

CONTAMINATED LAND INSPECTION STRATEGY

1. PURPOSE

- 1.1 The Council, through its Environmental Health service, undertakes its statutory duties in terms of the identification of contaminated land, and its remediation, as required. The principal purpose of the duties is to protect against contamination of human health, watercourses, and ecological damage by contaminated land.
- 1.2 The Council is required to produce a written strategy on how it proposes to undertake these duties and undertake a periodic review of its strategy. This Paper presents the Contaminated Land Inspection Strategy for Committee approval.

2. RECOMMENDATIONS

- 2.1 That Members note the work undertaken to date and approve the Contaminated Land Inspection Strategy, to be implemented by the Regulatory Services Manager.

3. BACKGROUND

- 3.1 The Environment Protection Act 1985 places a duty on Local Authorities to inspect their area for industrial sites (current and historical) and to assess their likelihood to cause ill health, pollution of watercourses, or ecological damage and damage to properties. The Scottish Environment Protection Agency (SEPA) has similar responsibilities but only for “specialised” sites.
- 3.2 This work is undertaken by the Environmental Health team within Regulatory Services, who work with colleagues in Development Management and Policy, SEPA, developers and builders and the public.
- 3.3 The presence of a former industrial site is not in itself an issue, as the contaminated land regime is focused on a “source – pathway – receptor” principle. For example, there may be a former sawmill site which used solvents, etc, but the site would only merit further investigation where there was a receptor (eg, house, playground, etc) and a pathway existed for transmission (eg, contamination of

watercourses, vegetable growing, soil contamination, etc).

3.4 Our approach to date has been risk-based, whereby known sites were identified through historical maps etc and prioritised using specific contaminated land assessment software. We identified 2271 former industrial-use sites across Argyll and Bute Council (gasworks sites, landfill sites, sawmills, explosives manufacturing sites, quarries etc) Those sites where there were human health receptors were identified in the presence of pathways and receptors. Other high-risk sites with water and ecological receptors were also considered.

3.5 Work to date has resulted in the detailed assessment of 137 sites (93 high priority sites from our programme, 28 arising from the development management process, and 16 others) and these are detailed in Appendix I. Other sites have also been considered but in lesser detail. Of significance are :-

(a) Intrusive, detailed site assessments have been undertaken at Slockavullin, Lochgilphead and Helensburgh (all former Gas Works sites)

(b) Monitoring programmes remain in place for Glen Saul (water), Arrochar (water), Lochgilphead (groundwater), North Cromallt Landfill, Inveraray (water) and Millig Burn, Helensburgh

(c) The former Machrihanish site has been passed to SEPA as a “specialised” site

(d) Remediation work has been undertaken at the old Gas Works site, Dunoon, through consultation with developers

3.6 We have completed the initial assessment of high and some medium risk priority sites; those with the potential to impact significantly on human health or water courses.

3.7 Within Argyll and Bute Council, there are no designated Part IIA contaminated sites on our statutory register.

4. NEW STRATEGY

4.1 The Strategy will remain largely unchanged as the outcomes are still appropriate and entrenched in legislation. The main change proposed is to our proactive workload recognising the work we have undertaken to complete the detailed assessment of high priority sites. There are two options available :-

(i) To continue working through the prioritised sites in the medium-risk category

(ii) To cease the programme of site assessments and to focus on sites identified through development management applications, liaison with other regulators (e.g. SEPA etc.); developers and intelligence on sites where contamination is suspected or has

been found

It is recommended that **option (ii)** is accepted and the Contaminated Land Inspection Strategy 2012 – 2017 adopts this approach. The time which would be allocated to proactive work activities will be utilised across the service

4.2 The format of the Strategy document meets the statutory guidance provided to Local Authorities and details the nature of our area, our overall aims, procedures, general liaison and joint working arrangements, inspection procedures, information management and our review arrangements.

