

56358 Contaminated Land - Holiday Inn Express, Picardy Place

Regarding an environmental review of the above referenced site (a plan is attached to this email), we would be grateful if you could search your records for this site.

In particular, please respond to the following questions, although any additional information would be useful:

Has the site been formally identified/ designated as contaminated land under Part IIA?

Has the site been identified for inspection or further review under the Council's Contaminated Land Strategy (or other Part IIA undertaking)?

If so, please describe the priority status/risk ranking of the site and the likely timescale for any further scrutiny of the site.

The site has not been identified or designated as contaminated land, nor has it been identified for inspection or further review under the Council's Contaminated Land Strategy (or other Part IIA undertaking).

Are there any known contamination issues associated with the site or in the near vicinity e.g. in terms of former or current contaminative site uses, leaks or spills of any oil/chemical substances etc.?

If there have been any intrusive investigations at the site or near vicinity, please provide dates and titles of any reports and confirm whether the reports are publicly available.

We have no record of any contamination issues associated with the site or the near vicinity. Any investigations carried out will have been the result of conditions attached to Planning consent for development of the site(s). Such consent (and associated conditions) can be viewed online at The City of Edinburgh Council's Planning Portal by following this link:

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

Please provide the following details of any current or former landfills located within a 250m radius of the site:

- a) The location of all landfills, both closed and operational (i.e. National Grid Reference and location plan if available).
- b) Dates when the landfill was operational.
- c) Types of waste deposited.
- d) Any information on volume of waste deposited, depth of infilling and landfill structure.
- e) Details of any landfill gas monitoring, site investigation or gas spiking undertaken at the landfill or in the immediate vicinity of the site.

We have no record of any current or former landfills located within a 250m radius of the site.

Are there any known current or former nuisance issues, prosecutions or enforcements associated with the site or adjoining properties, e.g. noise, odour or dust issues/complaints?

If yes, what was the nature of the issue and what was the outcome?

A number of complaints have been received in relation to entertainment noise and noise from patrons associated with licensed premises located at 12 and 14 Picardy Place, most recently in 2017. No prosecution or enforcement action was required in relation to those complaints.

There was a complaint of renovation fumes from the premises at 14 Picardy Place in 2014. There was a cooking odour complaint against 14 Picardy Place in 2022. No formal enforcement action was required.

Two complaints about construction noise at 16-22 Picardy place were received, in 2019 and 2022. No formal enforcement action was required.

Are there any known private water supplies recorded on your Local Authority Private Water Supply Register, within 2km radius of the site?

If yes what is the location (i.e. NGR), the source of abstraction and its purpose?

We have no record of any private water supplies within 2 km of the site. The Scottish Environment Protection Agency (SEPA) maintains records of private water supplies for abstraction rates above 10 m<sup>3</sup>/day. SEPA can be contacted at:

SEPA  
Angus Smith Building  
Unit 6  
4 Parklands Avenue  
Eurocentral  
Holytown  
North Lanarkshire  
ML1 4WQ

Do you hold any records of flooding at the subject site?

We do not hold this information. SEPA hold information on historic flooding and flood risk.

Please provide details of any LAAPC/LAPPC authorisations licensed to the site or to adjoining properties.

The Scottish Environment Protection Agency should be contacted regarding LAAPC/LAPPC authorisations at or near the site; Please refer to the address provided above.