

55587 Contaminated Land Enquiry - Stanley Place, Edinburgh

RE: STANLEY PLACE, ABBEYHILL, EDINBURGH, EH7 5AD

We are currently undertaking an environmental review of the above site (plan attached) and would be grateful if you could conduct a search for the following details:

Is the site likely to be investigated further under the Council's Part 2A Strategy and if so, what level of priority would it be given?

The site was a former glassworks and was previously prioritised for inspection under the Council's Part 2A strategy. However, the site has since been redeveloped into student accommodation with Planning Application 19/04141/FUL. Therefore, it is unlikely that inspection will proceed while the land remains in commercial usage unless information comes to light to suggest that inspection is necessary.

Does the Council have any specific concerns regarding ground conditions at the site?

On the basis of all information and evidence supplied by the Planning applicant, Environmental Protection informed the Planning service by writing in May 2023 that the development is suitable for use with respect to the material consideration of land contamination. Therefore, Environmental Protection currently has no concerns with the site of interest.

Is the Council aware of any previous site investigations and / or remediation work that has been undertaken on site or in the surrounding area?

Yes. Tier Consult Group provided a number of site investigation and remediation strategy reports as part of Planning Application 19/04141/FUL.

For the Dunedin Chemical Works site, approximately 25m to the south-east of the site of interest, located at Royal Park Place; A Stage 1 report was provided by Terrenus Ltd., in July 2009.

Approximately 150m to the north-west is the former London Road Iron Foundry, which is now Meadowbank Retail Park. The most recent Phase 1 report was provided by WSP Environmental Ltd. May 2010. That report references remediation and other site investigations, however those documents cannot be located.

Located approximately 70m to the west of the site of interest is situated the former Rose Lane Goods Station. A Stage 1 report was provided by Terrenus Ltd., in July 2009. Other ground investigation reports are available through the Planning Portal at:

<https://citydev-portal.edinburgh.gov.uk/idxpa-web/search.do?action=simple&searchType=Application>

For Planning references: 16/00770/FUL and 20/02827/FUL.

Records of any pre-licensing landfill sites within 250m.

There are no records of pre-licensing landfill sites within 250m of the site of interest.

Pollution records / known areas of contamination within 250m.

We do not hold records of pollution. The sites within 250m that were prioritised for inspection and where site investigation reports were provided include: The Dunedin Chemical Works at Royal Park Place; the former London Road Iron Foundry, which is now Meadowbank Retail Park at Moray Park and the former Rose Lane Goods Station.

Part B (APC) Authorisations within 250m.

The Scottish Environment Protection Agency (SEPA) regulate LAAPC/LAPPC authorisations in Scotland and therefore information about those should be sought from that agency.

Angus Smith Building, Unit 6, 4 Parklands Avenue, Eurocentral, Holytown, North Lanarkshire, ML1 4WQ; Telephone 0300 099 6699.

If the site were to be redeveloped, would the Council require an intrusive investigation?

It would depend on the development and the information provided by the developer as to whether a Desk Study or Intrusive Investigation would be required.