

REPORT TO: ENVIRONMENT COMMITTEE – 8th JUNE 2015

REPORT ON: CONTAMINATED LAND STRATEGY - SITE INVESTIGATION CONTRACTS

REPORT BY: DIRECTOR OF ENVIRONMENT

REPORT NO: 228-2015

1.0 PURPOSE OF REPORT

To seek approval for the on-going site investigation work associated with the council's statutory contaminated land responsibilities and update Committee on the projects undertaken in 2014/15.

2.0 RECOMMENDATIONS

- 2.1 It is recommended that Committee notes the contents of this report and authorises the City Engineer to instruct the required site investigation works up to the value of £100,000 in financial year 2015/16, through the existing Unit Rate Contract.

3.0 FINANCIAL IMPLICATIONS

- 3.1 The Director of Corporate Services advises that the above expenditure can be met from allowances within the Council's Capital Budget 2015/16 (pg. 14) – Open Space – Contaminated Land.

4.0 MAIN TEXT

- 4.1 The Environmental Protection Act 1990 places a statutory duty upon local authorities to inspect land within its area for the purposes of identifying and remediating contaminated land. Dundee City Council carries out this work under the terms of its agreed Contaminated Land Strategy.
- 4.2 Since the adoption of the above strategy, substantial progress has been made with the prioritisation of sites for inspection, the preparation of Phase 1 (desk-based) study reports and Phase 2 (physical or intrusive) site investigations. The table and location plans contained in Appendix 1, 2 and 3 of this report details the projects that were undertaken in 2014/15. In 2015/16, continuing with the strategy of focusing investigations on sites that formerly held petroleum licences, areas of historically infilled land, and former industrial sites that are now residential, and may pose a potential risk to residents.
- 4.3 Reference is made to Article V of the Policy and Resources Committee of 19th August 2013 when the use of the Unit Rate Contract for contaminated land works was agreed and updated.
- 4.4 It is proposed that the Environment Department continue to identify appropriate sites for investigation or remediation as indicated in section 4.2. The Department will continue to work with the City Engineer to prepare tenders based on the Unit Rate Contract for each work package. This will avoid delays in carrying out these works and will ensure best value is achieved from the available budget. An allowance of £10,000 has been made for professional fees associated with the above, giving a total estimated expenditure of £100,000.

5.0 POLICY IMPLICATIONS

This report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-poverty, Equality Impact Assessment and Risk Management.

The major issues identified are:

5.1 Sustainability

5.1.1 The sustainability policy principles that are addressed in this report are:-

- ensure compliance with relevant environmental legislation and related policy guidance; and
- monitor remediation of contaminated land and reduce land dereliction throughout the city.

5.1.2 The acceptance of the contents of this report will assist the Council in meeting its statutory obligations in relation to the remediation of contaminated land within the city.

6.0 CONSULTATIONS

6.1 The Chief Executive, Director of Corporate Services, Head of Democratic and Legal Services and Director of City Development have all been consulted in relation to this report.

7.0 BACKGROUND PAPERS

7.1 None

Ken Laing
Director of Environment

Kenny Kerr
Head of Environmental Protection

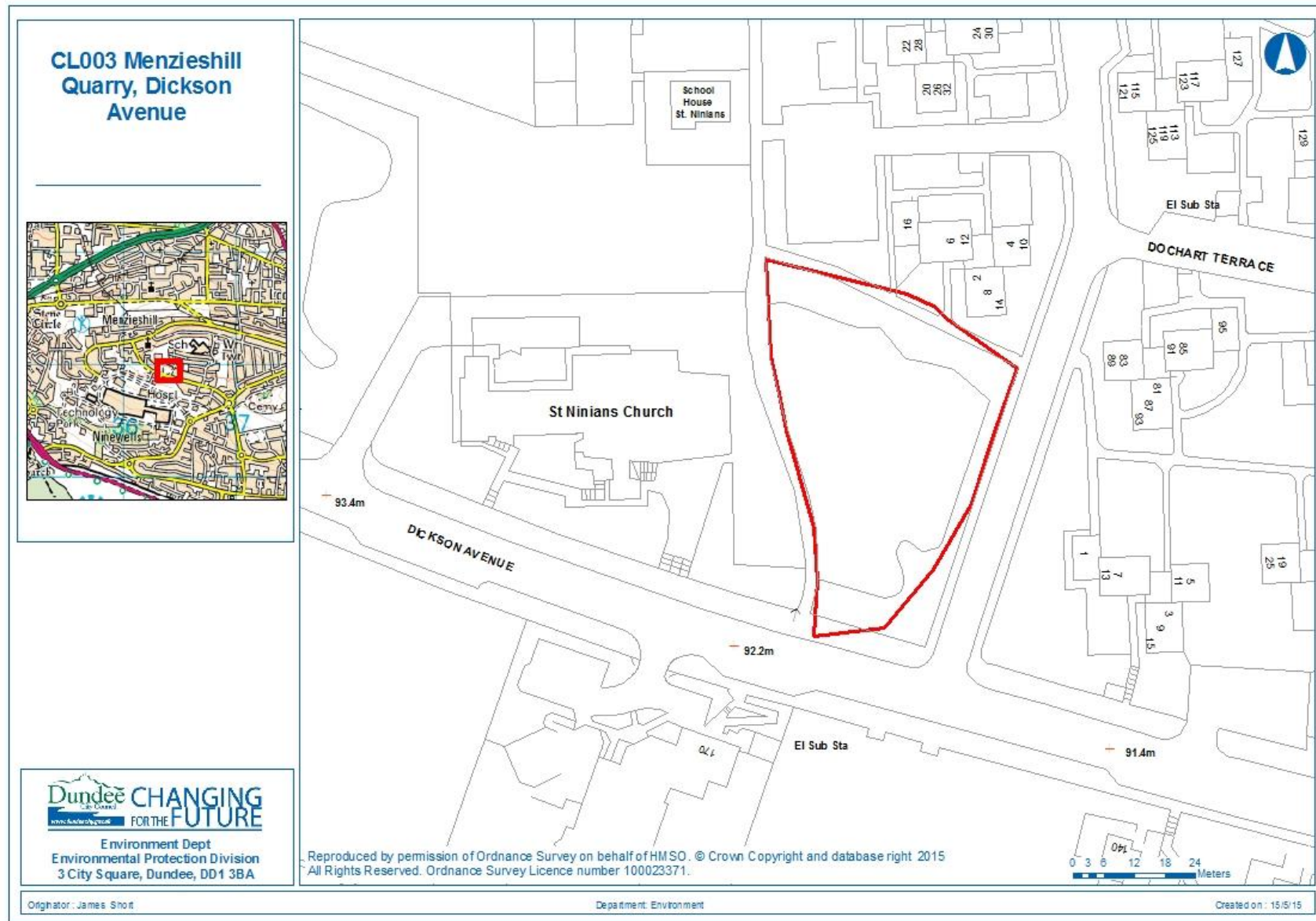
21st May 2015

APPENDIX 1

Location	Type of Site Investigations	Status
Completed Projects		
Menzieshill Quarry	Soil sampling and gas monitoring.	Complete / site suitable for current use
Balunie Mounds	Soil sampling and gas monitoring	Complete / site suitable for current use
Wallace Works - residential	Soil sampling and gas monitoring	Complete/ site suitable for current use
Dura Works – flats & communal landscaping	Soil sampling	Completed/site suitable for current use
Works On-going		
Gallowhill, Craigie and Baxter Quarry	Assessment of fill material to former quarries adjacent to existing housing developments.	Further soil sampling required - ongoing
Dura Works – private garden.	Assess soils and groundwater at former textile works to evaluate suitability for current use.	Detailed risk assessment required - ongoing
Dens Burn by Wallace and Dens Works	Assessment of groundwater and impact on nearby Dens Burn from the former cooling ponds associated with the Wallace and Dura works.	Further analysis of the data is required - ongoing
Claverhouse playing fields (Mill 'O' Mains Park)	Assessment of ground conditions including below ground gas associated with former gasholder, cooling ponds and sluices adjacent to former Claverhouse Works, which is now an area of public open space with a football pitch.	Gas monitoring has shown there are no concerns about ground gas. Awaiting laboratory analysis results. Ground penetrating radar and site investigation works planned.
Upper Seafield Works	Review existing data against new guidance on asbestos.	On-going.
Hillbank Linen Works	Review existing data against new guidance on asbestos.	On-going
Rockwell Works	Review existing data against new guidance on asbestos and new screening levels (C4SL) recently published in England.	On-going
Kilspindie Road	Groundwater monitoring	Primary remediation complete. On-going monitoring programme in place as agreed with SEPA to monitor the natural attenuation of chlorinated solvents and demonstrate downward trend.
Location	Type of Site Investigations	Status

Midmill Gas holder (Drumgeith Road)	Gas, surface and groundwater monitoring	Primary remediation complete, ongoing monitoring of gas, ground and surface water by land-owner to prove efficacy of works to date. Awaiting report.
Charleston Quarry	Further gas monitoring installations required closer to properties.	On-going. (further gas monitoring information required to fully characterise the site, with particular consideration of the quarry wall)
Marchbanks	Assessment of below ground conditions at current depot.	Scheme agreed with SEPA, to be reviewed after approx. 6 months.

