

59597 Property at Crew Toll

Thank you for your request for information of 08/01/2026 where you asked the following:

We are undertaking an environmental report for the above site which comprises three parts.

Does the council hold any records of past contaminative land uses on site or is likely to be determined as contaminated land under the part 2A of the Environmental Protection Act 1990?

Past contaminative land uses identified:

The most southern area existed from around the mid to late 19th century as a **railway/rail yard** later named on maps as *Crewe Junction Sidings*, with rail tracks, sidings, general railway infrastructure, including small buildings noted throughout. The railway line extended from the southern area to around the northern perimeters of the central and northern site areas, until the railway/rail yard was dismantled sometime between 1967-1975.

East Pilton Hospital existed in the northern site area until it was replaced by an **Engineering works/factory** sometime between 1933-1944, which operated during WW2 as an RAF factory producing 'gyro gun sight's' and electronics equipment for RAF planes. It later became a factory for radar, navigation technology, and other electrical/mechanical engineering, potentially machinery and engines. The Engineering works is noted on maps to be included within the central site area before 1967. Both engineering works in the central and northern site areas were known as *Ferranti East* and *Ferranti West* respectively until they were later part of *Leonardo* group.

Historically surrounding the site areas, West General Hospital, Northern General Hospital, Pilton Junction Engineering Works existed within 250m distance, and Crew Toll Asphalt Works existed approximately adjacent to the north area boundary. More recently BP (redeveloped to residential housing on Telford Road around 2006) and Shell Crew Toll service station exist within 200m to the east.

Any Identification of Contaminated Land:

The site is prioritised and inspected under the Council's most recent Part IIA Contaminated Land inspection strategy. It is not viewed likely Contaminated Land will be identified in the foreseeable future.

Does the council hold any previous ground investigation report, monitoring records or any relevant documentation for land contamination issues at the property - if so, can these be provided for review?

No records of any of the reports/documents specified.

Does the Council hold any records of reclaimed land and/or former landfill within 250m of the property or that may affect the property?

No such records are held.

Does the Council hold any information/records regarding ground gas monitoring at the property or within 250m and whether gas protection measures were incorporated into the property?

Ground gas monitoring data from a nearby redevelopment site at 25 Telford Road within 250m of the subject site may be viewed through the following link to documents on the Council's Planning Portal, including a Ground Gas Addendum Letter entered on 18 October 2022, following a Site Investigation Report entered on 09 July 2021 in support of planning application reference 21/03744/FUL:

<https://citydev-portal.edinburgh.gov.uk/idxpa-web/applicationDetails.do?activeTab=documents&keyVal=QVZ5AVEWLQ400>

The reports confirm ground gas protection measures will be incorporated into the development to mitigate a Characteristic 2 Situation for carbon dioxide in accordance with BS:8485:2019 guidance. There is no information to determine gas preventative measures are incorporated within buildings situated in the subject site areas.

Does the Council hold any records of pollution incidents occurring at the property or that may affect the property?

Does the Council hold any records of private abstraction wells/water supplies on or within 250m of the property?

Does the Council hold any records of surface water flooding at the site or surrounding area?

[We do not hold this information.](#)

Does the Council hold any records regarding permitted activities on the site or within 250m and if any breaches have occurred or enforcements issued?

Records of former Local Authority Part B process air pollution controls are held in relation to the former BP service station at Telford Road dated 16/02/1999, and Shell service station at Crewe Toll, dated 15/12/1998. No breaches are recorded. For any contemporary records of environmental authorisations SEPA is now the primary regulatory contact.