

64752 Site at Baronscourt Road

I would like to submit an environmental information request for a site located at: Baronscourt Road, Mountcastle, Edinburgh, EH8 7ET.

Attached site location plan and site boundary plan with grid reference: NS 328477 674103.

Could you please assist with the following queries –

Does the council hold records of relevant site contamination studies (e.g. desk based, intrusive or IPPC investigations) or remediation works for the site or for land within 250m of its boundaries?

If non-confidential site contamination studies are held by the council could a copy of this information be provided, please?

There are no records of site contamination investigations or remediation undertaken associated with the site.

The Council's online Planning and Building Standards Portal provides a database of current and historical Planning Applications. Records of any site investigation or remediation associated with more recent development sites from the 250m distance search area may be available to view from the Planning Portal. The Planning Portal search function, including map search tool, is available through the following link:

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

The documents listed below can be viewed through the following link to the Planning Portal for Planning Application reference 18/00154/PPP for redevelopment of the former Meadowbank Sports centre and surplus land historically occupied by St Margaret's Works and Locomotive Depot for mixed uses:

'Combined Phase 2 Interpretative Ground Investigation Report; Meadowbank Housing, Edinburgh; Insight Geo; April 2026; Ref: P26487'

'Remediation Strategy for land adjacent to Meadowbank Sports Centre; Sirius; April 2026; Ref: SR4989 (Rev A)'

https://citydev-portal.edinburgh.gov.uk/idxpa-web/files/2940F922F6E247D9C07FD2C65EBCFB11/pdf/18_00154_PPP-CONDITION_6_-_REMEDIATION_STRATEGY_PART_1-7136902.pdf

Can the council provide details of planning records, building control records, or drainage and service plans for the site?

In terms of Building Control Records, it is the Building (Scotland) Act 2003 (the Act) that sets out the requirements for new construction work.

The Building (Scotland) Act 2003 requires the Local Authority to include all Building Warrants issued by them in the Building Standards Register. This is available in two parts. Part 1 comprises a list of all applications, decisions, and any notices. It is Part 2 of the Register where information such as copies of Building Warrants, Completion Certificates, principal drawings and specifications are held.

Documents held on Part 2 of the Building Standards Register are available to view at the Planning and Building Standards Plan Store at 18 Cockburn Street, Edinburgh during office hours.

Information held on Part 1 of the Building Standards Register can be viewed on our website at:

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

Should you wish to view the records, the opening hours of the Plan Store are listed below. Access is currently by appointment only. Further information is available on our website at:

<https://www.edinburgh.gov.uk/building-warrant-records/building-standards-plan-store>

Please note, the Building Standards Register referred to above took effect in 2005. However, information about Building Warrants pre-dating 2005 may also be available from the Plan Store under the requirement of the previous legislation, the Building (Scotland) Act 1959.

You may wish to contact relevant staff at planstorerecords@edinburgh.gov.uk for further information.

The opening hours are:

Mon-Thurs: 9.00am – 12.00pm and 2.00pm – 4.00pm

Fri: Closed

In terms of Planning records, drainage and service plans, the Surface Water Management Plan (uploaded 4th June 2021) detail drainage plans and Page 8 of the Design Statement (uploaded 16th August 2023) details service plans for the site associated with Planning Application 21/03101/FUL. This information is publicly viewable on the Councils' Planning Portal at:

<https://www.edinburgh.gov.uk/planning-applications-1/view-comment-planning-applications>

Can the council provide details on historical land uses within 250m of the site?

Historic land uses within 250m of the site can be located online via the Councils' City Plan 2030 interactive map located at:

<https://cityofedinburgh.maps.arcgis.com/apps/webappviewer/index.html?id=c33b079402784c4db896fb792a832741>

Also, the Listed Buildings and Conservation Area search engine at:

<https://www.edinburgh.gov.uk/conservation-2/listed-buildings>

The site has historically been in use as commercial premises, from around 1949 as a bakery and from around 1971 to recent or current as a commercial garage and warehouse surrounded by predominantly residential amenity and similar commercial land use. The following historical land uses, distances from site and grid reference points are noted within the 250m distance search area:

St Margarets Works and Locomotive Depot; 132m northwest to nearest point, NT 28333, 74164

Piershill Barracks; 55m north; NT 28477, 74173

Piershill Garage; 152m northeast; NT 28643, 74173

Piershill Hosiery Factory; 3221m northeast, NT 28674, 74255

Piershill Filling Station; 143m east, NT 28663, 74105

Piershill Glass and Sign Works; 229m east, NT 28731, 74124

Baronscourt Road Garage; 76m southeast, NT 28543, 74027

Can the council provide information on known contamination to land, surface water or groundwater within 250m of the site?

There is no information available in relation to contamination of land, surface water or groundwater other than within records included in response to Q1 above.

Can the council provide information on historical waste disposal activities within 250m of the site?

There are no records of waste disposal available. SEPA is the Regulatory Authority for Waste Management Licensing and should be contacted for potential additional records.

They can be contacted by e-mail at: foi@sepa.org.uk or by post at: Access to Information, SEPA, Strathallan House, Castle Business Park, Stirling, FK9 4TZ.

Can the council provide information on non-confidential records for complaints, spills/incidents, historic licenses, and outstanding notices/orders for the site or land within the immediate vicinity?

There are no records of complaints other than general nuisance complaints affecting residents in the search area: e.g. rubbish, pests, dog fouling/barking, commercial and alarm noise etc.

Can the council confirm if it holds a preliminary contamination risk ranking for the site?

There is no preliminary contamination risk ranking available for this site.

Can the council provide details of non-confidential information for private water supplies and storage tanks (above ground and below ground) for the site and within 250m of its boundaries?

There are no records of private water supplies within 250m distance.

Regarding storage tanks, having completed searches of records for both current and derelict petroleum stores, we have been able to locate some information, not in the zone marked on the map but within the 250m of the site, as follows:

4 x 60,000 litre tanks were sunk in 1992 at the Morrisons Supermarket site on Portobello Road, Edinburgh. Some work on decommissioning part of the tank farm was carried out in 2022.