

Glyn Rhonwy Pumped Storage Development Consent Order

Outline Land Discovery Strategy



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Contents

SECTION 1 INTRODUCTION

SECTION 2 LAND DISCOVERY STRATEGY

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1 INTRODUCTION

1.1 INTRODUCTION

- 1.1.1 Snowdonia Pumped Hydro (“the Applicant”) has submitted an application for a Development Consent Order (“DCO”) for a pumped storage facility known as Glyn Rhonwy Pumped Storage. The generating capacity of the Development exceeds 50 megawatts (MWe) and it is therefore designated as a Nationally Significant Infrastructure Project (“NSIP”) under the Planning Act 2008.
- 1.1.2 This document was prepared for the DCO application to comply with the requirements of Regulation 5(2)(q) of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 and in accordance with the Department for Communities and Local Government guidance ‘Planning Act 2008: Application Form Guidance’ and the Planning Inspectorate Advice Note 6 on Preparation and Submission of Application Documents.
- 1.1.3 This document sets out the minimum contents for the Land Discovery Strategy which is to be approved by the relevant planning authority in consultation with Natural Resources Wales (NRW).
- 1.1.4 The Land Discovery Strategy should be read in conjunction with the Ordnance Management Strategy should any unexploded ordnance identified as part of that Strategy pose an unacceptable risk to controlled waters or human health.
- 1.1.5 This document specifically excludes the investigation, identification and removal of munitions and unexploded ordnance. This is managed via the Ordnance Management Strategy.

2 LAND DISCOVERY STRATEGY

2.1 INTRODUCTION

2.1.1 The Land Discovery Strategy will provide the following:

- Information regarding the previous uses of the Development within the Order Limits;
- Any known or potential areas of contamination;
- Provide an assessment of potential effects to controlled waters and human health from any areas of contamination; and
- Provide the methodology for managing any previously unidentified areas of contaminated ground discovered during the construction phase of the Development.

2.2 RESPONSIBILITY

2.2.1 The Land Discovery Strategy would be produced by the Applicant and the appointed PC, and will require the approval of Gwynedd Council under Requirement 7 in consultation with NRW.

2.3 MINIMUM REQUIREMENTS

2.3.1 A preliminary qualitative risk assessment, conceptual site model and desk study have already been undertaken and submitted within the Environmental Statement Chapter 8 Geology & Ground Conditions.

2.3.2 A preliminary site investigation has also been undertaken and information submitted to NRW through the examination process. No areas of contaminated ground were found and it was concluded that the previous uses of the area within the Order Limits did not pose significant risk of contamination. The exception to this is Q6 which is under water and will be subject to further geo-environmental investigation post-DCO consent. Studies have identified that Q6 has been used for the storage and decommissioning of munitions and ordnance.

2.3.3 A secondary site investigation will be undertaken to inform the detailed design of the Development.

2.3.4 As part of this investigation, geochemical testing of samples of the slate waste will be carried out to assess the leachability characteristics and eluate of the crushed slate and the associated risk of contamination of surface waters from the crushing and reusing of the waste in the construction works. Testing would be carried out in accordance with the NRA R&D 301 approach but also for a solution with a pH consistent with site runoff. The precise testing suite and the assessment criteria will be agreed with NRW in advance of the investigation.

2.3.5 Therefore the minimum contents of the Land Discovery Strategy are as follows:

- Preparation of an updated risk assessment (incorporating information obtained during the preliminary ground investigation) and submitted to the relevant planning authority and NRW throughout the DCO examination process;
- The Applicant and its appointed PC will consult with the relevant planning authority and NRW on any required geo-environmental scope of the secondary site investigation;
- Verification report; and
- Remediation Strategy for any unexpected contamination containing the information (with the exception of any unexploded ordnance which is identified under the OMS).

Appendix A – T&CPA Conditions

The Applicant and its appointed Principal Contractor will consult with the relevant planning authority and NRW on any further geo-environmental scope of this secondary site investigation to ensure that sufficient geo-environmental information is obtained to discharge the relevant DCO Requirements, whilst also complying with the previous planning conditions placed on the approved scheme under the Town & Country Planning Act 1990 (ref C12/1451/LL). These are as follows:

Condition 9

No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1. A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors
 - potentially unacceptable risks arising from contamination at the site.
2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in

(3) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Condition 11

No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation is submitted to and approved, in writing, by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a long-term monitoring and maintenance plan) for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Condition 12

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted a remediation strategy to the Local Planning Authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the Local Planning Authority. The remediation strategy shall be implemented as approved.