

STRATA SURVEYS LIMITED

PRELIMINARY RISK ASSESSMENT

ANNEXES ONLY

REPORT NO. 14502

Plémont Bay Holiday Village,

Jersey

This File excludes Main Report -
refer to file *8A-Plemont Ground Contam
Report (GCR) ex Annexes* for Main Report

Issue : Final Report

Issue Date : 19th December 2008

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Existing Site Layout

THIS DRAWING AND ALL DESIGN AND DETAILS ARE THE COPYRIGHT OF CHANNEL ARCHITECTS LTD

This drawing must be read in conjunction with all other drawings, details and specifications issued by the Architect, Structural Engineer and other Consultants or approved specialists. Discrepancies between any other drawings, details and/or specifications must be referred to the Architect for verification at least 7 days prior to commencement of the work. It is the Contractor's responsibility to ensure all work is carried out in accordance with all statutory requirements and to the approval of the Building Control Officer. All roof and structural timbers are to be vacuum preservative treated by approved methods before delivery to site. All roof decking or external plywood to be W.B.P. bonded external grade. All materials to comply with the latest British Standards Specification or have an Agrément Certificate. The Contractor is responsible for all setting out of the works. Use written dimensions only, do not scale off drawings. All dimensions and setting out must be checked on site.

If in any doubt refer to the Architect prior to commencement of the work.

REVISIONS



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PROJECT / LOCATION		DRAWING
Plemonst Holiday Village Plemonst		Existing Site Plan
CLIENT	DRAWN	CHECKED
Plemonst Estates Ltd	N.B	
DATE	SCALE	DRAWING NUMBER
June 2006	1:500	1812/8/01

