

Appendix 4: Site investigation

Condition 6 from previous application 05/00948/FUL

“Prior to the commencement of development an appropriate investigation and assessment of all potential pollutant linkages shall be submitted to and approved in writing by the Local Planning Authority. The investigation and assessment should be carried out in accordance with current Government, Environment Agency and British Standard guidance. Should any significant risks be identified by such an investigation a remediation plan, including suitable monitoring and verification methodologies, should also be agreed in writing by the Planning Authority and implemented in full. A completion statement shall be issued upon completion of remediation.”

AMEC Earth and Environmental (AMEC) prepared a contamination assessment to support the previous scheme. The findings of the assessment were presented in a report entitled; Contamination assessment for landscaping works consented under Planning Application no. 05/00948/ful, Ditton, Widnes. J1219/08.2006. This document was issued to Halton Borough Council Contaminated Land Officers and to the Environment Agency for review. This document is provided within this Appendix.

AMEC has reviewed the findings of this assessment and determined that the scope of the intrusive investigation works previously undertaken is adequate to assess contamination impacts associated with the new revised landscaping scheme. No further intrusive investigation works are required.

Notably, as the new landscaping proposals do not extend into the north east corner of the site, those areas which were found to be impacted by former sludge disposal lagoons and scrap yard activities will not now be affected by landscaping works.

The previous contamination assessment had identified that remedial action would be required in the event that landscaping works were undertaken in this area and a remediation strategy was prepared by AMEC to describe the necessary actions. The strategy was presented in a report entitled Remediation Strategy for Landscaping Works , Ditton, Widnes (Ref: J1219/03.2007).

Notably, the remedial action included requirements for the removal of localised hydrocarbon contamination in the area of the former scrapyards. These works will not now be required as they fall outside the area where landscaping works are proposed. Elsewhere, the revised landscaping proposals will not require specific remedial action to allow their implementation.

Halton Borough Council and the Environment Agency have indicated that the contamination assessment submitted with the previous application was satisfactory and therefore AMEC conclude that no additional technical information is required to support this new application.