

60806 Environmental Assessment - Bankhead Crossway North

I am currently conducting an environmental assessment of a site located at 11A Bankhead Crossway North, Edinburgh (National Grid Reference, E: 318950, N: 671090). Plans showing the red line boundary are provided below:

I would be grateful if you could answer the following questions about the site as part of an environmental enquiry:

Is the site registered, or likely to be registered in the future, as contaminated land by the Council under Part IIA of the Environmental Protection Act 1990?

The site is not registered or likely to be identified Contaminated Land by the Council's Part IIA inspection strategy.

Is the site on the Council's prioritisation list as part of your contaminated land strategy?

If so, where does it sit on this list?

The site itself is not currently prioritised for inspection within the Part IIA Inspection strategy.

An adjacent site located directly to the north/north-west of the site, identified historically as 'Sighthill engineering works and gasometer', is prioritised for inspection. However, this site is a low prioritisation based on current commercial land use and not expected to be subject to inspection in the foreseeable future.

Can you provide details of any known former uses of the site or immediate surrounding area which may have resulted in contamination of the site?

Overview of former site - potential for contamination:

Historical OS maps indicate the northern segment of the site was developed as an independent 'works' building sometime post 1942 to around 1947- 1958. The site may also have been associated previously with the wider area of the 'Ministry of Defence Supplies Division Store' that existed adjacent to the west boundary around 1950 (see below). Around 1964-70 the site was used as a 'builder's yard' with expanded main building in the north segment, and smaller units in the south and south-west of the site, which broadly remained in place with additional extensions attached to the south of the main building and possible new replacement smaller units in the southern segment noted from 1997.

Most recent Planning Applications between 2004-2012 indicate change of commercial uses from former warehouse to vehicle servicing garage and used car sales (2004), and most recently from vehicle sales unit to plant hire business with associated vehicle repair, office and storage use (2012).

Current OS maps indicate the site appears to have remained in similar configuration and commercial use.

Overview of immediate surrounding area:

Historical OS maps appear to confirm development of the surrounding Sighthill Industrial Estate beginning sometime between 1942 to 1947 -1950, when a Pre-cast Concrete Works (NE – North-East), HM Stationary Office Warehouse (N), and Chesser Tube and Forge Works with electrical substation and storage tank (NW), Ministry of Defence Supplies

Division Store (W) are confirmed as potentially contaminative land uses previously located in immediate proximity to site boundaries. A large gasometer is also noted at this time around 200m (NW) beyond the Chesser Tube and Forge Engineering Works. By 1957-64 additional 'warehouses' and 'works' appear to surround the site (S and E) which generally expand by 1970. A storage tank associated with an adjacent warehouse was located next to the southern boundary of the site from around 1958. A 'GPO Telephone Engineering Centre' with one main building existed adjacent to the west of the site in 1970 and had expanded by 1984 on the boundary with the subject site.

Do you know of any pollution or contamination incidents or issues that have occurred or are occurring at, or near the site?

There are no records of pollution or contamination incidents or issues occurring or having occurred on or near the site.

Are you aware of any environmental conditions that were attached to previous planning applications at the site?

If so, were these discharged to the satisfaction of the Council?

No. Planning Applications on record dating back to 1999 associated with the site have been searched. No records of environmental planning conditions, or in particular, related to land contamination were identified.

For future reference, Planning Applications, including applications to discharge conditions of previous Planning Applications are publicly viewable on the Planning Portal.

Doing a map search (<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/spatialDisplay.do?action=display&searchType=Application>) would be the best way to find them, alternatively you can search by address.

Are there any records of landfills/ made ground (type, date, who by, concerns) present at or near the site?

If so, are there any concerns relating to ground gas?

There are no records of landfills within 250m. While the existing development is likely formed on historical made ground common to most built development in urban locations, there are no records of site investigations to confirm composition and extent of any made ground.

Are there any known water abstractions or private water supplies at, or within 1km of, the site?

There are no records of private water supplies, or water abstractions existing within 1km from site boundaries.

You may wish to contact SEPA who is principal regulator of Environmental Authorisations Regulations that apply to water abstractions. Their contact details are on their website at:

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

Are there any records of petroleum storage at the site, and if so, can you please provide details (e.g. recorded dates, overground/ underground storage, volumes, details on decommissioning, location within site, etc.)?

No such records are held in relation to current or derelict petroleum stores at this location.

Can you confirm the radon level of the site and whether the Council would require protection measures in future buildings?

The site is known to be located in a Class 1 Radon area based on the UK Radon Map version 3, equivalent to the lowest category Radon potential affected area where Radon protection measures are not likely to be required by the Planning and Building Standards Authority within new development.

Links to information/reports on UK Radon, including the updated UK Radon affected areas map prepared by UK Health Security Agency and British Geological Survey may be viewed at:

www.ukradon.org