

58601 Environmental Review - Hanover Buildings

Regarding an environmental review of the above referenced site (a plan is attached).

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:

Does the Council consider the site to be suitable for its continued use?

The site is considered suitable for continued current use.

Has the site been identified for inspection or further review under the Council's Contaminated Land Strategy (or other Part 2A 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 is not identified for inspection or review under the Council's Contaminated Land Inspection Strategy.

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.

There are no contamination issues of the nature or types specified.

No intrusive investigations are held at the site or near vicinity. The following Phase 1 Desk Study Reports are available to view on the online Planning and Building Standards Portal. These have been submitted to address Planning Conditions for assessment of land contamination for Planning Applications in the near vicinity on Princes Street and Rose Street Lane South/Hanover Street. Direct links to the reports and Planning Application documents are provided below:

15-19 Hanover Street, Edinburgh. Phase 1 Draft Desk Study Report. June 2023, Mason Evans

<https://citydev-portal.edinburgh.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=S3DWZCEWJPU00>

<https://citydev-portal.edinburgh.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=S3DWZCEWJPU00>

104-108 Princes Street, Edinburgh. Phase 1 Geo-Environmental and Geotechnical Desk Study. May 2023, Atkins

<https://citydev-portal.edinburgh.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=RSBP06EWJ9800>

https://citydev-portal.edinburgh.gov.uk/idxpa-web/files/BE4B0E1015BCF2600DE200BA11B5C4F2/pdf/23_01417_FUL-PHASE_1_GEO-ENVIRONMENTAL_AND_GEOTECHNICAL_DESK_STUDY_PART_1-5965574.pdf

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.

There are no recorded landfills within 250m radius of the site.

Have elevated indoor radon gas concentrations been identified within buildings on or within 100m of the site?

Have radon protection measures been required in buildings on site or within 100m?

If so, please provide details.

The Building Standards service is not notified about radon levels in properties in our geographical area. However, a copy of a radon report can be obtained from the UK Health Security Agency (UKHSA) at:

https://www.ukradon.org/services/address_search

Any Environmental Reports we have received for Building Warrants within the area in question should contain details about any contaminants in the ground and there could be details of any necessary remedial/protective works to keep radon levels for the buildings within tolerable limits, for the buildings contained within the scope of the Building Warrant application. For searches of Building Warrants and any copies of documents, please contact the Planning and Building Standards Plan Store at:

<https://www.edinburgh.gov.uk/building-warrant-records/building-standards-plan-store>

(Note: Fees may be charged dependent upon the services requested.)

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?

Other than a road works noise complaint late at night in 2020, there are no current or recent former nuisance issues of the types specified on site or adjoining properties on record.

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?

There are no records of private water supplies within 2km of the site.

Please provide details of any Part A(2) or Part B Environmental Permits (formerly LAAPC/LAPPC authorisations) licensed to the site or to adjoining properties.

There are no details of existing Part A or B Environmental Permits on or adjoining properties to the site. SEPA now control Environmental Permits and Authorisations under Environmental Authorisations (Scotland) Regulations and may be contacted for records of Environmental Permits/Authorisations linked to, or adjoining the site.

SEPA's contact details are published on their website at:

<https://beta.sepa.scot/about-sepa/access-to-information/>