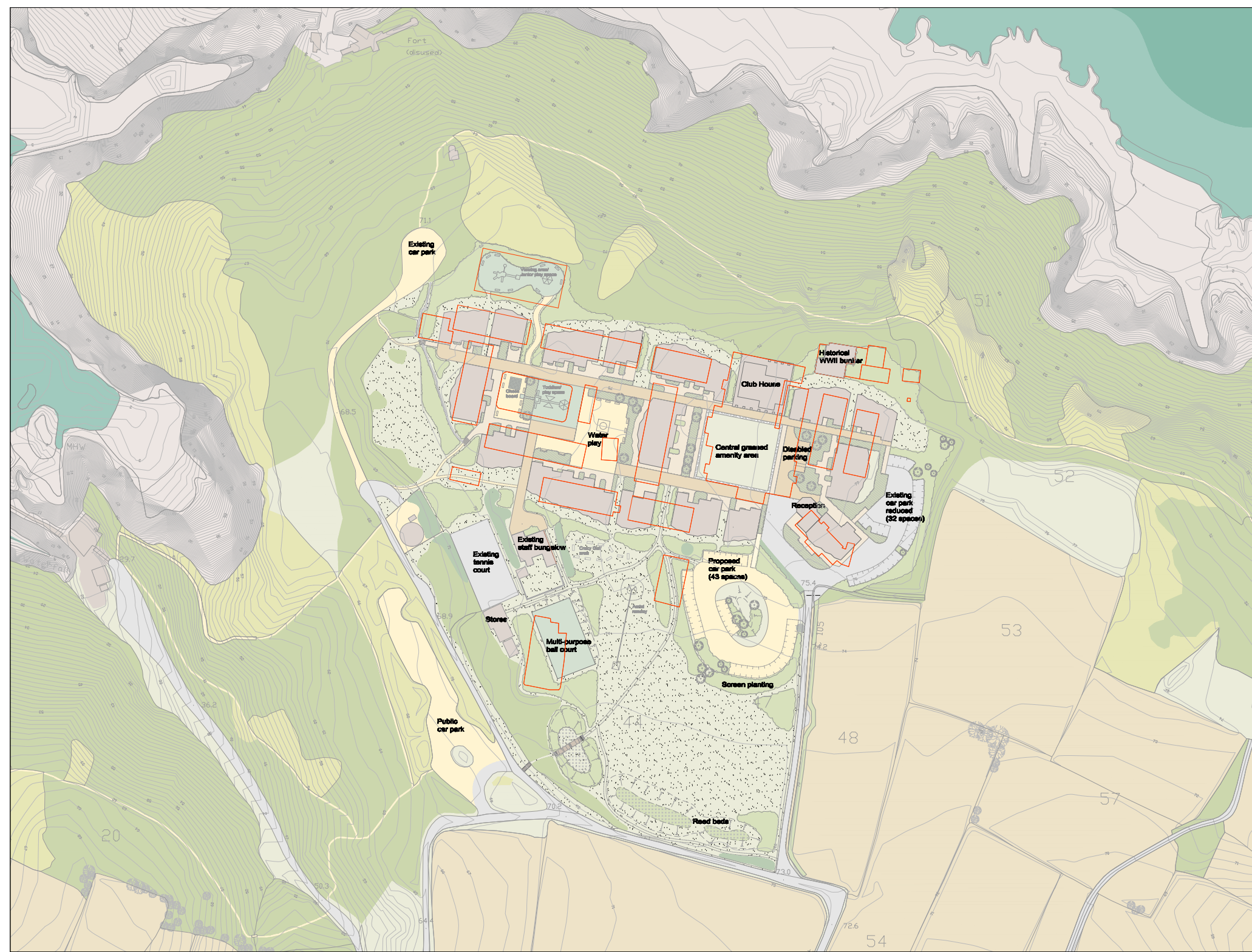


Development Proposal

Redevelopment for new Holiday Apartments



- Existing trees
- Existing bracken
- Existing grass
- Existing agricultural field
- Existing hedging
- Restored grassland
- Proposed trees
- Proposed planting
- Proposed ornamental planting
- Proposed lawn
- Proposed wetland - reed beds
- Proposed 'halo' surfacing
- Proposed hoggins
- Existing building to be removed
- Proposed building



PI	General arrangements	UK	15.12.18
PI	Preliminary issues	UK	15.12.18
Issue	Revisions	Initial	Date

Michael Felton Ltd.
LANDSCAPE ARCHITECTS

Project:
**Pleasant Park
Self Catering**

Client:
Pleasant Estates Ltd

Title:
Landscape Masterplan

Date	01/12/2018	Drawn	10/01/19
Drawn	02/01/19	Checked	
Job No.	1458	Drawing No.	101
		Rev.	P1

#LandscapeMasterplan

Pollution Control Report – Pontin's Oil Spill

Planning and Environment Department
Environment Division
 Howard Davis Farm, La Route de la Trinite
 Trinity, Jersey, JE3 5JP
 Tel: +44 (0)1534 441600
 Fax: +44 (0)1534 441601

States 
 of Jersey

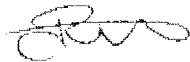
Facsimile Transmission Cover Sheet

To:	Name:	Paul Harding	From:	Name:	Jody Robert
	Organisation:	BDK Architects		Tel No. (direct):	441621
	Fax No:	739115		Total No of Pages:	7
	Date:	4 August 2006		File ref:	Polrep99075

Dear Mr Harding,




Further to my telephone call this morning I enclose two documents relating to our investigation of an oil spillage at Pontins Holiday Village in August 1999. If you wish to discuss this incident further please feel free to contact me on the number below.

Yours sincerely



Jody Robert
 Environmental Protection Officer

Direct dial: +44 (0)1534 441621
 email: j.robert@gov.je
 www.env.gov.je

FAX →  GERRY HAMILTON
 →  PAUL HARDING
 7 4/8/06 

Reference letter of 10/7/06
 from Jody Robert to Sarah
 Le Claire

Please review, find out history
 + comment back.