APPENDIX 2 - Completed Projects 2014/15



CL041a Balunifield Mounds, Balunie Drive



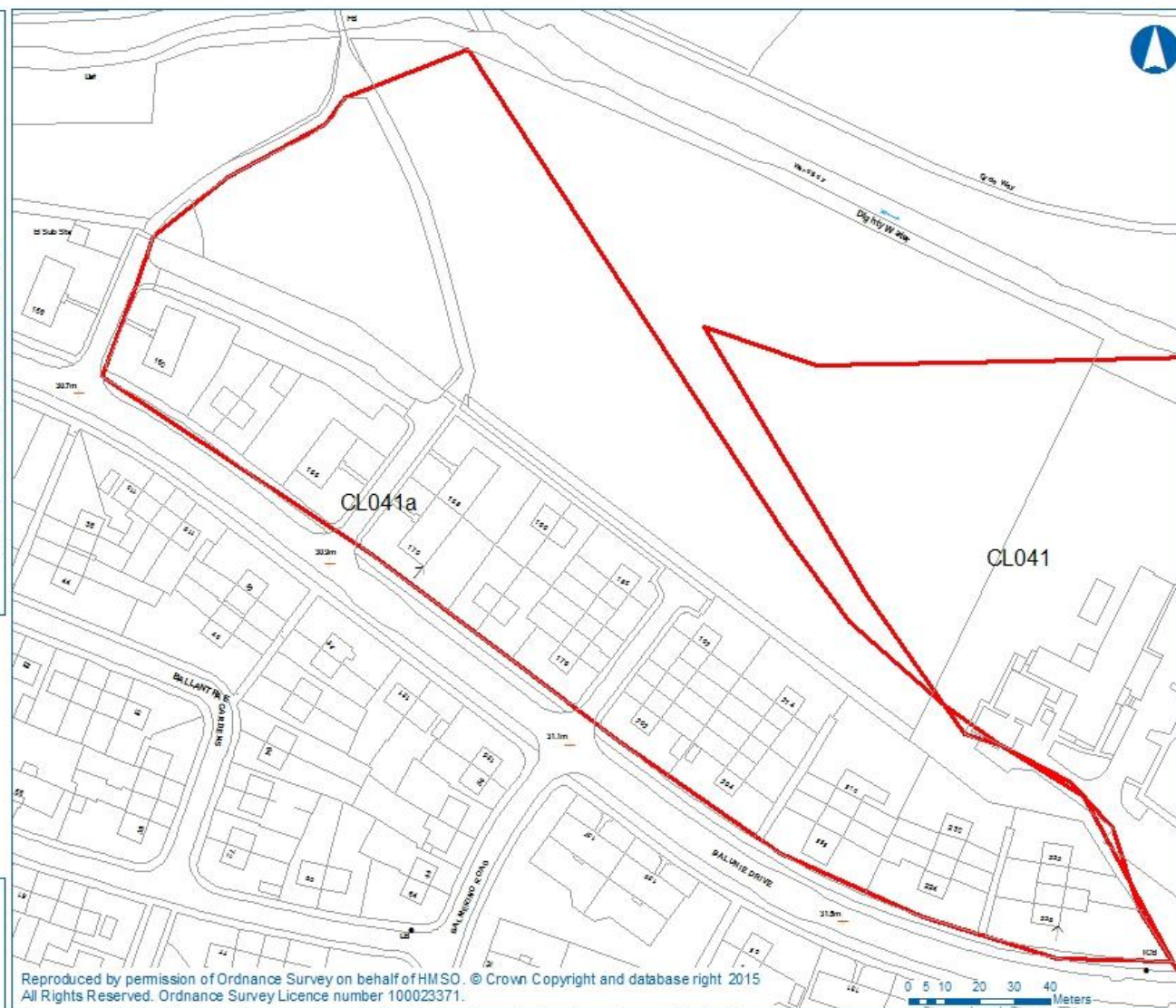
Dundee CHANGING
FOR THE FUTURE

Environment Dept
Environmental Protection Division
3 City Square, Dundee, DD1 3BA