4.3 The Executive Summary for the Strategy summaries this position

5. CONCLUSIONS

5.1 The revised Contaminated Land Inspection Strategy will meet statutory requirements placed on Argyll and Bute Council proportionately and efficiently.

5.2 Members are encouraged to approve this Strategy.

6. IMPLICATIONS

Policy : Meets statutory requirements

Finance : Costs are within the Environmental Health existing budget, although any remediation costs will require corporate funding

Resources : Strategy will be achieved within current resource and budget

Personnel : None

Equal Opportunity : None

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Appendix I: List of assessed sites

Year	Site	Planning/Part IIA	Type of Investigation	Comments
2006/7	Long Hill Quarry, Rothesay	Part IIA	Desktop	
2006/7	Oban Tweedale Street Gasworks	Part IIA	Desktop	
2006/7	Ardrishaig Gas Works	Part IIA	Desktop	
2006/7	Carradale House Gas Works	Part IIA	Desktop	
2006/7	Drimsynie Gas Works	Part IIA	Desktop	
2006/7	Ardrishaig Oil Depot	Part IIA	Desktop	
2006/7	Machrihanish Airfield	Part IIA	Desktop	
2006/7	Riverside Court, Tobermory	Part IIA	Desktop	
2006/7	Crinan Pyroligneous Works	Part IIA	Desktop	
2006/7	Rosneath Depot	Part IIA	Desktop	
2006/7	Inveraray Gas Works	Part IIA	Desktop	
2007/8	Larkhall Landfill Phase 1, Rothesay	Part IIA	Desktop	
2004/5	Clachan Garage, Strachur	Planning	Desktop	
2006/7	North Carrine Farm, Southend	Planning	Desktop	
2004/5	Russell Street Mills, Rothesay	Voluntary	Desktop	Stock Transfer
2004/5	Sandbank South Sand Pit	Voluntary	Desktop	Stock Transfer
2004/5	Bowmore Warehouse	Voluntary	Desktop	Stock Transfer
2004/5	Bendarroch Quarry, Garelochhead	Voluntary	Desktop	Stock Transfer
2006/7	Balvicar Tip 1, Seil	Part IIA	Site inspection	
2006/7	Balvicar Tip 2, Seil	Part IIA	Site inspection	
2006/7	Balvicar Tip 3, Seil	Part IIA	Site inspection	
2006/7	Dunoon Black Park	Part IIA	Site inspection	
2006/7	Dunoon Elizabeth Avenue	Part IIA	Site inspection	
2008/9	Arrochar Tip	Part IIA	Site inspection	
2008/9	Arrochar Railway Gravel Pit	Part IIA	Site inspection	
2008/9	Arrochar Quarry A83	Part IIA	Site inspection	
2008/9	Arrochar Station	Part IIA	Site inspection	
2008/9	Ballyhennan Filling Station, Tarbet	Part IIA	Site inspection	
2008/9	Tarbet Filling Station TIC	Part IIA	Site inspection	
2008/9	Tarbet Filling Station Boatyard	Part IIA	Site inspection	
2008/9	Tarbet Curling Pond Garage	Part IIA	Site inspection	
2008/9	Tarbet Quarry	Part IIA	Site inspection	
2008/9	Crossbeg Tip, Bute	Part IIA	Site inspection	
2008/9	Edinmore Quarry Bute	Part IIA	Site inspection	
2008/9	Edinmore Tip, Bute	Part IIA	Site inspection	
2008/9	Rullechedan Tip, Bute	Part IIA	Site inspection	
2008/9	Luss Quarries & Tip	Part IIA	Site inspection	
2008/9	Camstraddan Old Mill Quarry 1, Luss	Part IIA	Site inspection	
2008/9	Camstraddan Old Mill Quarry 2 Luss	Part IIA	Site inspection	
2008/9	Dumfin Tip, Helensburgh	Part IIA	Site inspection	
2009/10	Glenramskill Tip, Campbeltown	Part IIA	Site inspection	
2009/10	Ugadale Tip, East Kintyre	Part IIA	Site inspection	
2009/10	Torrisdale Tip, East Kintyre	Part IIA	Site inspection	
2009/10	Kiloran Tip, Colonsay	Part IIA	Site inspection	
2009/10	Scalasaig Tip, Colonsay	Part IIA	Site inspection	
2009/10	North Cromalt Tip, Inveraray	Part IIA	Site inspection	
2009/10	Pole Farm Tip, Lochgoilhead	Part IIA	Site inspection	
2009/10	Dunamuck 2, Cairnbaan	Part IIA	Site inspection	
2009/10	Dunamuck 1, Cairnbaan	Part IIA	Site inspection	