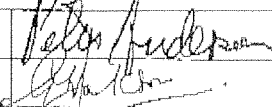
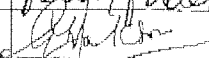
Regards, 

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Rep99075.doc

	Time	Date
A...incident reported to PSd	20:00	23/08
B...incident reported to WRS	20:25	23/08
C...incident reported to WRO on pollution control duty	21:30	23/08
D...initial actions commenced by WRO (i.e. arrival on site or passed to another agency)	08:15	24/08
E...initial actions completed by WRO (i.e. arrival back at office after investigation is complete)	09:15	24/08
F...initial report completed by WRO	16:45	27/08
G...initial report signed by Manager-Water Resources		31/08
H...commencement of correspondence	-	
I...completion of correspondence	-	
J Initial Response Time (time between C & D - i.e. 1 hour)	<1 (out of work hours)	
K Report Completion Time (number of days between E & F - i.e. 3 days)	>3	
L Signatory Time (number of days between F & G - i.e. 10 days)	< 1	
M Correspondence Time (number of days between H & I - i.e. 5 days)		

WRO signature			
Managers signature			

POLLUTION CONTROL REPORT

REPORTED TO: Peter Anderson, duty WRO, via Gerry Jackson - Manager Water Resources.

REPORTED BY: Paul Cobden, Duty Officer PSd (outside work hours) via Dave Skinner (caretaker of Pontins).

ADDRESS/LOCATION OF INCIDENT: Pontins Holiday Village, La Route de Plemont, St Ouen, JE3 2BY. Tel. 482974.

DESCRIPTION OF INCIDENT: Several hundred (500-800) gallons of domestic heating fuel lost from a main feed line to ground.

ACTIONS:

23/08/99 20:25 Gerry Jackson was called by Paul Cobden who informed him that a very large quantity of domestic heating fuel had been lost over the cliff at Pontins Holiday Village.

20:30 GJ called Dave Skinner at Pontins ([REDACTED]) to determine the extent of the problem. DS informed GJ that he believed that up to 1800 gallons of oil had been lost to the environment and that the plumber was on site repairing the pipe. At 20:35 GJ called PA and left a message on his ansaphone.

21:30 PA returned home and heard the message. GJ also called again at this time to explain that a burst oil line had resulted in the loss of hundreds of gallons of fuel over the side of the cliff. Steps were being taken to stop the leak. The Fire Service had been informed. A decision was taken not to attend at this time as it was now dark, but to attend on site first thing in the morning. PA and GJ arranged to meet at Pontins at 08:15 on 24/08/99.

24/08/99 08:15. PA and GJ met on site with Dave Skinner (caretaker). GJ asked DS to clarify the timetable of events the previous evening.

DS was informed of the incident at about 19:45 by the chef and immediately shut off the oil supply to the ring main. He then phoned the Fire Service who suggested that he call PSd. It was then that

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Paul Cobden called GJ at 20:25. At that time DS believed that as much as 1500 gallons of oil had been lost.

DS showed GJ and PA the site of the leak and explained that each block of apartments were served by two boilers. The boilers were fed with oil (gravity feed) from a main tank via an underground ring main system. The main tank was on the roof of a small service building on the northern side of the site. The tank was metal, exposed to the elements and was rusty but did appear to be banded in a blockwork bund. It was not possible to easily inspect the tank and bund. The fuel supply to the main pipe could be shut off from a single valve in a room under the tank. DS had done this yesterday as soon as he had been informed of the incident.

The pipe work of this ring main was made of plastic and used to be the irrigation system. This heating system had been in place for about 15 years. DS showed where the leak had occurred on the ring main. About half way down the northern part of the ring main was a "T" piece with a shut off valve on it. This was located just inside the cliff side of the northern perimeter fence.

It is believed that some children were playing with the pipe attached to "T" piece during the evening, and had subsequently broken the pipe/valve. DS showed GJ & PA the broken plastic pipe and explained it was the first case of vandalism he had encountered in 15 years. The fence was in a state of disrepair and access to the valve was quite easy. The surrounding area, north of the leakage point was very obviously grossly contaminated with fuel, the plants were coated and there was a very strong odour of diesel in the area.

The cliff path was about 200metres away. The group walked down onto the cliff path to determine the threat to it from leaching of oil out of the groundwater. There were no obvious streams in the area but PA explained that the oil may find a preferential route which could lead to contamination of the pathway and possible future contamination of the sea. GJ said that this area of the north coast was popular with canocists. PA would inform the Environmental Services Unit of the incident so that they could assess the damage to the general flora and fauna in the area.

