

WEST DUNBARTONSHIRE COUNCIL

Report by Executive Director of Corporate Services

Corporate & Efficient Governance Committee: 27 January 2010

Subject: Tenders for contaminated land work on three sites within West Dunbartonshire.

1. Purpose

1.1 The purpose of this report is to seek Committee approval to issue tenders in respect of three local sites.

2. Background

2.1 The Council has a statutory enforcement duty in terms of the Environmental Protection Act 1990 to inspect its area to identify contaminated land and investigate further these sites which require detailed assessment.

2.2 The three sites currently being considered are:

1. Former Carless Oil Refinery, Old Kilpatrick
2. Cordale Point, Renton
3. William Street Park, Duntocher

3.0 Main Issues

3.1 The former Carless Oil Refinery occupies approximately 13ha of level ground on the north bank of the River Clyde in Old Kilpatrick. Oil refining operations ceased in 1992 with only the flooded tank bunds, site interceptor and tanker jetty remaining in-situ. The site is currently vacant/derelict land however the site is a popular spot for dog walkers etc. The site is bounded to the north by the Forth & Clyde canal beyond which lies Dumbarton Rd. Commercial units and a bonded warehouse occupy the land to the east and additional commercial units occupy the land adjacent to the west.

While historical records show that this site has been subject to a number of different ownerships the main focus of the operations have involved the use or manufacturing of a variety of hydrocarbon products. By the 1980's, the entire site was eventually utilised as a refinery, with the most recent being the refining of Venezuelan crude distillate.

West Dunbartonshire Council formally identified the entire site as Part IIA contaminated land in 2003 and following a lengthy debate between West Dunbartonshire Council and the Scottish Environment Protection Agency (SEPA), in 2006 Scottish Ministers decided that the site should be subject to dual regulation with the central portion of the site identified as a special site.

Aims of proposed site investigation

- Characterise further the significant pollutant linkages referred to in our record of determination.
- More specifically, to investigate the identified pathways as detailed in our record of determination
- To investigate the sources that are referred to in our record of determination and any other that are felt necessary following the review of information.

Obtaining this information will assist both the Council and SEPA ensure the site is remediated by the appropriate persons. The cost of the investigations will be shared equally between West Dunbartonshire Council and SEPA.

- 3.2** Cordale point occupies an area of approximately 5.8ha of level ground on the western bank of the River Leven in Renton, flowing into the River Clyde located approximately 3km south of the site.

Historically around 1770 the site was used as a dye works which ceased operations in 1941. Site investigations began in early 1993, to assess the suitability of the site for redevelopment as a residential area. However the investigation recorded elevated levels of arsenic, chromium and lead within the made ground. Contaminated soils on the site vary in colour from white to pink to blue.

Immediately adjacent to the western site boundary is a pigeon loft and greyhound kennels located western site boundary. The remaining site is bounded by the River Leven.

The site has been subject to a number of investigations including risk assessments for human health, the water environment and an ecological report. From these reports it has been summarised that from the pink soils identified in the centre of the site pose a significant risk to human health, due to the elevated concentrations of lead present.

Wildlife, at the site, has flourished due to its isolated location and is used by the following protected species:

- Soprano Pipistrelle
- Daubenton's Bat
- European Otter

Japanese Knotweed has also been identified on the site, which requires long-term treatment. It is due to these protected and invasive species that remedial options are limited and therefore a sustainable approach is preferred.

Proposed remediation project aims

- Formulate a woodland management plan that will enable the production of materials for a capping layer.
- Design and implement a remediation strategy designing and installing a capping layer for the site
- Produce a strategy for the eradication of Japanese Knotweed.

3.3 William Street Park is an area of land approximately 2.3 ha comprising of a grassed playing field. To the east of the site the area slopes down to the adjacent Duntocher Burn.

The surrounding area consists of residential properties with private gardens to the north including small shops. Adjacent to the site to the north east is the Duntocher Village Green historically a former scrap yard, this site was remediated in 2007. To the east of the site is the Duntocher Burn with the local sports centre grounds beyond. There are residential flats to the south and William Street is situated to the west.

A contaminated land assessment was carried out in 2009. The report contained the following recommendations for further investigations -

- Installation of groundwater monitoring wells within the infilled area
- Surface water sampling to determine risks to site users and the adjacent burn
- Additionally, gas monitoring of installed wells should be carried out to determine if ground gas is migrating to nearest off-site receptors.

The assessment also noted a high volume of general waste at the north eastern corner of the site, observed within the bank of the Duntocher Burn. The materials appeared to comprise mostly household rubbish with a basal layer of brick and building materials. It appears the material is eroding from out of the bank and into the burn as general waste was observed on the river bed surrounding the area.

Project aims

- To identify the presence of any potential pollutant linkages.
- To assess the infilled material within the embankment at the Duntocher Burn
- Remediate site

4. Personnel Issues

4.1 There are no personnel issues.

5. Financial Implications

5.1 All these projects will be funded from the £189,000 contaminated land capital budget for 2009/10, with 50% of the cost of the Carless Project funded by SEPA.

6. Risk Analysis

6.1 Without the proposed works the sites will continue to be a risk to human health and impact on the local environment.

7. Conclusions and Officers Recommendations

7.1 The three sites continue to pose a risk and the committee is asked to approve the tendering process.

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Date: 27 January 2010

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Appendix: None

Background Papers: None

Wards Affected: Ward 2 Leven
Ward 5 Clydebank Central
Ward 6 Clydebank Waterfront