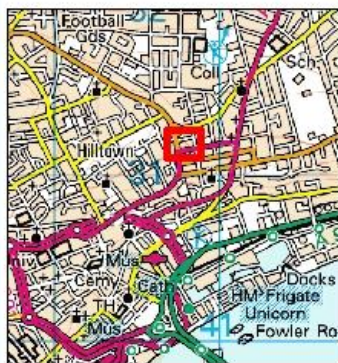
Originator: James Short

Department: Environment

Created on: 15/5/15



CL034 Wallace Works, Cowan Street

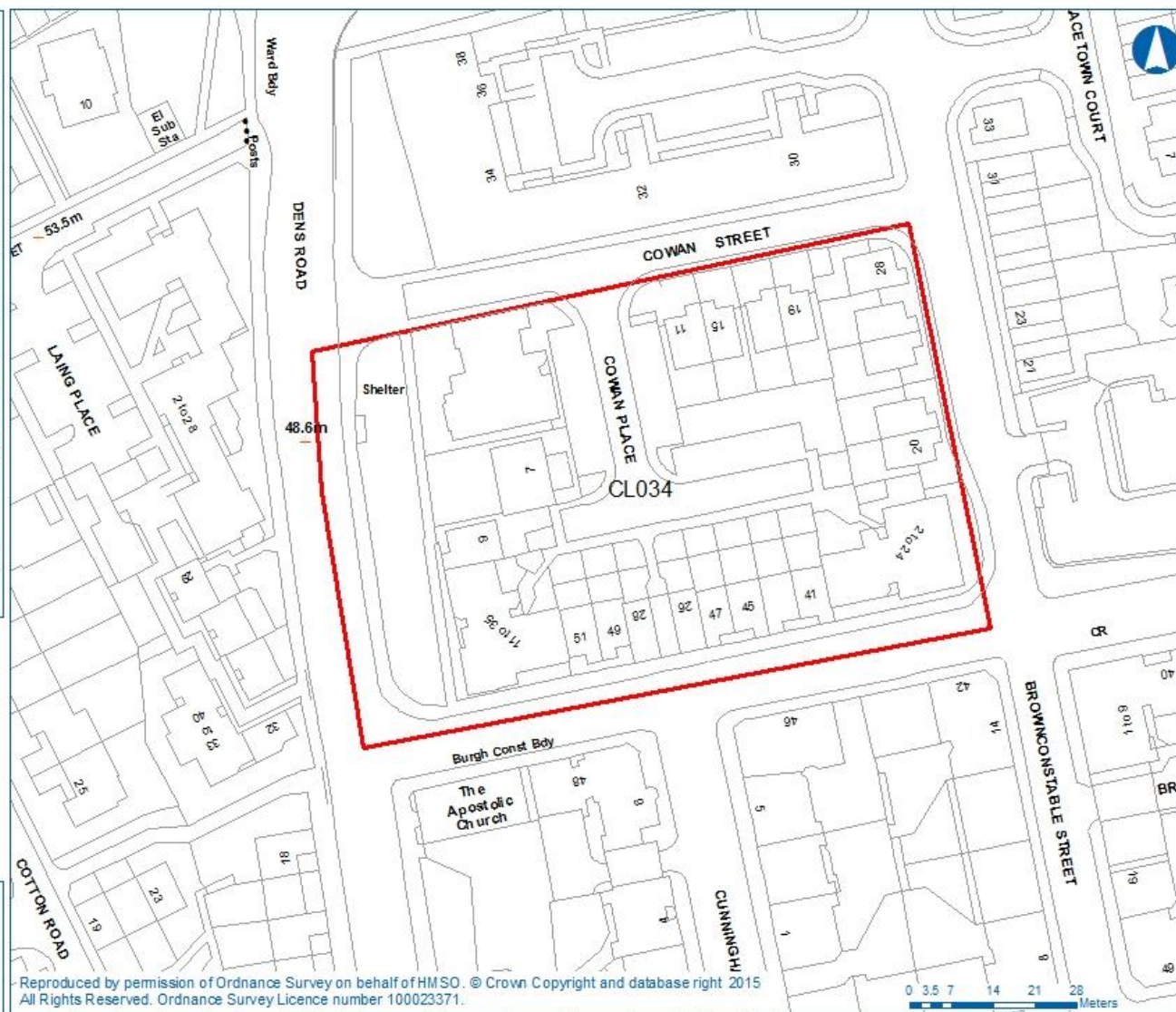


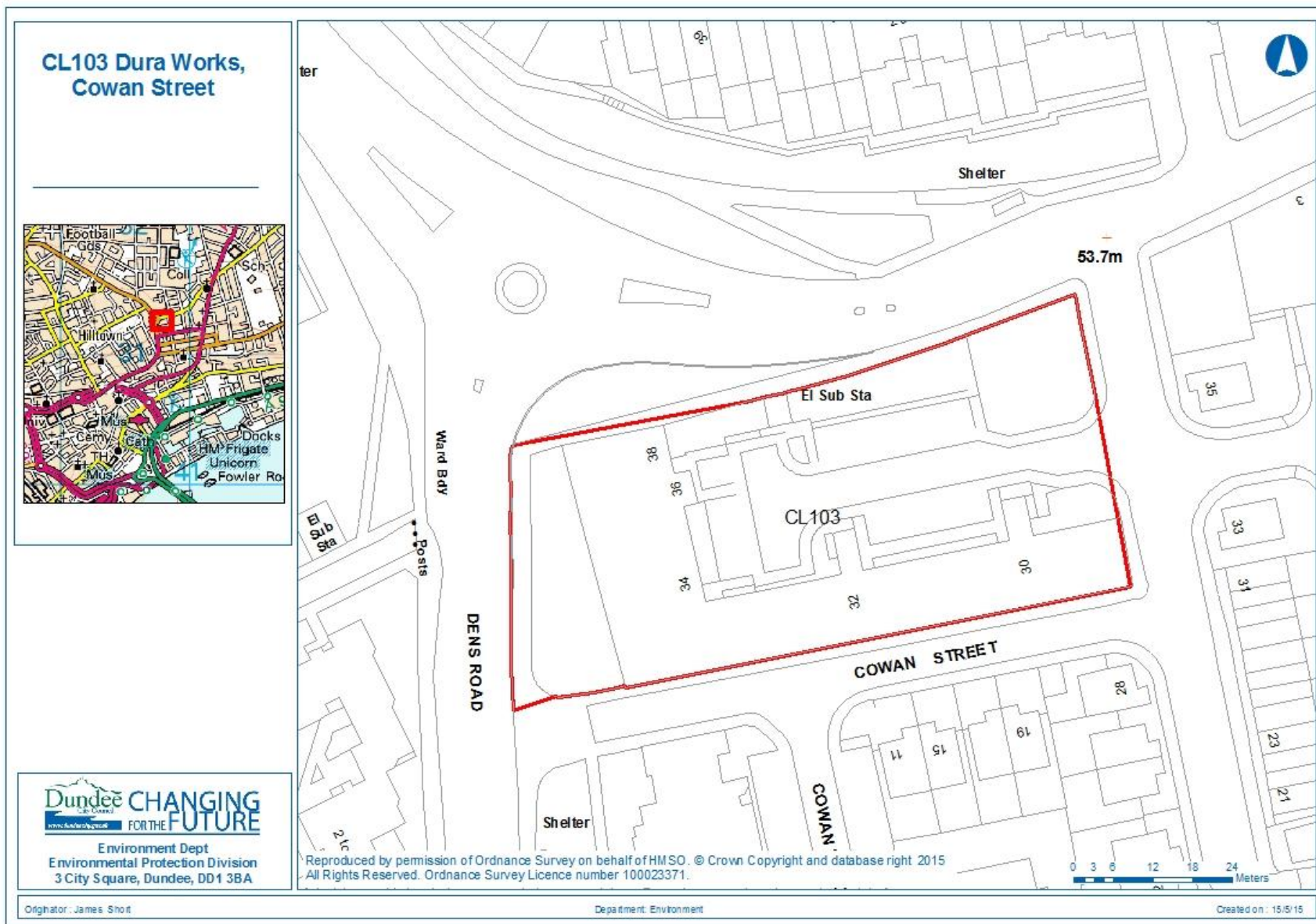
Environment Dept
Environmental Protection Division
3 City Square, Dundee, DD1 3BA