PA & GJ recommended to Dave Skinner that the fence be repaired ASAP to try to prevent a repeat of the incident. It was also recommended that the insurance company be informed in case there were any future claims, e.g. damage to the environment and cliff path.

PA said that the usual practice in oil incidents such as this was to remove as much contaminated soil as possible to minimise the threat to the aquatic environment. However, in this case, there were unlikely to be any boreholes in the area which would be affected, the main threat was to the general groundwater, the plants, the cliff path and ultimately, the sea. Remediation would not only be difficult but could also be unsuitable in this case. The digging out of a large quantity of soil in this area would leave an ugly scar on the hill side. PA to consider the options further.

10:45 PA phoned the ESU and left a message for John Pinel (REDACTED) to inform him of the incident.

11:45 PA phoned Alan Lawson at Fuel Supplies (Shell) who are responsible for the maintenance of the boilers to determine the reason/history of the use of plastic pipes in the underground ring main. AL said that he wasn't familiar with the use of plastic and his company would not recommend such a system as the oil can attack the glue at the joints. They always recommend the use of copper pipes for central oil storage systems sheathed in plastic conduits.

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25/08/99 09:30 PA received call from John Pinel (ESU). PA explained the incident and JP said he would pay a visit on site to assess the environmental implications from the ESU's perspective. JP was concerned about the Puffin nesting sites in the area.

11:20 PA received call from JP who had visited the site. JP was very concerned that the oil spill could potentially migrate to the Puffin areas and drive these birds away when they returned for the winter. JP enquired as to how long the oil would be in the soil, how far it was likely to spread and how quickly such spreading would occur.

PA said that the answers to all these questions were very complex.

"How long" it would be in the soil depended on soil type, whether it could escape through a fissure, how much had been lost and how long a population of oil scavenging bugs would take to get established.

"How far" and "how quickly" also depended on the soil type and hydrogeology in the area which is unknown to the WRS.

All these questions could only be answered by an investigation.

PA said that from a water quality point of view it would have been difficult to justify a full investigation and remediation programme but PA felt that something should be done about the spill. PA suggested that the additional threat to the Puffins was a credible cause for concern and subsequent action.

PA to begin co-ordination of a programme of investigation probably involving a meeting between PA, GJ, JP and Mr Pat Braiden, Manager – Pontins.

14:25 PA left message on JP ansaphone.

26/08/99 10:00. PA phoned PB and Mike Freeman (ESU) to arrange a meeting at Pontin's for Friday 27 August @ 11:00.

27/08/99 11:00 PA, MF, GJ met with David Skinner and Mr Pat Braiden on site (see photos below).



AUT_3134.JPG



AUT_3135.JPG



AUT_3136.JPG



AUT_3137.JPG

PA and GJ explained that there were a large number of uncertainties associated with this oil spill, relating to how far the oil would spread, how fast it would move, how much of a problem it represented and how long it would be a problem in the area. MF re-iterated that his concern was for the general ecological status, and in particular, the Puffin colonies in the area.

PA said that as there was now a concern for the ecological status of the area as well as the water quality issues, the sensible step forward was for an initial investigation to be conducted into the effects of the spill in an attempt to answer some of the uncertainties. PB was in agreement with this. GJ said that it was in Pontin's interest to avoid any negative publicity.

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PA said that the best way forward was through the appointment of a consultant (by Pontins) to investigate the spill. The consultant could then assess the overall threat to the environment and suggest possible remediation programmes. PB agreed with this and said that he would start to make some enquiries. PA gave PB a list of consultants that may be of use in this case.

The insurance company had not been contacted at this stage and GJ recommended this course of action. PA mentioned that the use of plastic pipes as oil supply lines would not be recommended by the Fuel company due to the potential problem of oil dissolving the glue at the joints so GJ also recommended that the plastic oil feed lines be pressure tested to check for leaks.

PA wrote to PB to confirm salient points. See attached letter.