2009/10	Dunamuck 3, Cairnbaan	Part IIA	Site inspection	
2010/11	Sandaig, Tiree	Part IIA	Site inspection	
2010/11	Sorobaidh, Tiree	Part IIA	Site inspection	
2010/11	Crossapol East Camp, Tiree	Part IIA	Site inspection	
2010/11	Balaphetrish, Tiree	Part IIA	Site inspection	
2010/11	Tiree Reef Dump	Part IIA	Site inspection	
2010/11	Tobermory Dervaig Road Tip	Part IIA	Site inspection	
2010/11	Dervaig Tip, Mull	Part IIA	Site inspection	
2010/11	Ardachoil Tip, Mull	Part IIA	Site inspection	
2010/11	Bunessan Tip, Mull	Part IIA	Site inspection	
2010/11	Ardcrishnish Tip, Mull	Part IIA	Site inspection	
2010/11	Achadaphail Tip, Mull	Part IIA	Site inspection	
2010/11	Strachur Tip, Cowal	Part IIA	Site inspection	
2010/11	Bailliemeanoch 1, Strachur	Part IIA	Site inspection	
2010/11	Bailliemeanoch 2, Strachur	Part IIA	Site inspection	
2010/11	Bolsay, Port Charlotte	Part IIA	Site inspection	
2010/11	Melfort Powder Works	Part IIA	Site inspection	
2010/11	Skerrols Tip, Islay	Part IIA	Site inspection	
2010/11	Eallabus House Gasworks, Islay	Part IIA	Site inspection	
2010/11	Campbeltown Shipyard	Part IIA	Site inspection	
2010/11	Dhurrie Tip, Campbeltown	Part IIA	Site inspection	
2010/11	Aros Moss Tip, Campbeltown	Part IIA	Site inspection	
2010/11	Dhurrie Quarry, Campbeltown	Part IIA	Site inspection	
2010/11	Arden Gas Works, Lomond	Part IIA	Site inspection	
2010/11	Kames Saltpetre Works, Cowal	Part IIA	Site inspection	
2010/11	Clachaig Gunpowder Works, Cowal	Part IIA	Site inspection	
2010/11	Kames Gunpowder Works, Cowal	Part IIA	Site inspection	
2010/11	Loch Fyne Gunpowder Works, Furnace	Part IIA	Site inspection	
2011/12	Glencruitten Works, Oban	Part IIA	Site inspection	
2011/12	Connel Oil Depot	Part IIA	Site inspection	
2011/12	Lomond Castle Gas Works	Part IIA	Site inspection	
2011/12	Auchendennan Gas Works, Lomond	Part IIA	Site inspection	
2011/12	Breachacha Tip, Coll	Part IIA	Site inspection	
2011/12	Cliad Tip, Coll	Part IIA	Site inspection	
2011/12	Lorn Furace, Bonawe	Part IIA	Site inspection	
2011/12	Taynuilt Tip	Part IIA	Site inspection	
2011/12	Inverawe Tip	Part IIA	Site inspection	
2011/12	Inveraray North Tip	Part IIA	Site inspection	
2011/12	Blarbuie Tip, Lochgilphead	Part IIA	Site inspection	
2011/12	Druim Quarry, Lochgilphead	Part IIA	Site inspection	
2011/12	Hattonburn Boat Yard, Clynder	Part IIA	Site inspection	
2011/12	Loch Eck Works, Cowal	Part IIA	Site inspection	
2008/9	Torran Farm, Ford	Planning	Site inspection	
2009/10	Tom na Croiche Quarry, Lochgoilhead	Planning	Site inspection	
2007/8	Fisher Row Car Park, Inveraray	Voluntary	Site inspection	
2008/9	Rothsay Gas Works (Cotton Mill St)	Voluntary	Site inspection	
2002/3	Townhead Gravel Pits, Rothsay	Part IIA	Site Investigation	
2004/5	Rothsay Meadows Rd Allotments	Part IIA	Site Investigation	
2004/5	Lochgilphead Gas Works	Part IIA	Site Investigation	
2004/5	Helensburgh Gas Works	Part IIA	Site Investigation	
2004/5	Glen Saul, Cowal	Part IIA	Site Investigation	