Originator: James Short

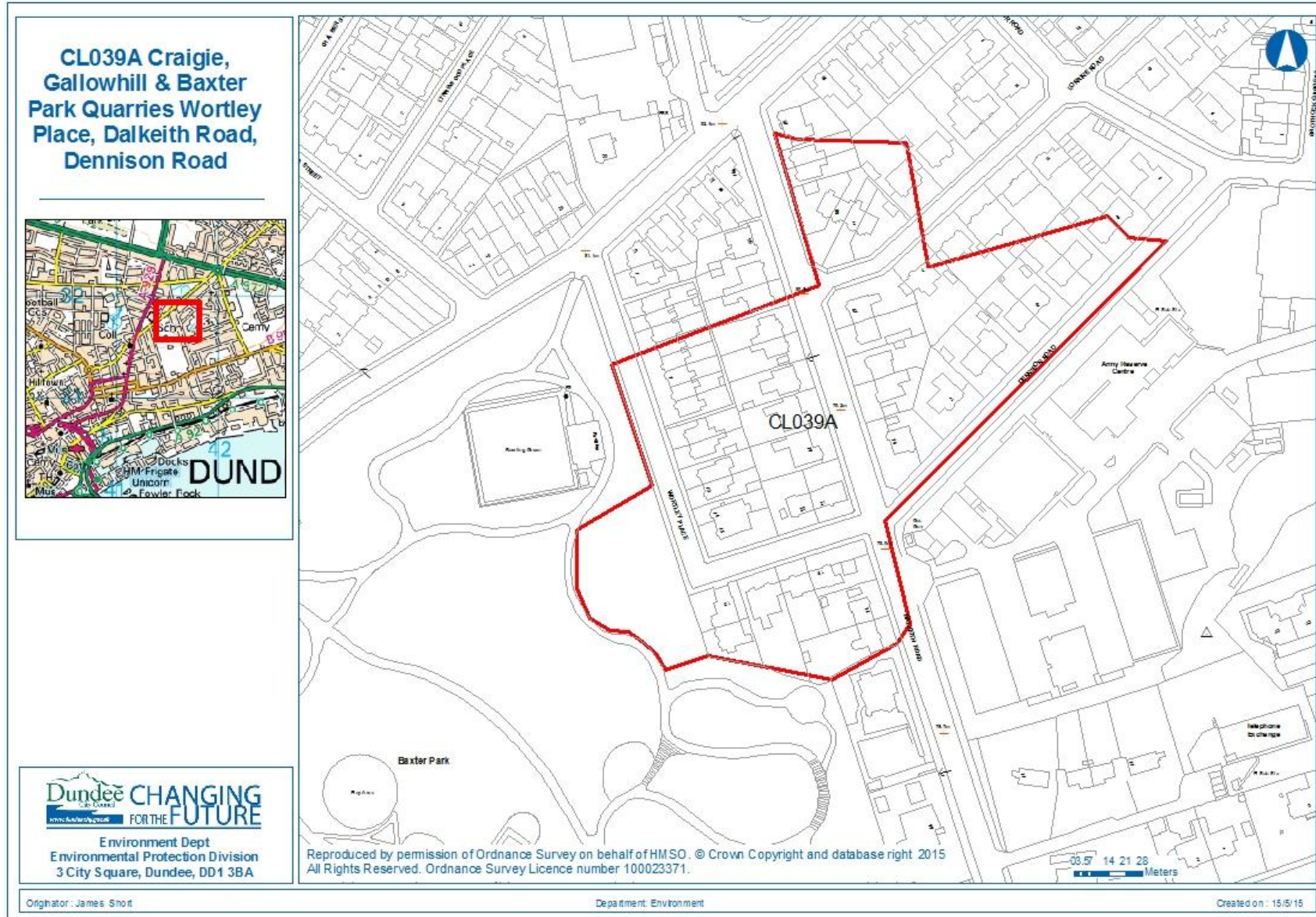
Department: Environment

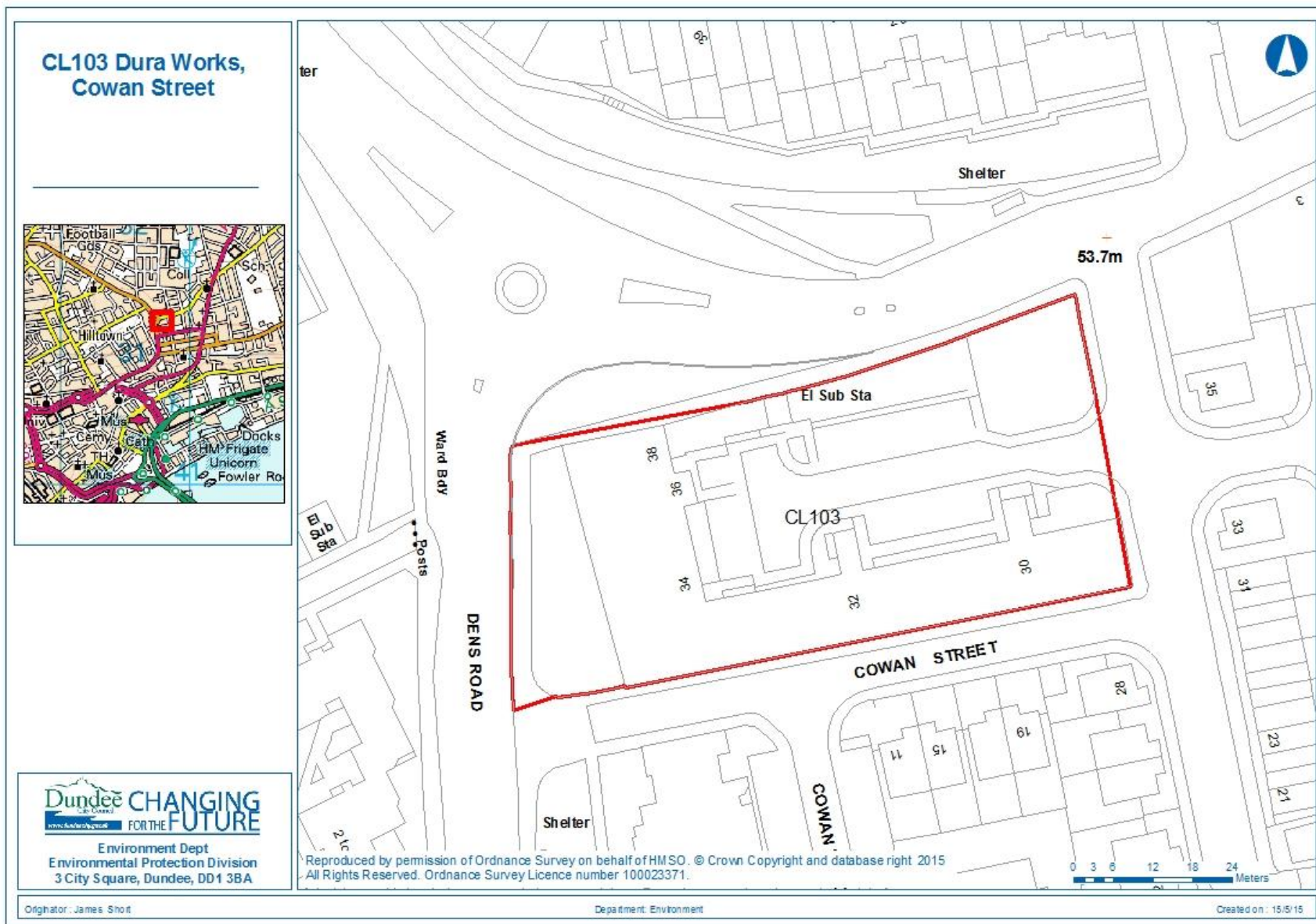
Created on: 15/5/16



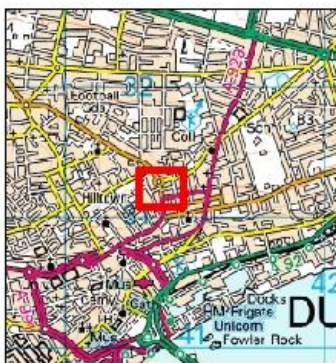


APPENDIX 3 - Ongoing Projects





CL034A Dens Burn - Wallace Works, Dens Road



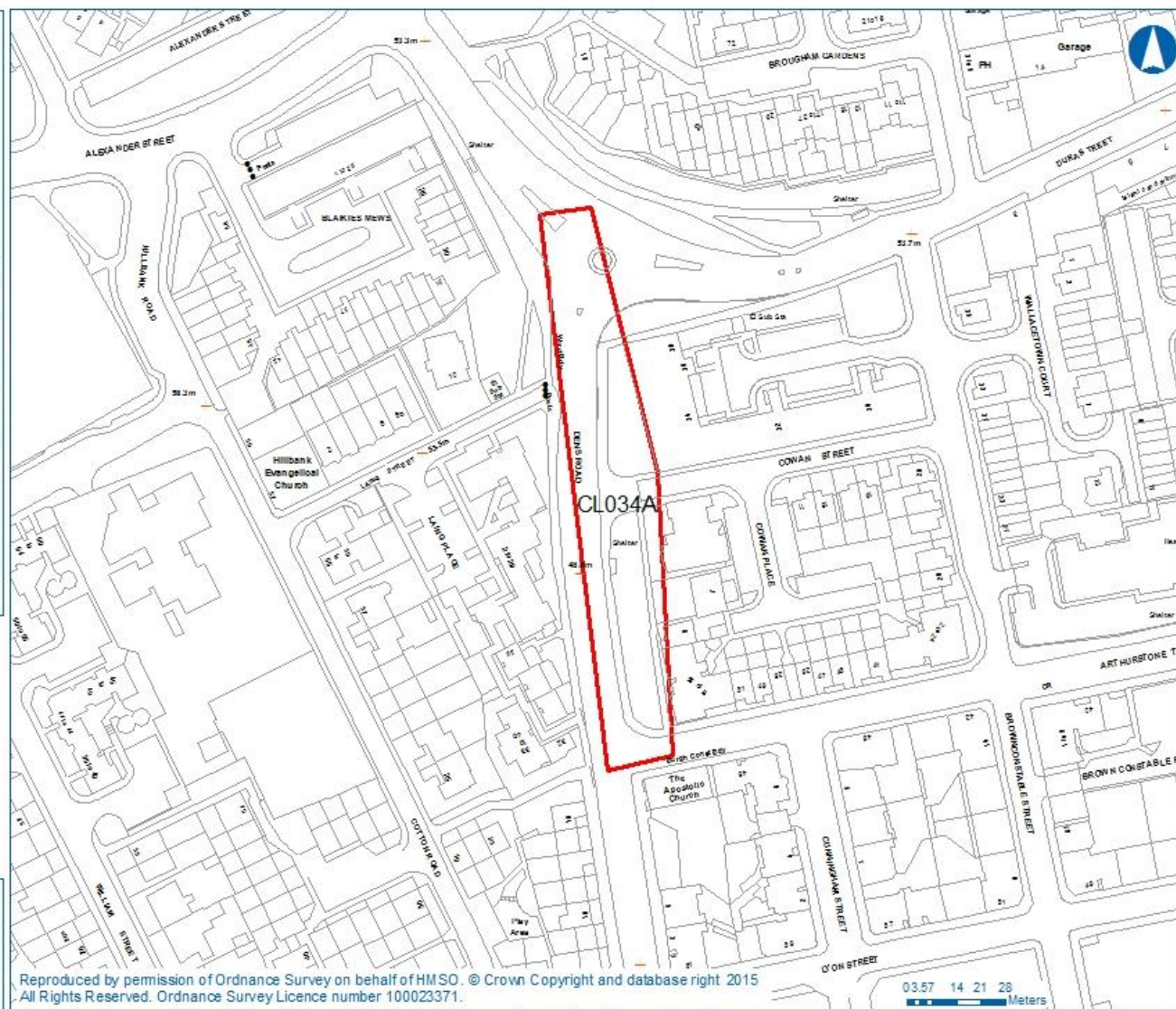
Dundee **CHANGING**
FOR THE **FUTURE**

Environment Dept
Environmental Protection Division
3 City Square, Dundee, DD1 3BA

Originator: James Short

Department: Environment

Created on: 15/5/15



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2015
All Rights Reserved. Ordnance Survey Licence number 100023371.

