

56633 Contaminated Land Enquiry: The Hoxton, 5-21 Grosvenor St, Edinburgh EH12 5EF

I am undertaking an environmental review of a property in your area and, as such, it is standard practice to commission a contaminated land / environmental records search from the local council.

The property in question is: The Hoxton, 5-21 Grosvenor St, Edinburgh EH12 5EF

I have attached a location and boundary plan (boundary edged in red (Use Aerial)) for your convenience.

Please could you confirm the following:

Is the property registered as contaminated land or if it is listed as a priority for review?

The property is not registered as Contaminated Land and is not prioritised for detailed inspection by the Local Authority Part IIA Contaminated Land Inspection Strategy.

Do you have any particular concerns regarding pollution (former pollution incidents etc) or statutory nuisance relating to the property?

There are no particular concerns regarding pollution and no records of statutory nuisances relating to the property. From 03/05/2025 the Council has received complaints of commercial noise arising from external air conditioning equipment at 5-21 Grosvenor Street affecting neighbouring residents. Based on noise measurements taken by the Environmental Protection service at the complainants' addresses, a statutory nuisance has not been determined to date.

Details of any Pollution Prevention and Control Act records / other permits or licences held for the property.

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

Do you hold any site inspection, investigation, remediation/validation reports for the site or in close proximity (and is it possible to obtain copies)?

Reports of the type specified are held in relation to Planning Applications within 100m distance to the south/southwest of Grosvenor Street. Links to the reports held on the Planning and Building Standards portal are provided below:

1. [Haymarket Terrace – Planning Application Reference: 21/03756/FUL:](#)

Preliminary Environmental Risk Assessment, Rosebury House. Waterman Environmental, June 2021.

Rosebury House, Edinburgh, Geo-Environmental Technical Note. Waterman Environmental, October 2022:

<https://citydev-portal.edinburgh.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=QW4E8REWLSL00>

2. [Haymarket Yards – Planning Application References: 21/04413/FUL/16/04400/FUL](#)

Land at Haymarket Yards, Phase 1 Preliminary Site Assessment. Curtins, 21 January 2016:

<https://citydev-portal.edinburgh.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=ODEAM6EWJCF00>

Land at Haymarket Yards, Phase 2 Site Investigation. Curtins, 8 December 2016 (Updated ground gas addendum, March 2021):

https://citydev-portal.edinburgh.gov.uk/idxpa-web/files/D7EC003FF81B1C4F5ACB3D6F853A014F/pdf/21_04413_FUL-PHASE_2_SITE_INVESTIGATION-5600277.pdf

3. Haymarket Yards – Planning Application References: 24/00298/FUL, 22/04595/FUL

Geo-Environmental Development Appraisal, 20 Haymarket Yards. Woolgar Hunter, 21 December 2023:

https://citydev-portal.edinburgh.gov.uk/idxpa-web/files/8692B70C0A1A09CE758B3E2B047C8E48/pdf/24_00298_FUL-CONTAMINATED LAND INFORMATION-6159705.pdf

4. 189 Morrison Street – Planning Application References: 10/02373/FUL, 19/02623/FUL

Haymarket Development. Updated Geo-Environmental Risk Assessment. Arup, 15 March 2013:

https://citydev-portal.edinburgh.gov.uk/idxpa-web/files/B3B79FFEABF02E59CBA5E7875181F547/pdf/10_02373_FUL-UPDATED GEO-ENVIRON. RISK ASSESSMENT MARCH 2013 -1555917.pdf

Haymarket, Edinburgh. Buildings 1-5. Remediation Completion Reports: Volumes 1,2 3. Arup, 18 June 2024.

<https://citydev-portal.edinburgh.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=L7AVE6EW0GY00>

The above Remediation Completion Reports Vol 1-3 are currently archived by the Environmental Protection service.

These reports however are the intellectual property and/or copyright of their originator. If you wish to view the reports and take notes regarding their contents, you are welcome to do so at our offices by prior arrangement. Please submit a written request quoting ref: EDIR 56633, either by e-mail to: environmentalassessment@edinburgh.gov.uk or by letter to City of Edinburgh Council, Environmental Protection, Waverley Court, 4 East Market Street, EH8 8BG.

Information relating to known landfills or infilled ground within the vicinity of the site.

There are no known landfills or infilled ground within the vicinity or 250m distance of the property address.

Private water supply records within 1km.

There are no records of private water supplies within 1km of the property address.

Groundwater abstraction and discharges to ground via soakaway.

There are no records of private groundwater abstractions located within 1Km of the site of interest. SEPA is the primary regulator of licence to abstract and/or consent to discharge to water resources under the Water Environment Controlled Activity Regulations and should be contacted for further information.

Do you consider the site suitable from an environmental health perspective for continued use in its current configuration?

Based on information held, the site is viewed to be suitable for existing use in its current configuration by the Environmental Health service.