showing locations of chemical analysis to better understand the contamination testing site coverage.
- The exploratory hole plan does not show the earlier investigation by others – if this data is to be considered as part of the assessment, then it should be included.
- The investigation and analysis is understood to be from 2005 or earlier, the consultant should comment on the reliability of using data of this age by another consultant and take this into account in the proposed further investigation.
- The report does not provide a clear rationale for the sampling locations and contaminants analysed. Although it is accepted that this data is being used as a preliminary/interim assessment. A clear rationale for investigation (locations and analysis) is required as part of the additional investigation. This should review and comment on the previous investigations and additional investigation.
- The report is slightly misleading when it refers to ‘recent’ investigation or monitoring, as this is understood to be referring to the 2005 investigation.
- The exploratory location plan appears to show that investigation has been undertaken over most of the site, although it appears relatively limited in some areas and some areas appear not to have been investigated such as the Foxhills area.
- It is also noted that speciated TPH analysis has not been undertaken at this stage and the risk assessment relies on total petroleum hydrocarbon results.
- It is also noted that groundwater and gas monitoring data used in the assessment is based on historical data from 2005 from a limited number of visits over a limited timescale.

Based on the findings and recommendations of the Ground Investigation report, I confirm that additional soil, water and gas investigation and risk assessment is required to fully investigate and define the geo-environmental risks.

I note that the further investigation report should include the following:

- The rational for the investigation locations, sampling frequency and contaminants. The sampling approach (Site wide coverage or site zoning and hotspot investigation) and comment on the investigation.
- Improving site investigation and sampling coverage.
- Hydrocarbon investigation to include speciated TPH.
- Review of asbestos sampling and analysis.
- Further gas monitoring will be required in accordance with appropriate guidance in order to ensure sufficient number of monitoring visits over an appropriate timescale and range of atmospheric conditions.
- Additional groundwater monitoring to ensure sufficient number of monitoring and sampling events across the site to allow a controlled waters risk assessment. EA to be consulted regarding controlled water investigation and risk assessment.
- Comment on requirements for updating previous analysis data due to its age (data used in the assessment from 2005).

Remedial Strategy

A Draft (for Consultation) Remediation Strategy has been provided. The strategy states that it is to define potential outline remedial options to be implemented as part of the development of the Site.

The document also states that further site investigation and assessment of contamination at the site will be required prior to finalisation of the remediation strategy.

The remediation strategy states that the site remediation works exclude any areas of overriding ecological sensitivity which will remain as existing. Further explanation and possible investigation will be needed to comment on the acceptability of this statement.

Taking account of the reports submitted, their conclusions and recommendations, I recommend that the conditions as detailed below, be applied to any planning permission if granted. I also recommend that the Environment Agency are consulted regarding risks to Controlled Waters.

Condition 1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. 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) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Condition 2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Condition 3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

Condition 4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is

necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3.

Condition 5. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed with the Local Planning Authority and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority.

Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason (common to all): To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Best Regards

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