

61641 Buckstone Terrace Scottish Water

Currently undertaking a Phase 1 Geo-Environmental Assessment of the Scottish Water site located at Main Building, 55 Buckstone Terrace, Edinburgh, EH10 6XG, centred at Grid Ref. NT 24749 68495.

Is the site likely to be investigated further under the Council's Part IIA Strategy and if so what level of priority would it be given?

The site is not currently prioritised for inspection under the Part IIA inspection strategy.

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

There have been no specific concerns raised on record at this site.

Does the council have a record of any contaminative land uses (historic or current) within the red line boundary or in close proximity to the site?

Overview of potential current/historical contaminative land uses on site or close proximity from available current and historical OS Maps:

The historical OS map 1854-55 identifies two gravel pits around 75m distance to the west.

The 1923 map indicates the site was generally vacant while infrastructure associated with the Fairmilehead Water Works first appeared directly south of the site.

By 1932 the site remained vacant or partially landscaped with tree plantations within the wider Water Works site area.

A large reservoir adjacent east and large filter beds 100m east of site were present by 1931-38.

Filter beds to the east extend further in size by 1947-48.

By 1961 the site remains as a general landscaped/vacant/road access area of the wider Water Works, while a second larger covered reservoir appears adjacent to the east boundary.

During 1970s commercial/industrial buildings of various extent are present through the centre of the site alongside extended road access; large areas along the west and to the south of the site remain landscaped while water works infrastructure including several sludge tanks are present within 100m to the east.

Most recent O.S maps confirm the site remains occupied with commercial buildings associated with Scottish Water with surrounding road/parking infrastructure/landscaping. There is an electrical substation located in the northeast area of the site. The wider water works infrastructure to the south and east is redeveloped to housing.

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 following link to documents filed on the Council's online Planning Portal in support of planning permission for redevelopment of the adjacent north and east former Fairmilehead Water Treatment works to housing provides a main site investigation report uploaded on 21 May 2013:

Available report:

Phase 2 Geo-environmental Assessment; Fairmilehead, Edinburgh; Volume 1; April 2013, Halcrow Yolles

[12/03027/AMC | Proposed residential development | Fairmilehead Water Treatment Works 55 Buckstone Terrace Edinburgh EH10 6XH](#)

Records of any landfill sites within 500m, including

- a. licence holder location (grid reference and boundary plan)
- b. dates of operation
- c. nature of fill material d. details of any leachate / landfill gas monitoring.

Comiston Sand Pit - former sand and clay quarry operated around 1908, is a landfill located 470m to the northwest at grid reference NT 24343 68943. The landfill was operated by Miller around 1988 and received inert fill.

Pollution records / known incidents of contamination within 250m, including

- a. location / grid reference
- b. nature / source of pollution
- c. previous land uses
- d. any further details (e.g. remedial work).

No known pollution records or contamination incidents within 250m.

Information regarding discharge consents, surface/groundwater abstractions within 1km of the site.

The following discharge consents authorised by SEPA have been recorded within 1Km to the south of the site:

1. Consent for surface water discharge to operator 'ESW' 551m south of the site, grid ref: NT 67790 24720. Issued 19/11/1985. Discharge location at Burdiehouse section of the City of Edinburgh bypass works.
2. Consent for surface water discharge to operator 'ESW' 628m south of the site, NT 67700 24890. Issue date 19/11/1985. Location: Burdiehouse section of Edinburgh bypass works.
3. Consent for surface water discharge to operator 'Gray' 625m south of site, NT 67700 24800. Issue date 21/05/1985. Location: Swanston Farm Housing Development Edinburgh.
4. Consent for surface water discharge to operator 'ESW', NT 67470 325180. Issue date 19/11/1985. Location: Burdiehouse section of Edinburgh bypass works.

SEPA regulate Environmental Authorisations (Scotland) Regulations that are expected will apply to the water activities specified, therefore may have updated or additional records of nearby water discharge and abstraction authorisations

Information regarding the location of any current or historical tanks (and associated plans and drawings) that may have been present on site, including their type (single/double skinned), their age and details in relation to any decommissioning that may have taken place.

The following comment has been received from the Licensing section (petroleum) in Regulatory Services:

We have searched through the records for both current and derelict petroleum stores based on the information that you have provided to the Department. Unfortunately, I have been unable to locate any information in the area at 55 Buckstone Terrace, Edinburgh regarding the current or derelict petroleum tanks.

Any other information you think may be relevant to the site?

No further information.