



STROUD DISTRICT COUNCIL

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2002-2003
Crime Reduction in Rural Areas
2004-2005
Services for Older People
2007-2008
Emergency Planning

Remediation Statement

Environmental Protection Act 1990,
Section 78H (7)

Former Gasworks, Beech Cottage, Kingsmill Lane,
Painswick, Stroud GL6 6SA

Environmental Protection Act 1990, Section 78H(7)

Remediation Statement for the Former Painswick Gasworks, Beech Cottage, Kingsmill Lane, Painswick, Stroud GL6 6SA.

Prepared by Stroud District Council.

The Contaminated Land (England) Regulations 2006 (S.I. 2006/1380)

This remediation statement has been prepared by Stroud District Council (SDC) in relation to Contaminated Land identified under section 78B of the Environmental Protection Act 1990 (the EPA 1990).

The location and extent of the Contaminated Land to which this Remediation Statement relates (the Land) are set out in Schedule 1.

SDC as the enforcing authority for the land is precluded by section 78H(5) of the EPA 1990 from serving a Remediation Notice, and has therefore prepared this Remediation Statement in accordance with section 78H(7).

The things which are expected to be done by way of remediation and the time period within which each of these things are expected to be done are set out in Schedule 2.

Particulars of the substances and the Significant Harm by reason of which the land is Contaminated Land are set out in Schedule 3.

The current use of the land is residential. The former use of the site is a Gasworks.

The name and address of the person who is responsible to do each of the things set out in Schedule 2 of the Remediation Statement by section 78H(7)(b) are:

Stroud District Council
Environmental Health
Ebley Mill
Westward Road
Stroud
GL5 4UB

Any communication should be directed to the Contact Name given below.

Name and Position of Person Issuing the Statement on Behalf of SDC:

Mr Jon Beckett, Head of Environmental Health

Signed.....**Dated**.....

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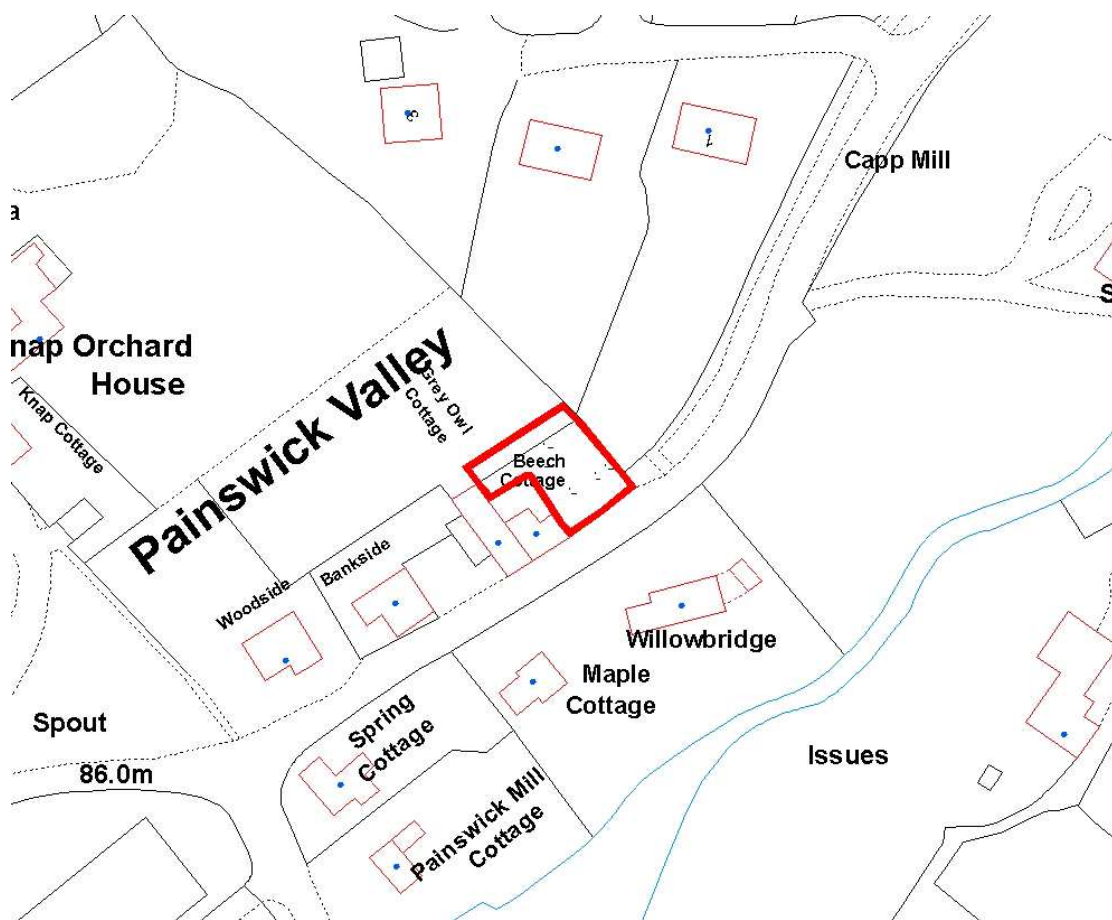
The contact name for the purposes of this remediation statement is:

Mrs Katie Larner, Senior Contaminated Land Officer

Schedule 1

Location and Extent of the Contaminated Land to which this Remediation Statement Relates

The location and extent of the Contaminated Land to which this Remediation Statement relates is known as the Former Painswick Gasworks, Beech Cottage, Kingsmill Lane, Painswick, Stroud GL6 6SA (National Grid Reference 386792 209310). The boundary of the site that this Remediation Statement relates to is the same as the boundary that the Determination, dated 6 November 2007, relates to. See Figure 1 below. It encompasses a parcel of land which includes the garden area of Beech Cottage. It excludes the house and the driveway.



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Figure 1 – Site Location Plan

Schedule 2

Remediation Actions

No assessment actions are required. Sufficient information to characterise the Pollutant Linkage, decide on the Remedial Objectives; and establish the technical specification and design of the Remedial Treatment Actions, was provided by the following investigations:

- 1 **Contaminated Land Investigation: Former Painswick Gasworks.** Report Number 6730R1, dated September 2006. Prepared by ESI Ltd on behalf of Stroud District Council.
- 2 **Contaminated Land Investigation: Former Painswick Gasworks. Additional Investigation of Beech Cottage.** Report Number 6819R1, dated May 2007. Prepared by ESI Ltd on behalf of Stroud District Council.
- 3 **Remediation of Former Painswick Gasworks. Options Appraisal.** Report Number 6819R2, dated July 2007. Prepared by ESI Ltd on behalf of Stroud District Council.
- 4 **Remediation of Former Painswick Gasworks. Outline Remediation Design for Beech Cottage.** Report Number 6819R3, dated November 2007. Prepared by ESI Ltd on behalf of Stroud District Council.

Remedial Treatment Actions

The Remedial Treatment Actions listed below have been considered appropriate to break the Significant Pollutant Linkage upon which the Determination was based, in the area defined in Schedule 1; considering Best Practical Technique (BPT) as specified by paragraph C19 of the Statutory Guidance Circular 01/2006.

The following Remedial Treatment Actions are required to ensure that the Significant Pollutant Linkages as identified in Schedule 3 are broken.

- 1 Removal of all topsoil/Made Ground on the raised garden tier to the rear of Beech Cottage (the average thickness of Made Ground across this area is of the order 0.2 m); subsequent removal of a 0.1 m thickness of 'natural' clay underlying the Made Ground.
- 2 Removal of all soils in the raised flower bed directly to the rear of the property.
- 3 Removal of soils to a depth of 0.6 m across the main garden area to the side of the property. There may be a requirement for deeper excavation across the main garden area should any gross contamination be identified during the excavation. The extent of any such excavation would be determined during the remedial works, based on risk assessment and cost benefit analysis.
- 4 Lay membrane/marker layer to act as a physical barrier to prevent future incidental excavation.
- 5 Replace excavated soils with inert sub-soils and topsoil materials of suitable and physical composition. Contamination limits for imported

material are stated within Table 2.2 of the Outline Remediation Design for Beech Cottage, Report number 6819R3 dated November 2007.

- 6 Replace patios and re-turf the garden.

The Remedial Treatment Actions are expected to be completed by September 2008.

In order to demonstrate compliance with the above Remedial Treatment Actions a verification report shall be prepared by ESI Ltd on behalf of Stroud District Council.

Schedule 3

The Significant Pollutant Linkages

Pollutant	Pathway(s)	Receptors
Benzo(a)pyrene	<ul style="list-style-type: none">• Dermal contact• Ingestion• Inhalation of dust• Ingestion of site grown vegetables	Humans (residents of Beech Cottage) and Pet animals

Table 1 – SPL's