2006/7	Kilkerran Quarry Amenity Site, Campbeltown	Part IIA	Site Investigation	
2006/7	Slockavullin Gas Works	Part IIA	Site Investigation	
2000/1	Edward St, Dunoon	Planning	Site Investigation	
2000/1	Monaebrook Place, Helensburgh	Planning	Site Investigation	
2001/2	Stewart St Coal Yard, Dunoon	Planning	Site Investigation	
2002/3	Hall St, Campbeltown	Planning	Site Investigation	
2003/4	Sandbank Marina	Planning	Site Investigation	
2003/4	Victoria Road, Dunoon	Planning	Site Investigation	
2004/5	Hooper's Yard, Sandbank	Planning	Site Investigation	
2004/5	Kilkerran Quarry Residential Site, Campbeltown	Planning	Site Investigation	
2004/5	Aqualibrium, Campbeltown	Planning	Site Investigation	
2006/7	Dalkeith Farm, Glenbarr	Planning	Site Investigation	
2006/7	Portnahaven Boatyard	Planning	Site Investigation	
2006/7	Camsail Works, Rosneath	Planning	Site Investigation	
2006/7	Bullwood Quarry, Dunoon	Planning	Site Investigation	
2006/7	Argyll Street, Campbeltown	Planning	Site Investigation	
2007/8	Rosneath Jetty Site	Planning	Site Investigation	
2007/8	Fyneside Service Station, Lochgilphead	Planning	Site Investigation	
2007/8	Shore Road, Cove	Planning	Site Investigation	
2007/8	An Tairbeart, Tarbert	Planning	Site Investigation	
2007/8	Former Colgrain WWTW, Helensburgh	Planning	Site Investigation	
2008/9	Paterson Drive, Helensburgh	Planning	Site Investigation	
2009/10	Oakfield Road, Ardrishaig	Planning	Site Investigation	
2009/10	Roading, Campbeltown	Planning	Site Investigation	
2010/11	Kinloch Road Depot, Campbeltown	Planning	Site Investigation	
2011/12	Craigendoran Supermarket Site	Planning	Site Investigation	
2001/2	Cluniter Rd Gasworks, Dunoon	Voluntary	Site Investigation	
2002/3	County Hospital, Oban	Voluntary	Site Investigation	
2003/4	Lemonade Factory, Soroba Rd, Oban	Voluntary	Site Investigation	
2003/4	Fire Station, Sinclair Drive, Oban	Voluntary	Site Investigation	
2004/5	Rothsay Ladeside Street Gas Works	Voluntary	Site Investigation	Stock Transfer

2004/5	Campbeltown North (Roading)	Voluntary	Site Investigation	Stock Transfer
2004/5	Campbeltown North (Craiggowan)	Voluntary	Site Investigation	Stock Transfer
2004/5	Dunoon Gas Works	Voluntary	Site Investigation	
2004/5	Ardnadam Oil Depot, Sandbank	Voluntary	Site Investigation	
2007/8	Victoria Road, Helensburgh	Voluntary	Site Investigation	