

**Appendix A**

**Site Walkover Survey  
(Mason Evans Partnership, September 2023)**



## WALKOVER SURVEY RECORD

**Project Name: Rotterdam Wharf**

**Date of Survey: 15/09/23**

**Weather: Mostly clear skies, dry**

**Project Number: P22/271**

**Surveyed By: Scott Armstrong**

### VICINITY OF THE SITE

### DESCRIPTION

Are there any street/house/locality/pub names indicating current or former land use?	Yes	Building currently used as part of the Scottish Opera production studio. There are also associated car parking areas and a concrete yard, along with occasional areas of landscaping and vegetation.
What are the neighbouring land uses?	North	Sawmillfield Street with a small skatepark and commercial units beyond.
	East	Large retaining wall with the Forth and Clyde Canal beyond.
	South	Corn Street with commercial units beyond.
	West	Edington Street with commercial units beyond.
Potential off-site receptors		None.

### ACCESSES

Describe the site accesses - type, width and headroom.		Access was either from the north (off Sawmillfield Street) or the south (off Corn Street).
Describe any access difficulties for SI plant		Generally no significant difficulties, though there may need to be some vegetation clearance to access certain areas.

### SITE DESCRIPTION - GENERAL

What is the current land use?		Scottish Opera building with associated areas of parking, a concrete yard plus locally soft landscaped / vegetated areas.
What is the topography?		Generally flat lying.

What is the surface cover?		Predominantly hardstanding with localised areas of soft landscaping / vegetation (mostly within the southern area).
Are there any waterlogged areas?	No	
How are the boundaries formed?		Fencing to the north, south and west and a large retaining wall to the east.
Does the topography suggest filling or platforming?	No	
Are there any subsidence features?	No	

### EXISTING BUILDINGS

What proportion of the site do the buildings cover?		50 %.
Do the building(s) show any evidence of distress?	No	
Indicate building usage on available site plan.		Refer to report for further detail.
Indicate nature and location of materials in storage.		Production equipment for the Scottish Opera.
What processes are evident in the facility?		Commercial.

### TANKS AND WASTE STORAGE

Are there any fuel or chemical storage tanks (surface and underground)? For each tank record whether it is above/under ground, nature of contents, whether full or empty, banded/unbanded/leaking bund, presence of staining. Mark locations on plan.	No	No fuel/chemical storage tanks observed within the site.
Is there any evidence of waste storage or disposal?	No	None observed.
Are there any chemical drums or other containers?	No	
Are there any discharges to surface water?	No	

## HYDROLOGY

Describe any groundwater sources - including flow rate.		N/A
Record positions all springs, ponds and other water on site.		None noted.

## PUBLIC UTILITIES

Are there any overhead cables - indicate type and location?	No	None noted.
Are there any manholes - describe?	Yes	Unknown the usage – refer to service plans which may indicate.
Are there other indications of utilities?	No	Service plans will be required to confirm.
Are there any electricity transformers	No	However, a sub-station was recorded on some of the plans in the southern site area.

## HAZARDS

Describe any obvious public health hazards.		None.
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## SPILLAGES AND CONTAMINATION

Are there any indications of oil or other spillages?	No	
Is there evidence of contaminated soils?	No	
Is there evidence of distress to vegetation?	No	
Describe constituents of any flytipping.		None noted.
Is there surface evidence of asbestos contaminated soil?	No	
Are there any noxious smells?	No	

## GEOLOGY

Soil and rock – record and describe any exposed soils or rocks that are present.		No soil or rock exposed.
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### MINING AND QUARRYING

Are there any signs of mineral extraction in the area, such as old mine buildings, derelict or hummocky land, surface depressions, evidence of infilling or spoil heaps.	No	No evidence during site walkover survey.
Is there evidence of any quarrying?	No	

### SLOPE STABILITY

Are there any risks of slope instability?	No	
Is there evidence of previous land slipping?	No	

### INVASIVE PLANTS

Are there any obvious invasive plants?	No	Nothing noted during walkover. However, a specialist survey will be required in order to confirm.
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## SITE PHOTOGRAPHS

Access into the site, both from the north and south



Existing car park areas within the north and south





Narrow strip between the existing building and the concrete yard to the east



Concrete yard within the eastern area



Vegetated area within the southern site area (fenced off)



