



Contaminated Land Within the Planning Process

Phase IV (Validation)

Phase IV works, also known as validation, are undertaken following the remediation works. The purpose is to identify the success or otherwise of these works and to identify whether any further remediation or risk management measures are necessary to ensure the site is suitable for its intended use.

On completion of the remediation works a validation report is required to be submitted to confirm whether the remediation has been successful or whether there is a requirement for contingency works to be carried out. Where longer term monitoring is required, e.g. groundwater or gas monitoring, an interim report should be submitted detailing all the validation work undertaken to date.

Please note that the information given, details the minimum of what is expected and required, it is not the intention of the Council to provide a prescriptive methodology for any part of a site investigation undertaken within the planning process. The method of validation will have already been agreed within the remediation strategy that was submitted prior to commencing remediation works.

As a minimum the following details should be included within a validation report;

1. Details of the location and depths of validation samples taken, including whether soil, leachate, water or gas readings were taken.
2. Results of the analysis with a comparison against the validation criteria.

Interpretation of the results and whether any further work is required. Where the validation criteria have not been achieved, further work will require to be undertaken. This may consist of further risk assessment for example or contingency works on site.

3. The laboratory analytical sheets should be included in the report for completeness.
4. Chain of custody documents and laboratory accreditation details.
5. Updated conceptual model. The conceptual model that was created in the Phase I investigation will have been updated throughout the investigation as more information has been discovered. In the validation report it should be used to demonstrate how the pollutant linkages have been broken or controlled.
6. Conclusions of whether all pollutant linkages have been broken or

7. Conclusions of whether all pollutant linkages have been broken or effectively controlled and whether the site is suitable for its intended use.
8. If the validation has proven to be unsuccessful, details of the contingency works to be undertaken including timescales for the work and when a further validation report will be submitted. See below for further details.
9. A final copy of the report must be submitted which is signed and dated by the consultant on the applicant's behalf or by the applicant/agent themselves.

Contingency Works

Where the target criteria set and agreed for the remediation have not been met further work is required to address the situation. Discussions should be had with the Council as soon as possible once it is known that the remediation works have not met the targets, as to the extent of work required to ensure the site is suitable for its intended use.

Interim Validation

In some cases longer term monitoring will be required on the site to provide validation to remediation works. Where this is required timescales should have been set when agreeing the remediation strategy as to when interim reports would be submitted to the Council, including any interim validation criteria. The details similar to those given above should be included in interim validation reports.

Discharge of Conditions

Where contaminated land conditions are applied to a planning consent they will be specific to each phase of an investigation. This then allows the relevant conditions to be discharged as the phases of investigation are satisfactorily completed. The condition relating to remediation and validation will be discharged upon satisfactory review of information received by the Council

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