Initial report to Manager-Water Resources

24/09/99 10:30. PA phoned Pat Braiden to ask for a progress report. Mr Braiden said that soon after our last meeting he got in touch with Amplus Ltd for advice. Mr Braiden said that Matthew Warner conducted some initial tests and was able to ascertain that the oil was not likely to move very far or very fast in the very short term. A decision was made to not start a remediation programme until the holiday centre closes for the winter, next week, Saturday 2 October. MW will then investigate further and carry out some excavations. PA said that this was a reasonable approach and decision. PB promised to keep PA informed of any future developments.

26/10/99

PA phoned Pat Braiden to get an update on the oil spill. PB said that the excavators (PB did not know the name of the company) will be in later today to begin the excavation work. The spoil will be bio-remediated on site at a cost of £50.00 per tonne. The cost of removal to the UK would be £100.00 per tonne. PA asked PB if the WRS could be kept informed of any future developments.

PA

PDJA/DAP 42/7

2 September 1999

Mr P Braiden
Manager
Pontin's Plemont Bay Holiday Village
La Route de Plemont
St Ouen
JE3 2BY

Dear Mr Braiden

**OIL SPILL ONTO THE NORTH HEADLAND -
PONTINS HOLIDAY VILLAGE**

Thank you for meeting with Gerry Jackson, Mike Freeman and myself on Friday 27 August to discuss the above-mentioned problem.

I would like to take this opportunity to confirm a few of the salient points that were raised in the meeting.

1. The oil is likely to pose a threat to the groundwater quality in the area. If the oil breaks through to the surface then it may pose a threat to surface waters and the marine environment.
2. Mr Mike Freeman and Mr John Pinel, of the Environmental Services Unit, have both confirmed that there is a risk to the ecological status of the area, in particular to the puffin colonies lower down the cliff.
3. At the present time it is difficult to assess how much environmental damage is likely to be caused by this oil spill. We do not know how far the oil will spread, how fast it will spread, which direction it will travel and how long it will remain in the soil. The appointment of an independent environmental consultant by Pontins will be essential in order to investigate these issues. Furthermore, the consultant will be able to suggest a structured programme of further investigation and/or possible remediation options.
4. A recent telephone conversation I had with Mr Alan Lawson, of Fuel Supplies (CI) Ltd, revealed that the use of plastic pipes for oil supply would not now be recommended due to potential degradation of the glue used at the joints. In light of this information, I would recommend that the oil lines be pressure tested to confirm their integrity and should be replaced with the industry standard pipework if considered necessary.

5. We normally recommend that the insurance company are notified in the event of spills of this nature.

I hope these points are of use to you. Should you require any further assistance relating to this incident, or to the points raised above, please do not hesitate to contact me on 601528 and I shall endeavour to help.

I would kindly request that you keep me informed of any developments or progress.

Yours sincerely



PP DR PETER D J ANDERSON
WATER RESOURCES OFFICER

cc Mr Mike Freeman, Ecologist, Environmental Services Unit, P&E Dept
Mr John Pinel, Countryside Manager, Environmental Services Unit, P&E Dept
Mr Alan Lawson, Fuel Supplies (CI) Ltd, La Collette

