

61471 SuDS, Drainage and Contamination - Heritage Grange Development

I am writing to request information in relation to the drainage and Sustainable Urban Drainage Systems (SuDS) within the Heritage Grange development (Planning Ref: 14/04860/FUL).

Please provide the following:

SuDS Design and Approval

Copies of all drainage strategies, SUDS design documents, approval records, and any variations approved during construction, including any conditions attached to planning permission or Roads Construction Consent.

Details for flood risk and SuDS documents can be found on the City of Edinburgh Council Planning Portal at:

<https://citydev-portal.edinburgh.gov.uk/idoxpa-web/search.do?action=simple&searchType=Application>

Search for Planning Ref: 14/04860/FUL.

In the 'DECISION NOTICE' of 12 May 2017, Condition 7 relates to flood risk:

"No built development or land-raising shall take place within the 1:200 year flood extent as detailed within the Flood Risk Assessment (FRA) by Kaya Consulting dated 28th November 2013".

There was no requirement for discharging this condition and the Flood Management Team has no further information on this.

The City of Edinburgh Council Flood Guidelines from 2014 are attached and, although we did ask for "details of the organisation taking on the responsibility of the proposed SuDS", we do not have any record of this having been provided.

In terms of Roads Construction Consents (RCC), the RCC team hold no relevant information as the SuDS pond is not within any RCC and Barratt Homes are still working with Scottish Water to vest the drainage with them.

Responsibility and Maintenance

Confirmation of responsibility for inspection, maintenance, and management of SUDS infrastructure during the current pre-adoption stage, including any agreements with the developer, Scottish Water, or other parties.

The Council's Flood Management team have no details of the responsibility for the SuDS infrastructure.

This application predates the self-certification process which was introduced in October 2015 and no details for maintenance responsibilities have been provided. At the time of this application in 2014 our guidance did ask for details of who was taking on the SuDS responsibility, but we have no records of this.

Inspection, Monitoring and Maintenance Records

All inspection reports, maintenance logs, condition assessments, and any monitoring data relating to SUDS features since construction.

[There are no records held.](#)

Reports of Contamination, Failure or Public Health Concerns

Any complaints, reports, incident logs, or internal communications relating to:

- contamination of SUDS features
- sewage ingress, foul water presence, or deposits
- blockages, overflows, or drainage failures
- odour, pollution, or environmental concerns

[There are no such reports held by our Flood Management or Environmental Services teams.](#)

Investigations and Remedial Actions

Any documentation relating to investigations undertaken into drainage or SUDS issues, including findings, risk assessments, and any corrective or remedial actions required, planned, or completed.

[No such documentation is held.](#)

Compliance and Sign-Off

Any documentation confirming whether the SUDS infrastructure has been constructed in accordance with approved designs, relevant standards, and conditions, including any certification, sign-off, or outstanding issues prior to adoption.

[No such documentation is held.](#)

Post-Construction / Real-World Performance

Any post-construction or post-occupation assessments evaluating the performance of the drainage system under real-world conditions, including during periods of heavy rainfall or adverse weather.

[No such assessments are held.](#)

Internal Communications

Any internal correspondence between Council departments and/or with the developer relating to drainage performance, defects, contamination risks, or concerns within the development.

[The Flood Management team \(Flood Prevention at time of application\) is available to view on the Planning Portal. There are no other records relating to this site held by this team.](#)

[Please refer to the attached correspondence held by the Planning Service.](#)

[Third party personal information has been redacted from the documents provided in compliance with the Data Protection Act 2018.](#)