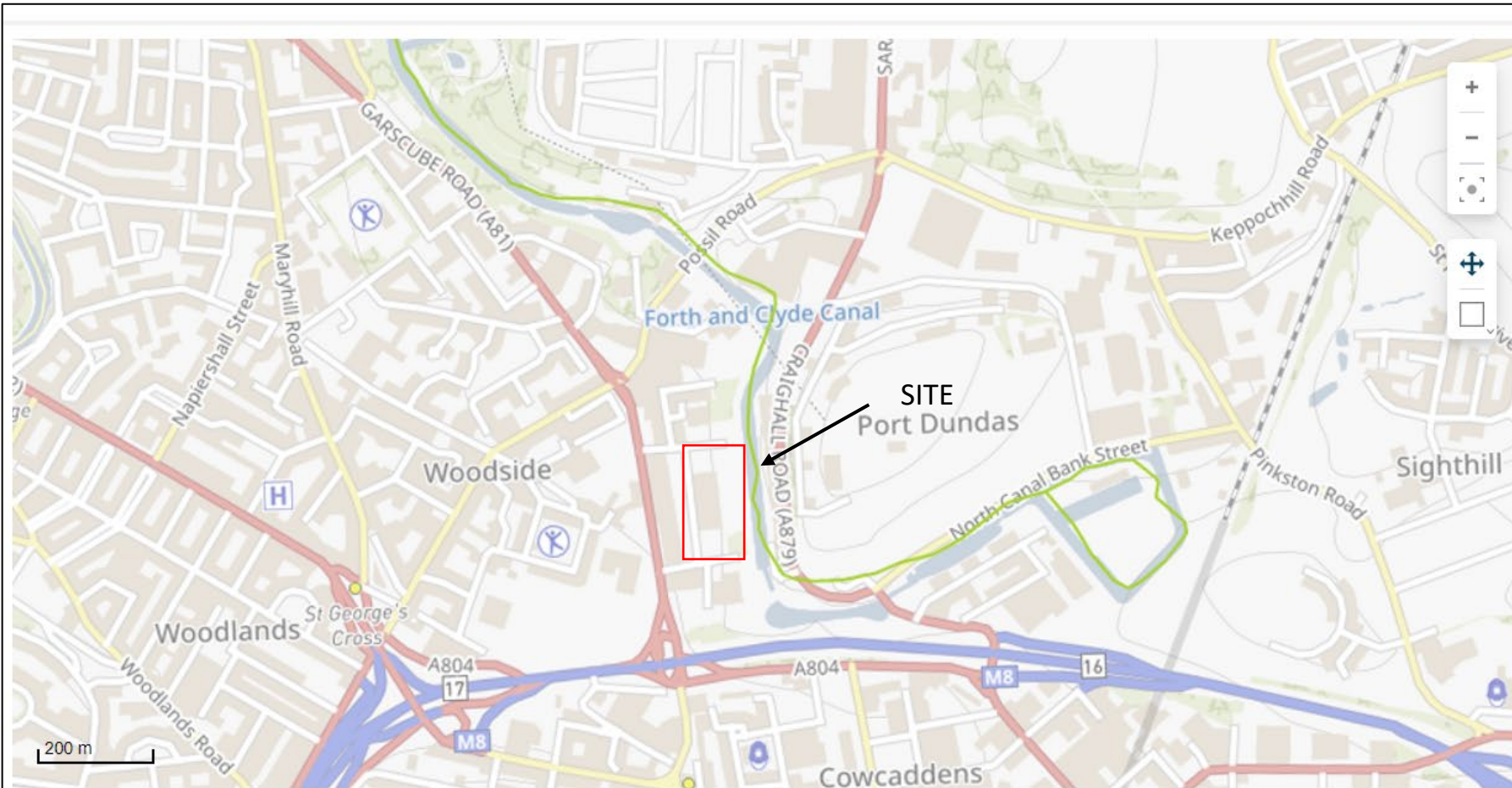


Canal pedestrian walkway to the immediate east of the site



## **Appendix B**

### **Review of Publicly Available Information (SEPA Datasheets) (SEPA Flood Maps) (Zetica UXO Risk Map)**



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(2015).

This map displays bodies of  
surface waters coloured by  
overall status for the latest  
available year

Condition

- High
- Good
- Moderate
- Poor
- Bad

Select a water body from the map to view further details here.

ID and Name	Local Authority	Catchment	Category	
10714: Forth and Clyde Canal (Gla...	Glasgow City	River Kelvin	River	<a href="#">Click here to view further details...</a>

Search information sheets:

[Search](#)

[Return to summary tool](#)

[Tool Guidance](#)