Environmental Impact Assessment Scoping Opinion

ENVIRONMENTAL IMPACT ASSESSMENT SCOPING OPINION

<p>TITLE OF ES:</p> <p>PROPOSED RE-DEVELOPMENT OF PLEMONT HOLIDAY CAMP – 30 DWELLINGS</p> <p>SUBMITTED BY BDK ARCHITECTS</p>	<p>THIS SCOPING OPINION HAS BEEN COMPLETED BY: KELLY JOHNSON, ENVIRONMENTAL POLICY AND AWARENESS MANAGER, PLANNING AND ENVIRONMENT DEPARTMENT.</p> <p>IT REFERS TO THE FINDINGS OF THE SCOPING EXERCISE AND SUMMARISES THE KEY ISSUES, SIGNIFICANT EFFECTS, OR AREAS OF CONCERN IDENTIFIED BY THE FOLLOWING:</p> <p>CASE OFFICER: Kelly Johnson</p> <p>STATUTORY CONSULTEE: <i>Planning and Environment</i> Jody Robert (Environmental Protection Officer) Willie Peggie (Assistant Director – Environmental Protection) Dave Monks (Head of Waste Regulation) John Pinel (Countryside Manager) Mike Freeman (Principal Ecologist) <i>Transport and Technical Services</i> David St George (Manager – Transport Policy) John Rogers (Director – Waste Management) Duncan Berry (Manager – Liquid Waste Treatment) Dennis Rive (Manager – Solid Waste Treatment) <i>Health Protection</i> Andrew Pritchard (Team Leader, Health Protection) <i>Health and Safety Inspectorate</i> Colin Myers (Director of Health and Safety)</p> <p>NON-STATUTORY CONSULTEE: <i>National Trust for Jersey</i> Charles Alluto</p>
<p>REGISTRATION DETAILS: NOT YET REGISTERED</p>	

1. Introduction

This Scoping Opinion has been prepared by Kelly Johnson on behalf of the Planning and Environment Department following the submission of a request for a scoping opinion, under Planning and Building (Environmental Impact) (Jersey) Order 2006 by BDK Architects on 25 March 2009.

The opinion outlines what the Planning and Environment Department consider should be addressed by the Environmental Impact Assessment (EIA) based upon the nature and scale of the development, the receiving environment and what is considered to be current reasonable good practice for undertaking an Environmental Impact Assessment (EIA) and for the preparation of an Environmental Statement (ES).

The scoping opinion has been developed based on:

- the Planning and Building (Environmental Impact) (Jersey) Order 2006
- good practice guidance for EIA;
- good practice guidance for the production of ES's;
- consultee responses; and
- professional judgement and experience.

The Scoping Opinion and Checklist does not override the legislative requirements of Schedule 2 Article 1 of the Planning and Building (Environmental Impact) (Jersey) Order 2006, which stipulates 'What an Environmental Impact Statement Must Contain'.

This Scoping Opinion refers to the Scoping Report provided by BDK Architects and should be read in conjunction with the attached Scoping Checklist.

3.9 Ground Conditions

The levels of potential contaminants in the ground need to be investigated, in particular the historic fuel spillage, and any risks to human health or the wider environment assessed and if necessary mitigated. This should include risks during construction and after completion of the proposed works and the manner in which the risks from any potential hazards that are identified are controlled to an acceptable level. Information provided will be closely scrutinised against the advice provided within Supplementary Planning Guidance – Planning Advice Note 2 – Development of Potentially Contaminated Land.

Appendix I

Consultation responses:

Planning and Environment

Jody Robert (Environmental Protection Officer)
Willie Peggie (Assistant Director – Environmental Protection)
Dave Monks (Head of Waste Regulation)
John Pinel (Countryside Manager)
Mike Freeman (Principal Ecologist)

Transport and Technical Services

David St George (Manager – Transport Policy)
John Rogers (Director – Waste Management)
Duncan Berry (Manager – Liquid Waste Treatment)
Dennis Rive (Manager – Solid Waste Treatment)

Health Protection Andrew Pritchard (Team Leader, Health Protection)

Health and Safety Inspectorate Colin Myers (Director of Health and Safety)