CL027A Upper Seafield Works Stephens Yard, Taylor's Lane



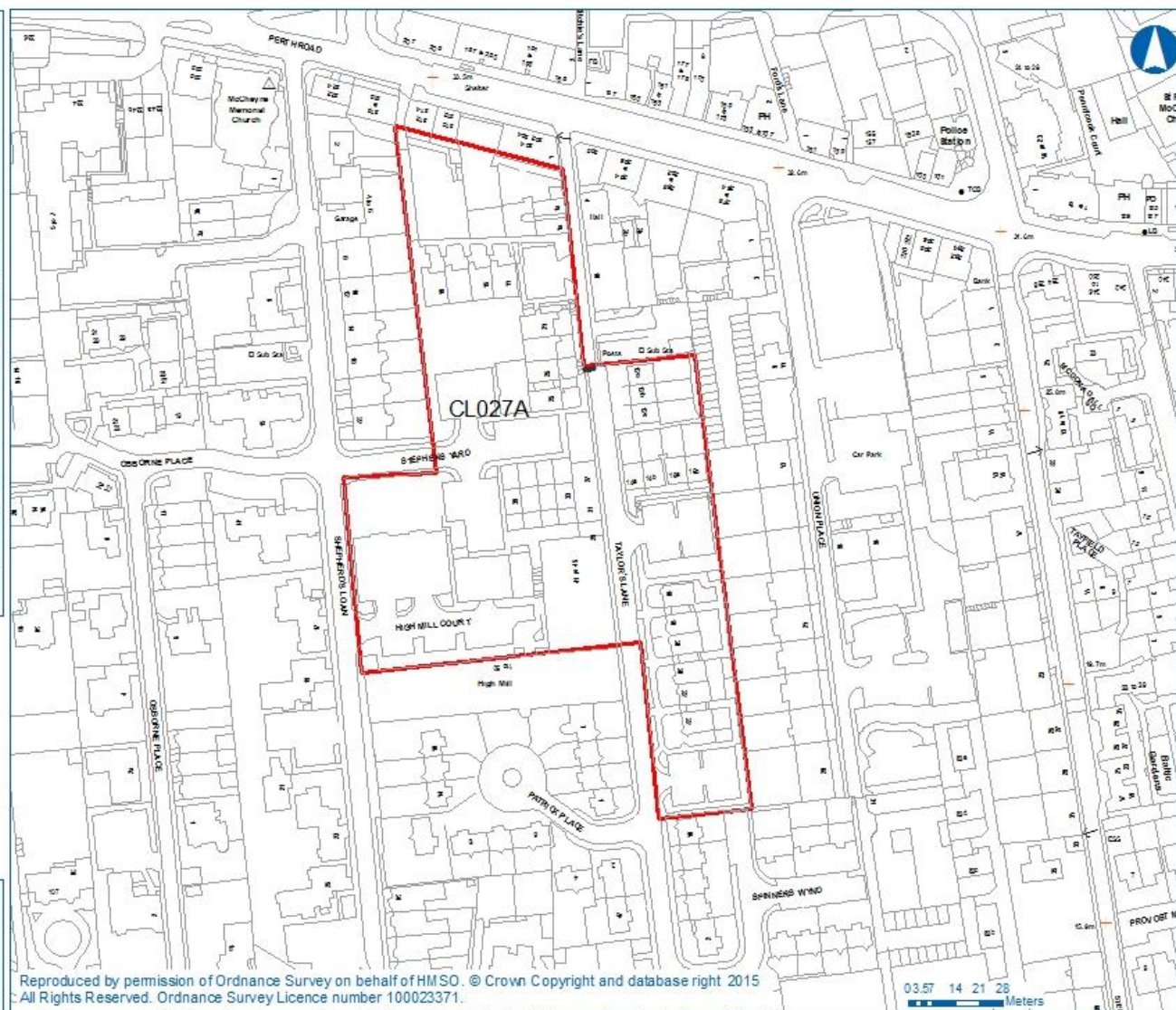
Dundee CHANGING
FOR THE FUTURE

Environment Dept
Environmental Protection Division
3 City Square, Dundee, DD1 3BA

Originator: James Short

Department: Environment

Created on: 15/5/16



CL032 Hillbank Linen Works Hillbank Gardens, Alexander Street

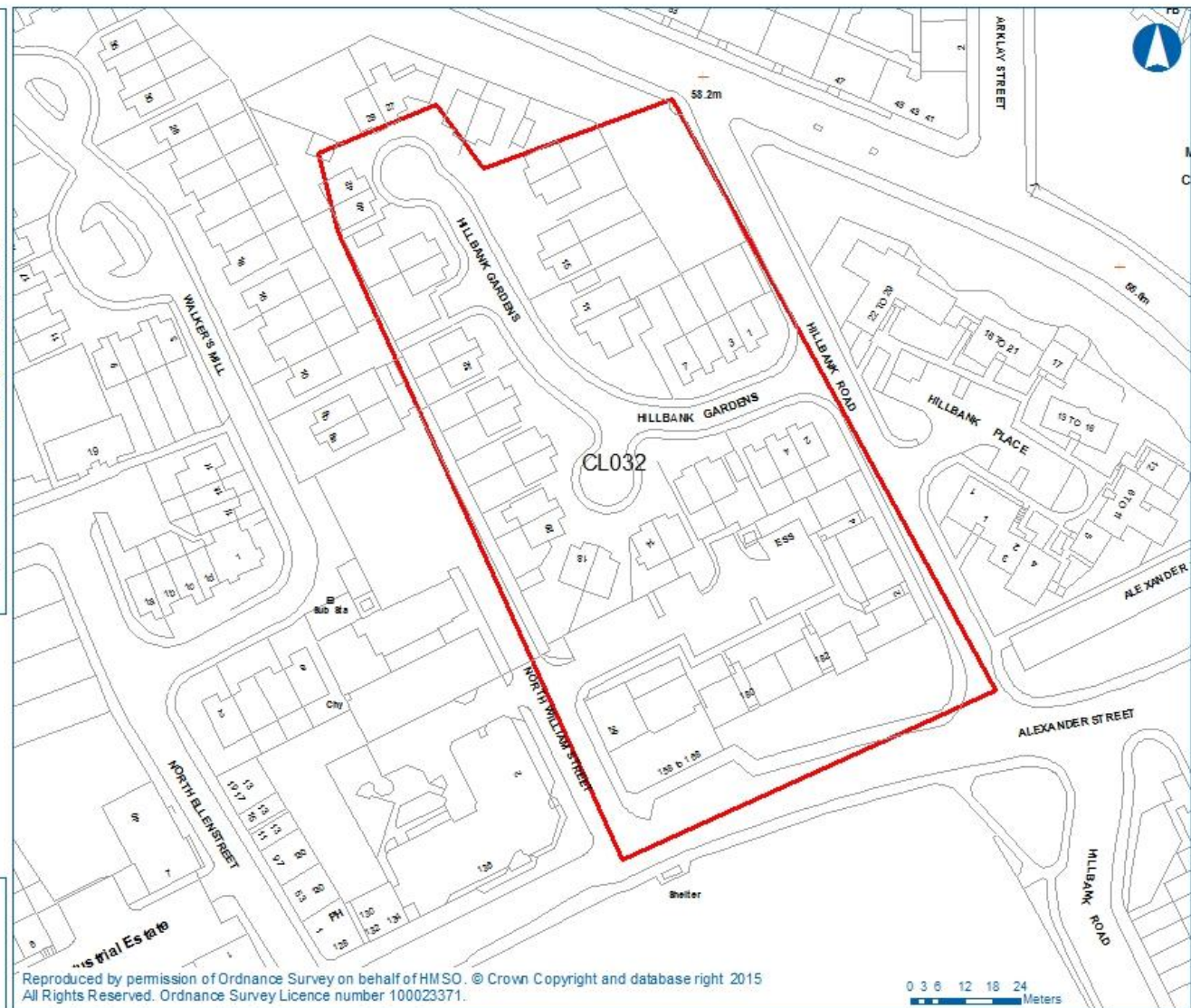


Environment Dept
Environmental Protection Division
3 City Square, Dundee, DD1 3BA

