

## Remediation plan

If the site investigation and assessment shows unacceptable risks to people and the environment, contamination may need to be dealt with. In such cases the Council will want to see your proposals for remediation i.e. what works need to be carried out to reduce risks to acceptable levels. Your remediation plan must be approved by the Council as part of your planning permission before your development can begin.

## Completion report

In carrying out the agreed works you will need to record accurately all of the remediation undertaken so that you can submit a completion report for approval by the Council. This will be an important record for future property transaction and should be kept in a safe place.

If you have any queries about the advice in this leaflet please do not hesitate to contact Council officers, details in Leaflet 1 of the series.

## Background publications

**Planning Advice Note 33 2000 (PAN 33)**  
Scottish Executive Development department

**BS10175:2001 Investigation of Potential Contaminated Sites - Code of Practice**  
British Standards Institute

## Helpful websites

Scottish Environmental Protection Agency  
[www.sepa.org.uk](http://www.sepa.org.uk)

DETR Website  
[www.defra.gov.uk](http://www.defra.gov.uk)

Environment Agency Website  
[www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

## Contaminated land unit

Contaminated Land Officer  
(Environmental Health)  
TEC Services

The Highland Council  
Glenurquhart Road  
Inverness IV3 5NX

Telephone: 01463 702500  
Email: [TECS@highland.gov.uk](mailto:TECS@highland.gov.uk)

**If in any doubt, please contact your local Planning and Building Control Office; details of locations given in Leaflet 1.**

## Leaflets in this series

- 1 How to Contact Us
- 2 The Planning Application Process
- 3 The Building Control Process
- 4 A Guide To Fees
- 5 How Do I Comment on a Planning Application?
- 6 Enforcement Action
- 7 How to Appeal
- 8 Planning Applications and Contaminated Land

*This series of leaflets is intended to give you some general advice and guidance on the planning and building control system; they are not a definitive guide to the law. Please note that this list is being added to on a regular basis.*

John Rennilson, Director of Planning and Development MA MSc MRTPI MRICS MCMI

PR04-60-k-Planning & Development Help & Advice Leaflets No7 July 2004

The Highland Council  
Planning & Development Service

# Leaflet 8

*in collaboration with Transport, Environmental & Community Service Contaminated Land Unit*

## Planning Applications & Contaminated Land

Planning & Building Control  
Help & Advice Leaflets

**The Highland Council**  
Comhairle na Gaidhealtachd  
*SERVING The Highland Community*

## Start thinking early about possible land contamination

The land you wish to develop may be contaminated as a result of the way it or adjoining land was used in the past. Records held by the Council can be consulted to help you gather information on the past uses of your site.

Whether confirmed or suspected, **contamination is a material planning consideration** which the Council must take into account in deciding whether or not to grant planning permission for a new development. If your site is potentially contaminated you will need to arrange for this to be investigated and assessed **before you submit your planning application**.

**Failure to deal with the matter at this early stage will almost certainly mean that your application will be delayed until the assessment is complete.**

You may not be sure or even aware of previous contamination. However, Council Contaminated Land officers will be able to provide more information and advise about how this matter should be considered. You may need to seek specialist help in addressing contamination problems on your site. If you are not sure about any of this please do not hesitate to contact your Planning Office for advice about the whole process before you submit your application for planning permission. Contact details for Contaminated Land Officers are provided on the back of this leaflet, and contact details for Planning Officers are provided in Leaflet 1 of this series.

If you want to read more about the legal background governing contamination and the

general planning approach, the Scottish Executive has published a Planning Advice Note 33 (PAN 33) which provides more information. Details of this and other background publications are listed at the back of this leaflet.

## Contamination report

If you are advised by the Council or your own specialist adviser that your site needs to be assessed for possible contamination you will have to have a **contamination report** prepared. **This should be submitted with your planning application.**

**Contamination Reports** will normally include:

- **a desk study of available site information,**
- **a conceptual site model,**
- **site investigation details and laboratory analysis,**
- **risk assessments and,**
- **remediation plan.**

The Council cannot emphasise enough the importance of discussing the investigation with Council Contaminated land Officers before any site investigation and testing begins.

In particular that part of the investigation known as the conceptual site model needs to be agreed at the outset with the Council to make sure it is suitable.

## Conceptual site model

This is a crucial part of the assessment and models the relationship between available site information and the proposed development. It is a tool used to describe the exposure pathways from possible contamination, and forms the basis for site investigation and risk assessment.

## Site investigation

If you need to carry out a contamination investigation, it should be carried out in accordance with British Standard BS 10175:2001. Investigations which do not comply with this standard are unlikely to meet the requirements of the Council. Lack of suitable and sufficient information will lead to delay in deciding your planning application.

## Risk assessment

The process of calculating whether contamination found in a site investigation is acceptable is complicated and is known as risk assessment. Risk assessments have to be site specific and have to take account of Government policy. Council Contaminated land Officers can advise you on risk assessment.