

36047 Properties on Grove Street, Edinburgh

We have been asked to carry out an environmental assessment and as part of our data search would appreciate the following information. The site locations are at National Grid References 324397, 673130 and 324466, 672965 and with the boundaries shown in the attached plans.

It is understood that the study site is currently used for hotel and residential purposes and will continue in these forms. Our historical mapping indicates that the properties have been used for light industrial activities that included a cabinet works and part of a bakery.

Can you confirm that you are aware of the current uses and any other potentially contaminative activities at the study site?

It appears that Planning consent was granted in respect of a mixed use development consisting of commercial/retail/office and 18 number serviced apartments on the site of interest. More recently consent was granted for change of use of an office/retail part of that development to serviced accommodation. Other than that information obtained from historical mapping, which you already have, no further information on other potentially contaminative activities is held.

Is the study site (or any part thereof) likely to be assessed in accordance with Part 2A EPA 1990 or as part of the Local Authority Contaminated Land Inspection Strategy?

Please give details of likely priority and approximate time scales, if known.

The site of interest has not been prioritised for inspection under Part IIA of the Environmental Protection Act 1990.

Are you aware of any site investigations (Part 2A or otherwise) or remedial works undertaken at the site or within the immediate surrounds?

Please provide details where appropriate.

There is no information held concerning site investigations or remediation at the site of interest or on any land in the immediate vicinity.

If the Site were to be redeveloped for more sensitive use, please can you confirm what would your minimum requirements be (if any) for the development?

The requirements for the redevelopment of the site for a more sensitive use would be dictated by the proposed use. However, in any case, it is for the developer to ensure that the site is or can be made suitable for that proposed use.

Is the Local Authority aware of any action at the Site under the Environmental Damage (Prevention and Remediation) Regulations?

If so, please provide more details.

There is no information held concerning action in relation to the site under the Environmental Liability (Scotland) Regulations 2009. The regulations quoted in your enquiry are not relevant to Scotland.

Is the Local Authority aware of environmental nuisance issues relating to the Site?

If so, please provide more details.

There is no information held concerning statutory nuisance issues relating to the site of interest.

Are there any reasons why the site may not be considered suitable for its current use?

If yes, please specify why.

There is no information held which would indicate the suitability of the site for its current use.

Are there any private water supplies recorded within 500m of the Site?

There is no information held relating to any private water supplies located within 500m of the site of interest.

Do you have records of Part A2 and B Authorisations for the Site?

If so, could you provide any records of permits, compliance and/or site inspections?

In Scotland, such permits are regulated by the Scottish Environment Protection Agency (SEPA). SEPA may be contacted at Sylvan House, 231 Corstorphine Road, Edinburgh, EH12 7AT.

Do you have any records of historic landfilling within 250m of the Site?

If so, could you provide the following;

- a. The period during which any landfilling occurred
- b. The types of waste accepted
- c. Any special engineering methods employed during construction/aftercare
- d. Any monitoring/investigation carried out (including summary of results)
- e. Any other relevant information that may affect the subject site, such as gas monitoring/control measures

There is no information held concerning historic landfills located within 250m of the site of interest.