National Trust for Jersey Charles Alluto

ENVIRONMENTAL IMPACT ASSESSMENT SCOPING CHECKLIST

<p>TITLE OF ES:</p> <p>PROPOSED RE-DEVELOPMENT OF PLEMONT HOLIDAY CAMP – 30 DWELLINGS</p> <p>SUBMITTED BY BDK ARCHITECTS</p>	<p>THIS CHECKLIST HAS BEEN COMPLETED BY: KELLY JOHNSON, ENVIRONMENTAL POLICY AND AWARENESS MANAGER, PLANNING AND ENVIRONMENT DEPARTMENT.</p> <p>IT REFERS TO THE FINDINGS OF THE SCOPING EXERCISE AND SUMMARISES THE KEY ISSUES, SIGNIFICANT EFFECTS, OR AREAS OF CONCERN IDENTIFIED BY THE FOLLOWING:</p> <p>CASE OFFICER: Kelly Johnson</p> <p>STATUTORY CONSULTEE: Planning and Environment Jody Robert (Environmental Protection Officer) Willie Peggie (Assistant Director – Environmental Protection) Dave Monks (Head of Waste Regulation) John Pinel (Countryside Manager) Mike Freeman (Principal Ecologist) Transport and Technical Services David St George (Manager – Transport Policy) John Rogers (Director – Waste Management) Duncan Berry (Manager – Liquid Waste Treatment) Dennis Rive (Manager – Solid Waste Treatment) Health Protection Andrew Pritchard (Team Leader, Health Protection) Health and Safety Inspectorate Colin Myers (Director of health and Safety)</p> <p>NON-STATUTORY CONSULTEE: National Trust for Jersey Charles Alluto</p>
<p>REGISTRATION DETAILS: NOT YET REGISTERED</p>	

The Scoping Opinion identifies the content and extent of the information to be provided by the developer to the competent authority. In particular, it identifies the types of environmental impacts to be investigated and reported in the environmental information.

The Scoping Checklist is taken from the EU Guidance on EIA – Scoping (June 2001) and is split into four parts:

1. a detailed list of characteristics of projects which could give rise to significant effects on the environment;
2. a list of characteristics of project environments which could be susceptible to adverse effects;
3. a list of factors to be considered in deciding whether or not an impact is likely to be significant;
4. alternatives and mitigation measures which can be considered.

The comments included within the table below should be read in conjunction with the attached correspondence from consultees. This list is not exhaustive and during the course of the environmental impact assessment, further information may come to light and further issues may arise, which are of relevance to this application and may require further investigation.

The Scoping Opinion and Checklist does not override the legislative requirements of Schedule 2 Article 1 of the Planning and Building (Environmental Impact) (Jersey) Order 2006, which stipulates 'What an Environmental Impact Statement Must Contain'.

PART 1: PROJECT CHARACTERISTICS

No.	QUESTIONS TO BE CONSIDERED IN SCOPING	YES/NO/?	WHICH CHARACTERISTICS OF THE PROJECT ENVIRONMENT COULD BE AFFECTED AND HOW?	IS THE EFFECT LIKELY TO BE SIGNIFICANT? WHY?
1. WILL CONSTRUCTION, OPERATION OR DECOMMISSIONING OF THE PROJECT INVOLVE ACTIONS WHICH WILL CAUSE PHYSICAL CHANGES IN THE LOCALITY (TOPOGRAPHY, LAND USE, CHANGES IN WATERBODIES, ETC)?				
1.4	Pre-construction investigations e.g. boreholes, soil testing?	Y	Concerns of contaminated land on site arising from historic fuel spillage.	Yes. EIA must follow Planning Advice Note 2: Development of Potentially Contaminated Land.
4. WILL THE PROJECT PRODUCE SOLID WASTES DURING CONSTRUCTION OR OPERATION OR DECOMMISSIONING?				
4.9	Contaminated soils or other material?	Y	Historic fuel spillage. Extent of contamination needs to be investigated.	Remediation required. EIA to assess and mitigate. SPG Advice Note No 2.

From: Colin Myers
Sent: 06 April 2009 11:04
To: Kelly Johnson
Subject: EIA scoping consultation - Proposed redevelopment of Plemont Holiday Camp. St Ouen

Dear Kelly,

Thank you for your email of the 25th March, in which you invited comments for inclusion in the scoping opinion in respect of the above development.

The interest of the Health and Safety Inspectorate in an EIA is to ensure that the potential for ground contamination and potentially harmful materials in the existing structures has been considered and that, should the development go ahead, the contractor carrying out the works will be required to put in place appropriate measures to control the potential risks to both the site workers and others.

It would appear that these issues, referred to paragraph 17 of the non-technical summary of the Environmental Impact Statement prepared by Michael Hughes Associates, have been taken into account.

If you require any further information please do not hesitate to contact me.

Regards

Colin

Colin Myers
Director of Health and Safety
Health and Safety Inspectorate

Tel (01534) 447295
Fax (01534) 873791