

59222 2-4 Waterloo Place - Contaminated Land Enquiry

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 is unlikely to be investigated further under the Part IIA inspection strategy in the near future and is a low priority for future inspection.

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

There are no specific concerns with regard to ground conditions at present.

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

The nearest ground investigation on record within the surrounding area may be accessed by the following link to the Council's online Planning and Building Standards portal for the relevant Planning Application reference: 18/04657/FUL.

The Site Investigation Report uploaded on 3 April 2023 is a factual ground investigation entitled:

The Impact Centre, St Andrews Square- Ground Investigation, Causeway Geotechnical, 18 October 2018.

<https://citydev-portal.edinburgh.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=PDYP7REWL3K00>

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

No records of pre-licence landfills exist within 250m distance of site boundaries.

Pollution records / known areas of contamination within 250m.

No records are held of pollution incidents or known areas of contamination inside 250m distance from site boundaries.

Part B (APC) Authorisations within 250m.

There are no records of Part B (APC) Authorisation inside 250m distance from site boundaries. SEPA currently regulate Environmental Authorisations (Scotland) Regulations and may hold updated records.

SEPA's contact details are on their website at:

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

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

Land contamination is a material consideration for any redevelopment. Where there is a proposed change to land use, the Planning Authority has an obligation to ensure the development is or is made suitable for intended use, therefore an investigation may be required to assess ground conditions. If site investigation is confirmed necessary to support

a Planning Application, a preliminary site investigation including desk study will be necessary to provide a Preliminary or Tier 1 risk assessment to determine the requirement for any intrusive investigation.