Originator: James Short

Department: Environment

Created on: 15/5/15



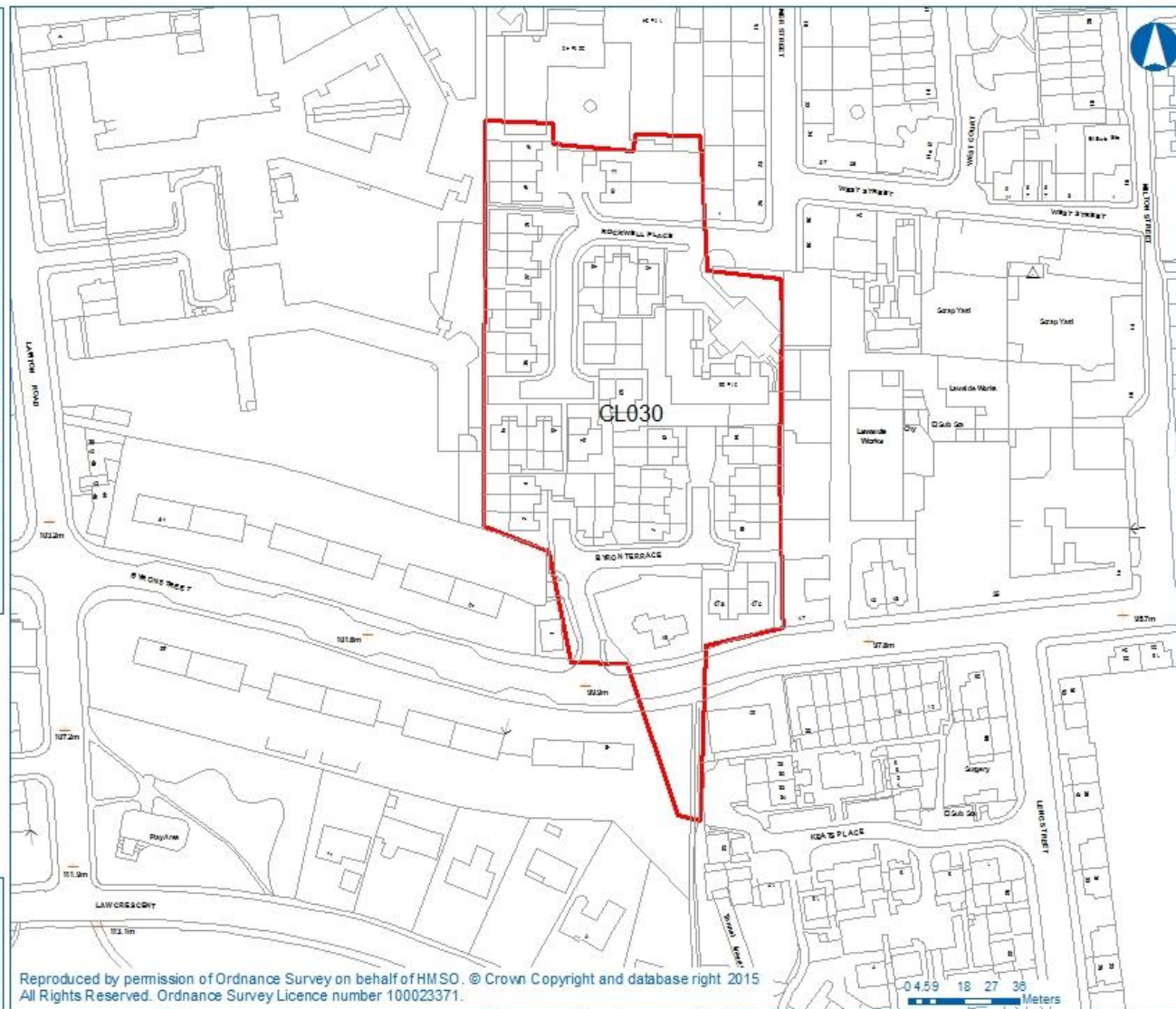
CL030 Rockwell Works Byron Street, Lawside



Dundee CHANGING
FOR THE FUTURE

Environment Dept
Environmental Protection Division
3 City Square, Dundee, DD1 3BA

Originator: James Short



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2015
All Rights Reserved. Ordnance Survey Licence number 100023371.

