

ITEM No ...4....

REPORT TO: COMMUNITY SAFETY & PUBLIC PROTECTION COMMITTEE – 3 JUNE 2019

REPORT ON: CONTAMINATED LAND STRATEGY - SITE INVESTIGATION CONTRACTS

REPORT BY: EXECUTIVE DIRECTOR OF NEIGHBOURHOOD SERVICES

REPORT NO: 190-2019

1.0 PURPOSE OF REPORT

- 1.1 To seek Committee's approval of the proposed on-going site investigation work associated with the council's statutory contaminated land responsibilities and also update Committee on the projects undertaken in 2018/19.

2.0 RECOMMENDATIONS

- 2.1 It is recommended that Committee notes the contents of this report in respect of the site investigations undertaken during 2018/19, and authorises the Head of Design and Property to instruct the required site investigation and remedial works up to the value of £70,000 in financial year 2019/20, 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 2019/20 from allowances for Contaminated Land within the Service Provision section of the General Services Capital Plan 2019-24.

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 2018/19. In 2019/20, it is proposed to continue with the strategy of focusing investigations on sites that have the most potential to have contamination, such as former industrial sites, sites that have held petroleum licences and infilled land, with consideration given to the sensitivity of the current use, such as residential or food growing.
- 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. Site Investigation works will be procured by mini competition on Public Contract Scotland and tender returns, from the six selected Contractors, assessed on 100% cost weighting. Where specialist consultancy services are required, this will be procured via Public Contract Scotland, assessed on a mixture of cost and quality weighting as is appropriate to the nature of the work. 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 £70,000 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 for each work package and to ensure adherence to the requirements of the Construction (Design and Management) Regulations 2015. This will avoid delays in carrying out these works and will ensure best value is achieved from the available budget. An allowance of £10,500 has been made for professional fees associated with the above, giving a total estimated expenditure of £70,000. All works are scheduled to be completed by 31 March 2020.

5.0 POLICY IMPLICATIONS

- 5.1 This report has been subject to an assessment of any impacts on Equality and Diversity, Fairness and Poverty, Environment and Corporate Risk. There are no major issues.

6.0 CONSULTATIONS

- 6.1 The Council Management Team were consulted in the preparation of this report.

7.0 BACKGROUND PAPERS

- 7.1 None

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Executive Director of Neighbourhood Services

Tom Stirling
Head of Community Safety and Protection

10th May 2019

Appendix 1-Site Investigations in 2018/19

Location	Type of Site Investigations	Status
	Completed Projects	
Former quarry at Beaulay Avenue	Soil sampling and gas and groundwater monitoring.	Complete/site suitable for current use
Former garage at Pitfour Street	Soil sampling and gas and groundwater monitoring.	Complete/site suitable for current use
Land in vicinity of tanks at Lytton Street	Soil sampling and gas and groundwater monitoring	Complete/suitable for current use
Former Dura Works – private garden.	Remediate soils in area of former boiler house.	Remediation of private garden completed.
Former Downfield Quarry	Soil sampling, gas and groundwater monitoring	Complete/suitable for current use
Former Lochee Railway Goods Yard	Soil sampling.	Complete. Advice given to site users.
Former Bank Mill Works	Soil sampling	Complete/suitable for current use.
Former Lochee Bowling Club	Soil sampling	Complete. Advice given to design team.
	Works On-going	
Former Gallowhill, Craigie and Baxter Quarries – Area A3 & A4	Specialist bioaccessibility testing of soils to input into Detailed Quantitative Risk Assessment.	Ongoing
Kilspindie Road, Dunsinane Industrial Estate	Monitored natural attenuation of groundwater following primary contamination removal of source of chlorinated solvents.	On-going monitoring programme in place as agreed with SEPA to demonstrate success of remediation and downward trend.
Marchbanks council depot	Use of oil absorbent socks to remove diesel oil from existing monitoring wells	Ongoing
Queen Street Garden, Broughty Ferry	Soil sampling of land between former petrol station and railway line.	Ongoing
Former South Road Bowling Club	Soil sampling	Ongoing
Camperdown Nursery	Soil sampling	Ongoing
Lily Walker Garden	Soil sampling	Ongoing
Fintry Community Garden	Soil sampling	Ongoing
Former Whitfield Bowling Club	Soil sampling	Ongoing

