

ITEM No ...4.....

REPORT TO: COMMUNITY SAFETY & PUBLIC PROTECTION COMMITTEE – 12 JUNE 2017

REPORT ON: CONTAMINATED LAND STRATEGY - SITE INVESTIGATION CONTRACTS

REPORT BY: EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

REPORT NO: 190-2017

1.0 PURPOSE OF REPORT

1.1 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 2016/17.

2.0 RECOMMENDATIONS

2.1 It is recommended that Committee notes the contents of this report in respect of the site investigations undertaken during 2016/17, and authorises the Head of Design and Property to instruct the required site investigation works of £100,000 in financial year 2017/18, as outlined in section 4.3 of this report.

3.0 FINANCIAL IMPLICATIONS

3.1 The Executive Director of Corporate Services advises that the above expenditure can be met in 2017/18 from allowances for Contaminated Land within the Community Safety/Public Protection section of the General Services Capital Plan 2017-22.

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 contained in Appendix 1 of this report details the projects that were undertaken in 2016/17. In 2017/18, it is proposed to continue 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.

4.3 In line with the Council's procurement procedures, the Site Investigation Contract Framework was tendered through Public Contract Scotland. Six contractors were selected based on the assessment of their submission, with 100% quality weighting. Each Site Investigation works package will be procured by mini competition on Public Contract Scotland and tender returns, from the six selected Contractors, assessed on 100% cost weighting. Subject to the recommendation at 2.1 being approved by Committee, the total value of all works packages will be managed by the Design and Property division and contained within the £100,000 sum. No further Committee approval would be required for each of the individual works packages.

4.4 It is proposed that Neighbourhood Services continue to identify appropriate sites for investigation or remediation as indicated in section 4.2. The Service will continue to work with the Head of Design and Property to prepare tenders based on the new Site Investigation Contract Framework 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

5.1 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 to:

- 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 Council Management Team have been consulted in the preparation of this report.

7.0 BACKGROUND PAPERS

7.1 **None**

Elaine Zwirlein
Executive Director of Neighbourhood Services

Tom Stirling
Head of Community Safety and Protection

10th May 2017

Appendix 1-Site Investigations in 2016/17

Location	Type of Site Investigations	Status
Completed Projects		
Rockwell Works	Soil sampling	Complete/site suitable for use as residential
Gasometer at former Claverhouse Works (by Mill 'O' Mains Park)	Assessment of ground conditions in vicinity of former gasometer using ground penetrating radar (GPR) and specialist drilling techniques, soil, water and gas monitoring. Further monitoring of groundwater required.	No evidence of significant contamination or impact on the nearby Dighty Water.
Pitfour Street Garage	Soil sampling, gas & water monitoring	Suitable for current use as residential
Robertson Street gardens	Investigation of possible underground tanks and soil sampling	Suitable for use as a community garden.
Menziesshill Garden	Soil sampling	Suitable for use as a community garden
Princes Street Garage	GPR to check for presence & status of tanks. Soil sampling and gas monitoring to check for fuel or oil leaks.	Tank removed and no ongoing pollution problems.
Grove Garage, Queen Street, Broughty Ferry	GPR to check for presence & status of tanks. Soil sampling and gas monitoring to check for fuel or oil leaks.	No ongoing pollution problems from tanks.
Tank at Tofhill Place	Assessment of disused underground petrol tank, subsequently emptied and filled with foam.	Tank decommissioned to contemporary standards

Location	Type of Site Investigations	Status
	Investigations Continuing into 2017/2018	
Gallowhill, Craigie and Baxter Quarries – Area A2 & A3	Specialist bioaccessibility testing of soils to input into Detailed Quantitative Risk Assessment	Further testing required.
Land in vicinity of Tank at Tofthill Place	Soil sampling and gas monitoring	No gross contamination or ground gas. Further assessment of superficial spills required.
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. New well required as previous was damaged.	Further testing required.
Hillbank Linen Works – Area C	Data review using cross-sectional modelling required.	Relevant software being procured to support modelling.
Dura Works – private garden.	Assess soils in area of former boiler house at former textile works to evaluate suitability for current use.	Precautionary voluntary remediation considered.
Kilspindie Road	Monitored natural attenuation of groundwater following primary contamination removal of source of chlorinated solvents.	Monitoring programme in place as agreed with SEPA to demonstrate success of remediation and downward trend.
Midmill Gas holder (Drumgeith Road)	Gas, surface and groundwater monitoring, and subsequent remediation.	Principal verification reporting submitted. Further monitoring requested.
Charleston Quarry	Additional gas monitoring wells were installed outwith the anticipated quarry wall. Preliminary results indicate gas not migrating. Cross sectional modelling to comply with recent British Standard.	Relevant software being procured to support modelling.
Marchbanks	Installation and reinstatement of inspection trenches for assessment and removal of free product diesel.	No evidence of gross product, remediation continuing within existing wells