Department: Environment

Created on: 15/5/15

CL072 Kilspindie Road Dunsinane Industrial Estate

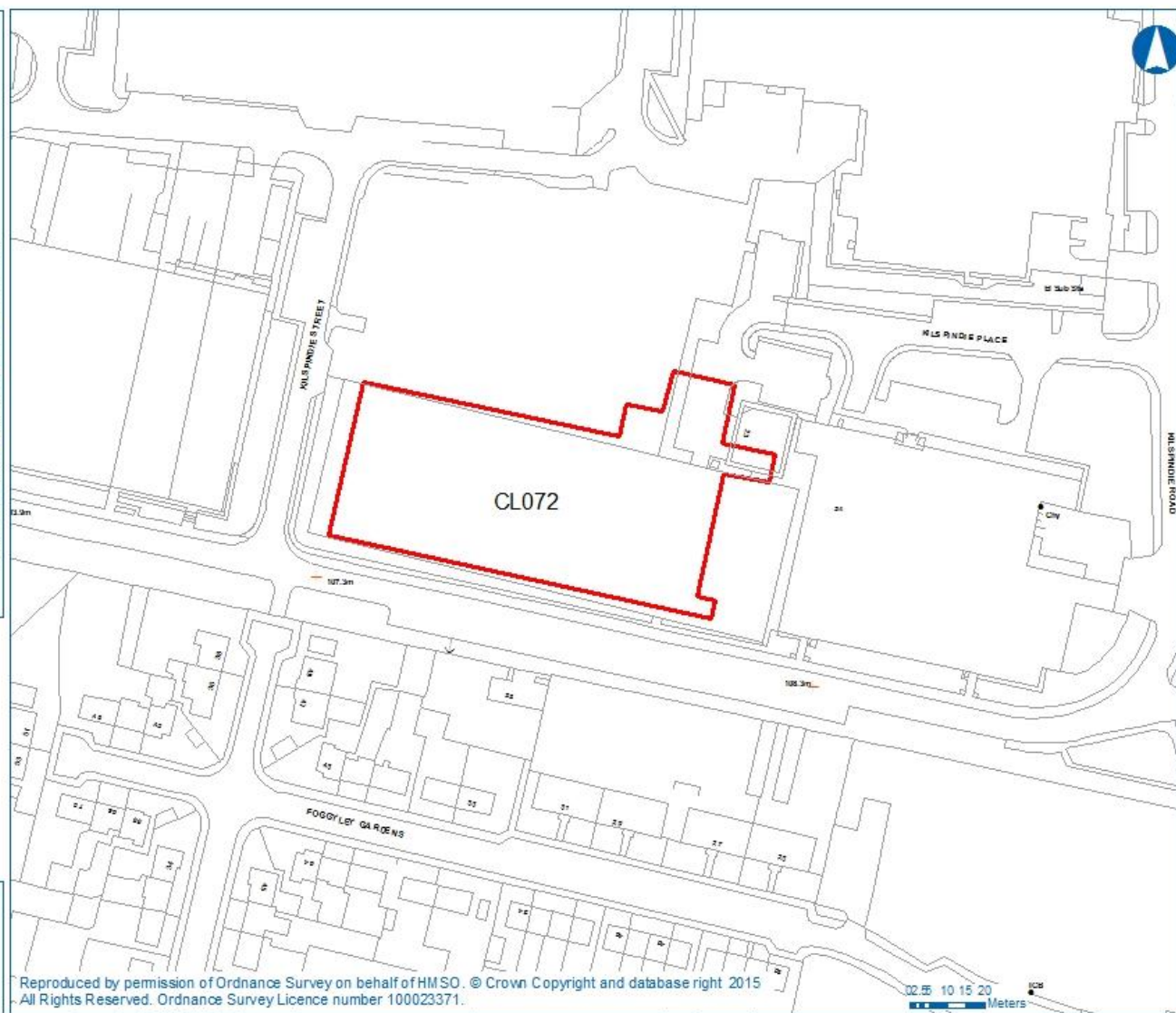


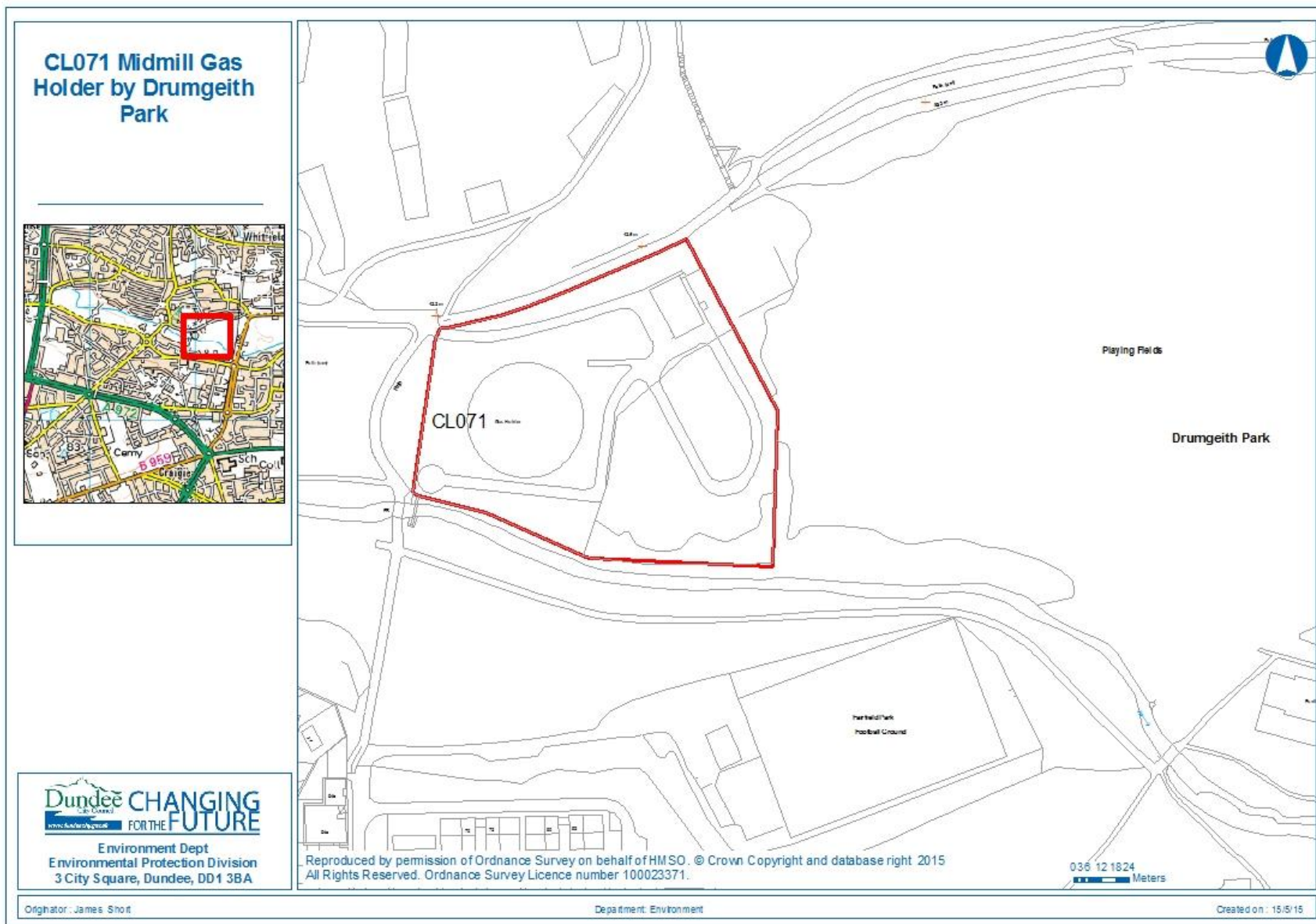
Environment Dept
Environmental Protection Division
3 City Square, Dundee, DD1 3BA

Originator: James Short

Department: Environment

Created on: 15/5/15



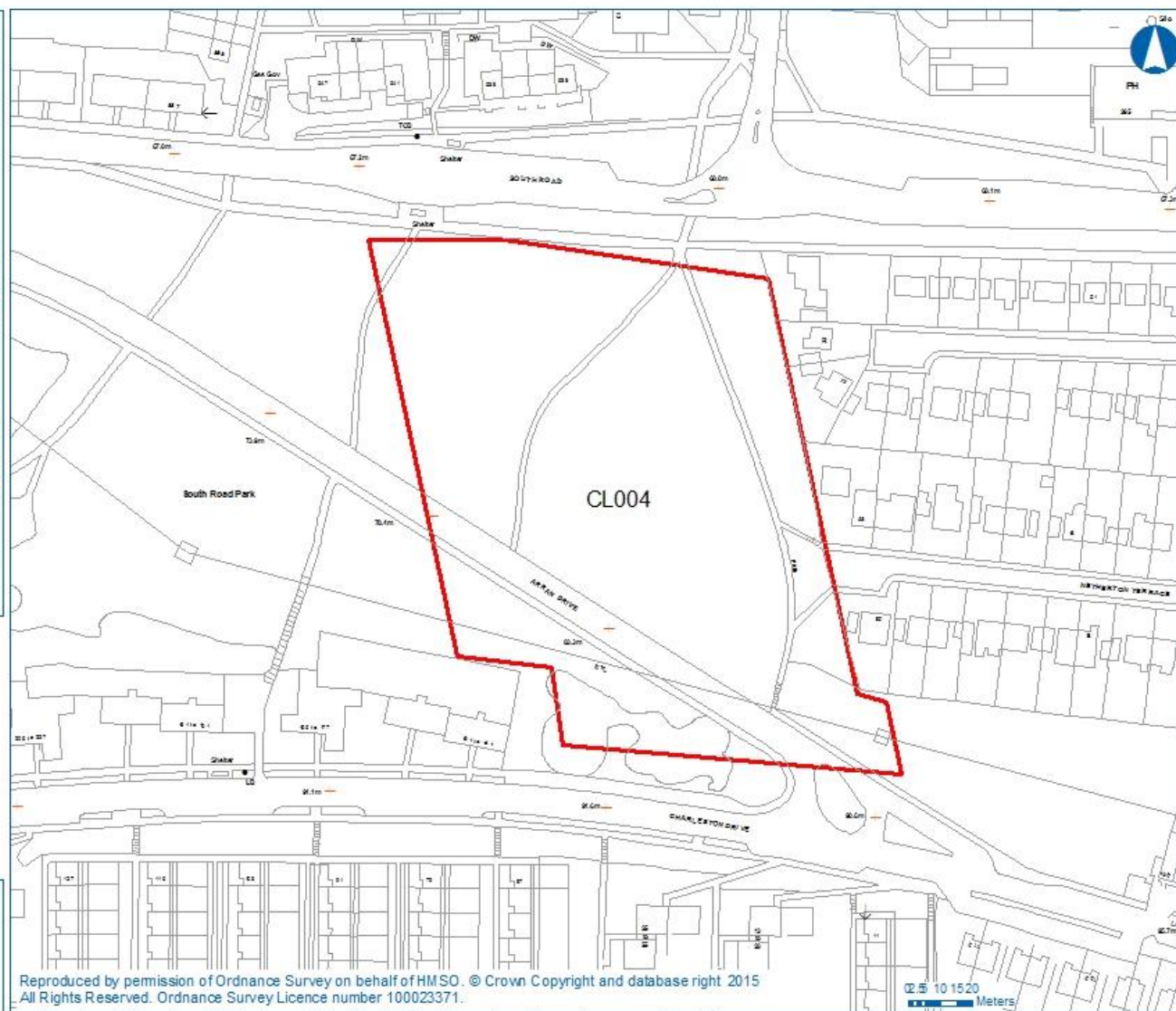


**CL004 Charleston
Quarry Arran Drive,
South Road**



Environment Dept
Environmental Protection Division
3 City Square, Dundee, DD1 3BA

