

57003

In regard to a desk study for a site in Eyre Place Lane, Edinburgh

Are any sites within a 250m radius registered as Contaminated Land under Part IIA of the Environmental Protection Act 1990?

Including the subject site, there are no sites on a register of Contaminated Land under Part IIA of the EPA 1990 within 250m radius of the site.

Has the site ever been inspected or prioritised for inspection under the Council's Contaminated Land Strategy?

The site forms part of two sites inspected under the Council's Contaminated Land Strategy. The Scotland Street Mineral Station occupied the majority of the site area. A marginal section of the site area along the eastern periphery may have been in use within the wider Canonmills Printing Works immediately beyond the eastern site boundary.

Please find copies of the inspection reports attached.

Do you have records of any previous site investigations undertaken within the site or within 100m radius including any remedial works that may have been required?

Preliminary site investigations entitled 'Phase 1 Contaminated Land Assessment, Site 860, Scotland Street Mineral Station, City of Edinburgh Council, May 2010' and 'Phase 1 Contaminated Land Assessment, Site 859, Canonmills Printing Works, City of Edinburgh Council, July 2008' by WSP Environmental Ltd, are attached to this document. The investigations were undertaken on behalf of the Local Authority contaminated land inspection strategy to inform detailed inspection of these sites, which include the area of the subject site.

Records of Site Investigations and Remediation Strategy Reports are held in relation to recent planning applications within 100m radius from the site boundary. Links to specified reports held on the Local Authority online Planning Portal are available below:

[New Town Quarter, Mixed Use Development, Land North of Fettes Row \(90m -150m South West\):](#)

[1.Planning Application Reference: 25/01899/FUL:](#)

Preliminary Risk Assessment. New Town Quarter, Edinburgh. Waterman Infrastructure & Environmental, April 2025.

[https://citydev-portal.edinburgh.gov.uk/idxpa-web/files/90C02C5982779AA5388DE7C39F4C7D1D/pdf/25\\_01899\\_FUL-PREMILINARY\\_RISK\\_ASSESSMENT-6687611.pdf](https://citydev-portal.edinburgh.gov.uk/idxpa-web/files/90C02C5982779AA5388DE7C39F4C7D1D/pdf/25_01899_FUL-PREMILINARY_RISK_ASSESSMENT-6687611.pdf)

[2. Planning Application Reference: 21/03481/FUL:](#)

New Town Quarter, Edinburgh. Geo-Environmental Assessment – Plot Specific Report: Mid Market Rent (MMR) Block. Waterman Infrastructure & Environment, August 2025.

Link Title - (Condition 8 - SIR – 08 SEPT 2025):

<https://citydev-portal.edinburgh.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=QVEGXSEWJWY00>

### 3. Planning Application Reference: 20/02034/FUL:

- New Town Quarter, Edinburgh. Pre-Demolition Geo-Environmental Appraisal. Waterman Infrastructure and Environment Limited, May 2021.
- New Town Quarter, Edinburgh – Build to Rent Block 1 (BTR 1) and Emergency Vehicle Access (EVA). Geo-Environmental Assessment Plot Specific Report. Waterman Infrastructure & Environmental, August 2022.
- Detailed Ground Gas Risk Assessment. New Town Quarter, Edinburgh – Build to Rent Block 1 (BTR 1) and Emergency Vehicle Access (EVA). Waterman Infrastructure & Environmental, July 2022.
- New Town Quarter, Edinburgh – Build to Rent Block 1 (BTR 1) and Emergency Vehicle Access (EVA). Remediation Strategy Report. Plot Specific Report. Waterman Infrastructure & Environmental, September 2022.
- New Town Quarter, Edinburgh. Geo-Environmental Assessment – Plot Specific Report: Private Residential Blocks. Waterman Infrastructure & Environmental, September 2024
- New Town Quarter, Edinburgh. Remediation Strategy, Blocks 1-5 (Private Residential Blocks). Waterman Infrastructure & Environmental, July 2025.

Link to all reports:

<https://citydev-portal.edinburgh.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=QE494UEWGJT00>

72-74 Eyre Place, Erection of Student Accommodation - Planning Application References: 23/03834/FUL, 24/040406/FUL, 24/04048/FUL (Onsite to 25m North) :

A Due Diligence Ground Investigation Report. Ground Risk Geoenvironmental and Geotechnical Risk Assessors, 21 December 2022, Updated Issue 1.1.

<https://citydev-portal.edinburgh.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=S095BJEWFZ100>

Land 20m North East of 74 Eyre Place and 49-51 Eyre Place. Demolition and erection of flats and maisonettes - Planning Application Reference: 23/01201/FUL (60m North):

Preliminary Contamination Risk Assessment on Land at Eyre Place. FWS Geotechnical and Environmental Consultants, February 2023.

Phase 2 Ground Investigation for Residential Development on Land at Eyre Place, Edinburgh. FWS Geotechnical and Environmental Consultants, January 2024.

Remediation Method Statement for Residential Development on Land at Eyre Place, Edinburgh. FWS Geotechnical and Environmental Consultants, February 2024.

<https://citydev-portal.edinburgh.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=RRT917EWHLW00>

- Are you aware of any private groundwater abstractions within a 250m radius?

We are not aware of any private groundwater abstractions within a 250m radius. SEPA is regulator of licenced abstractions and may be able to confirm of any records.