Originator: James Short

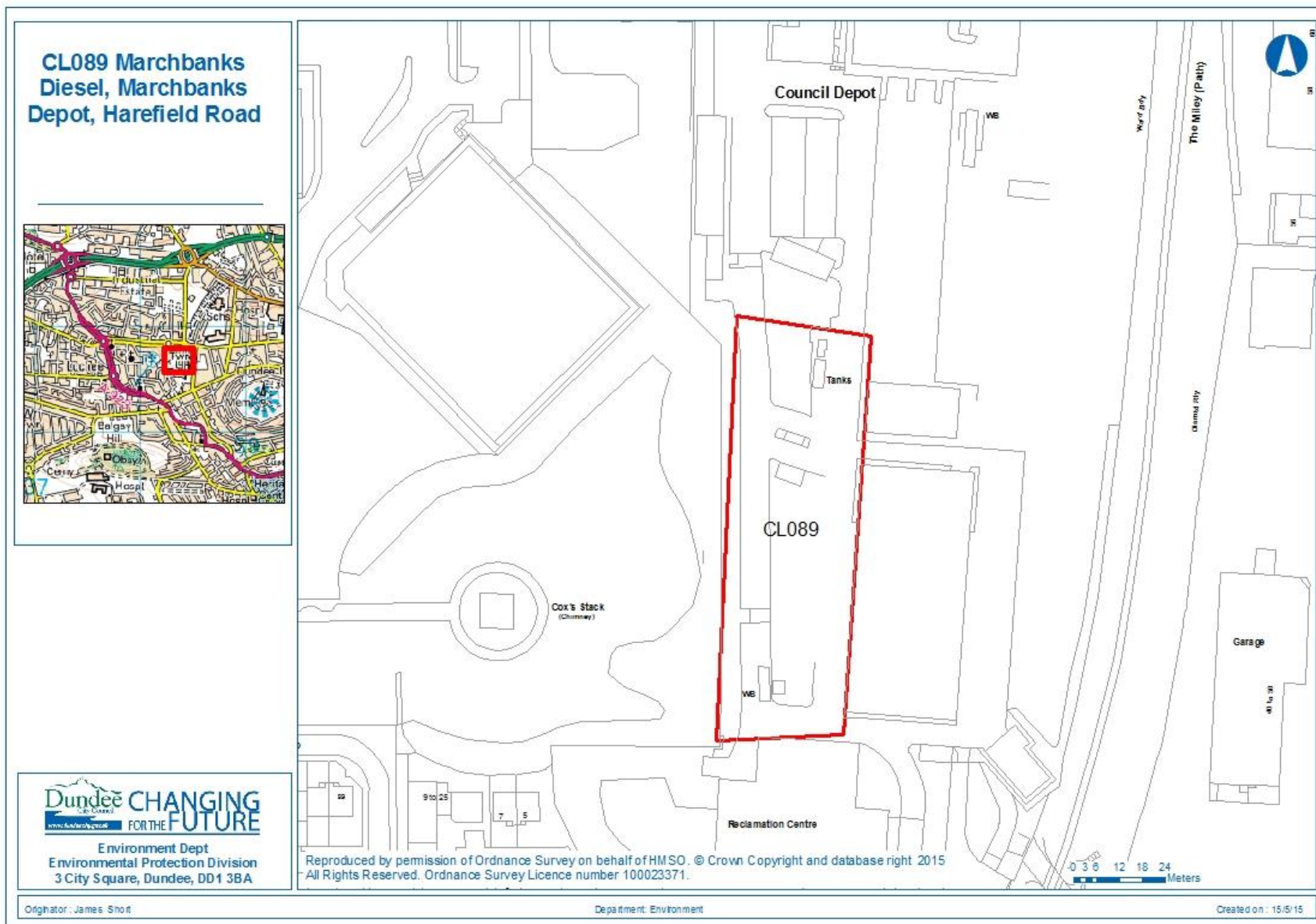


Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2015
All Rights Reserved. Ordnance Survey Licence number 100023371.

02 5 10 15 20
Meters

Department: Environment

Created on: 15/5/15



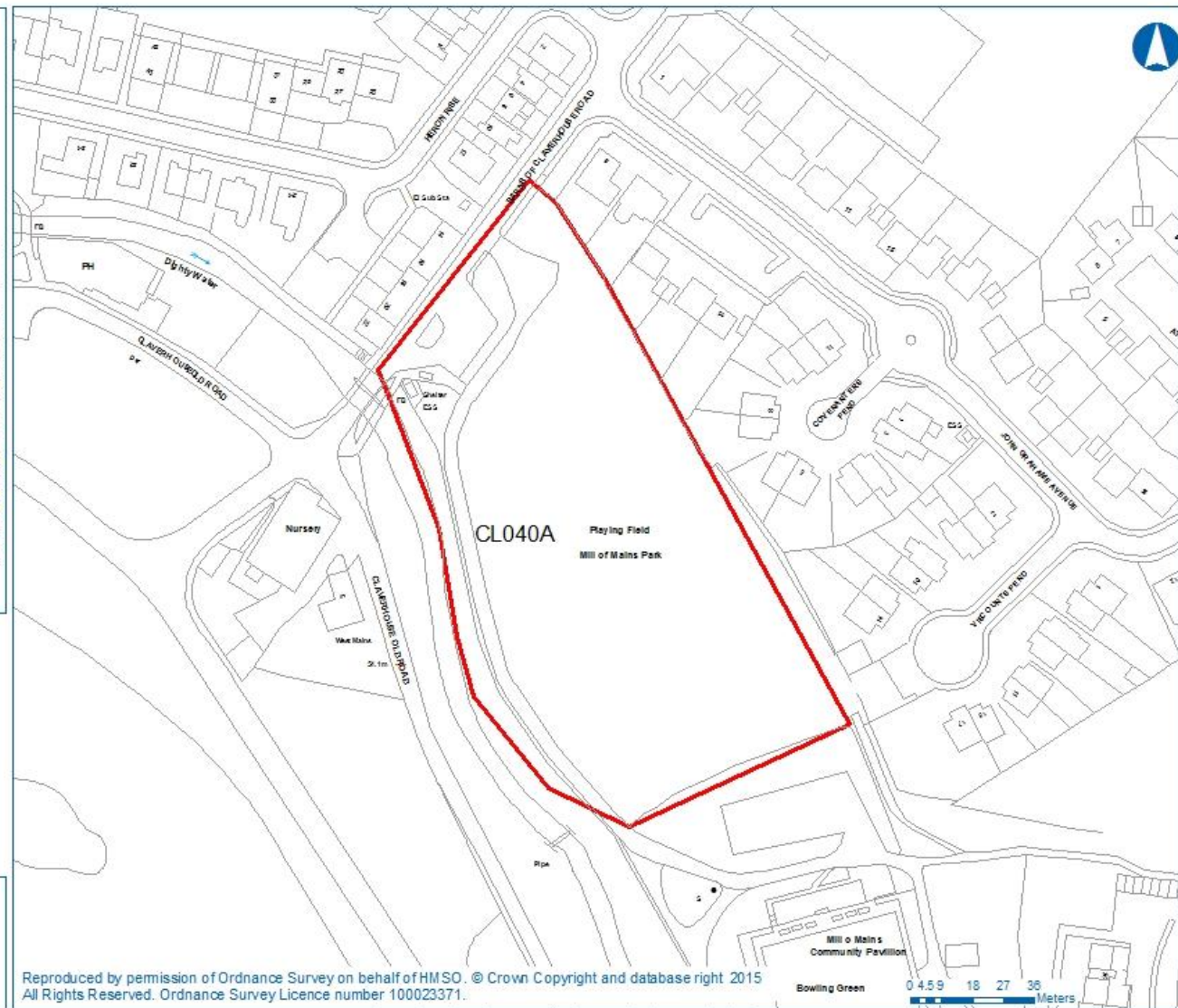
**CL040A Claverhouse
PLaying fields, Mill o'
Mains Park, Barns of
Claverhouse**



Environment Dept
Environmental Protection Division
3 City Square, Dundee, DD1 3BA

Originator: James Short

Department: Environment



Created on: 15/5/15