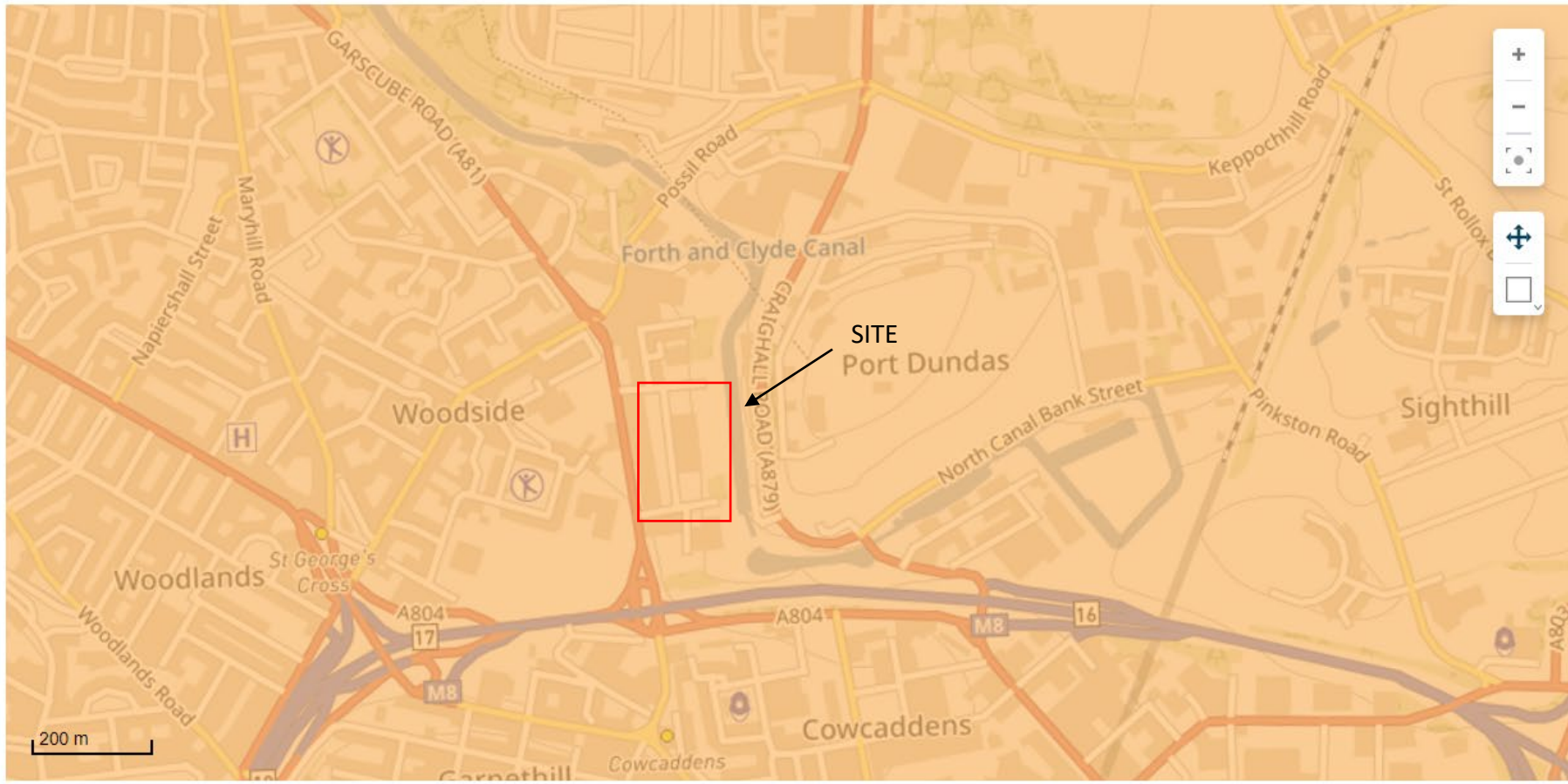
[Terms and Conditions](#)

Forth and Clyde Canal (Glasgow Branch) is a river (ID: 10714), in the River Kelvin catchment of the Scotland river basin district. The main stem is approximately 5.2 kilometres in length. The water body has been designated as an artificial water body on account of physical alterations that cannot be addressed without a significant impact on navigation.



**Water classification data for selected water body**

ID	Name	Parameter	2020	2019	2018	2017	2016	2015	2014	2013	2012	2011	
10714	Forth and Clyde Canal (Glasgow Branch)	1: Overall status	Good ecologic...	Good ecologic...	Good ecologic...	Good ecologic...	Good ecologic...	Good ecologic...	Good ecologic...	Good ecologic...	Good ecologic...	Good ecologic...	
		1-1: Pre-HMWB status	High	High	High	High	High	-	-	-	-	Good	
		1-3: Overall ecology	High	High	High	High	High	-	-	-	-	Good	
		1-3-1: Physico-Chem	-	-	-	-	-	-	-	-	-	-	Good
		1-3-1-2: Reactive phosphorus	-	-	-	-	-	-	-	-	-	-	Good
		1-3-3: Specific pollutants	Pass	Pass	Pass	Pass	Pass	-	-	-	-	Pass	Pass
		1-3-3-14: Ammonium	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	Pass	-	Pass
		4-1: Water quality	High	High	High	High	High	-	-	-	-	-	-



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Condition

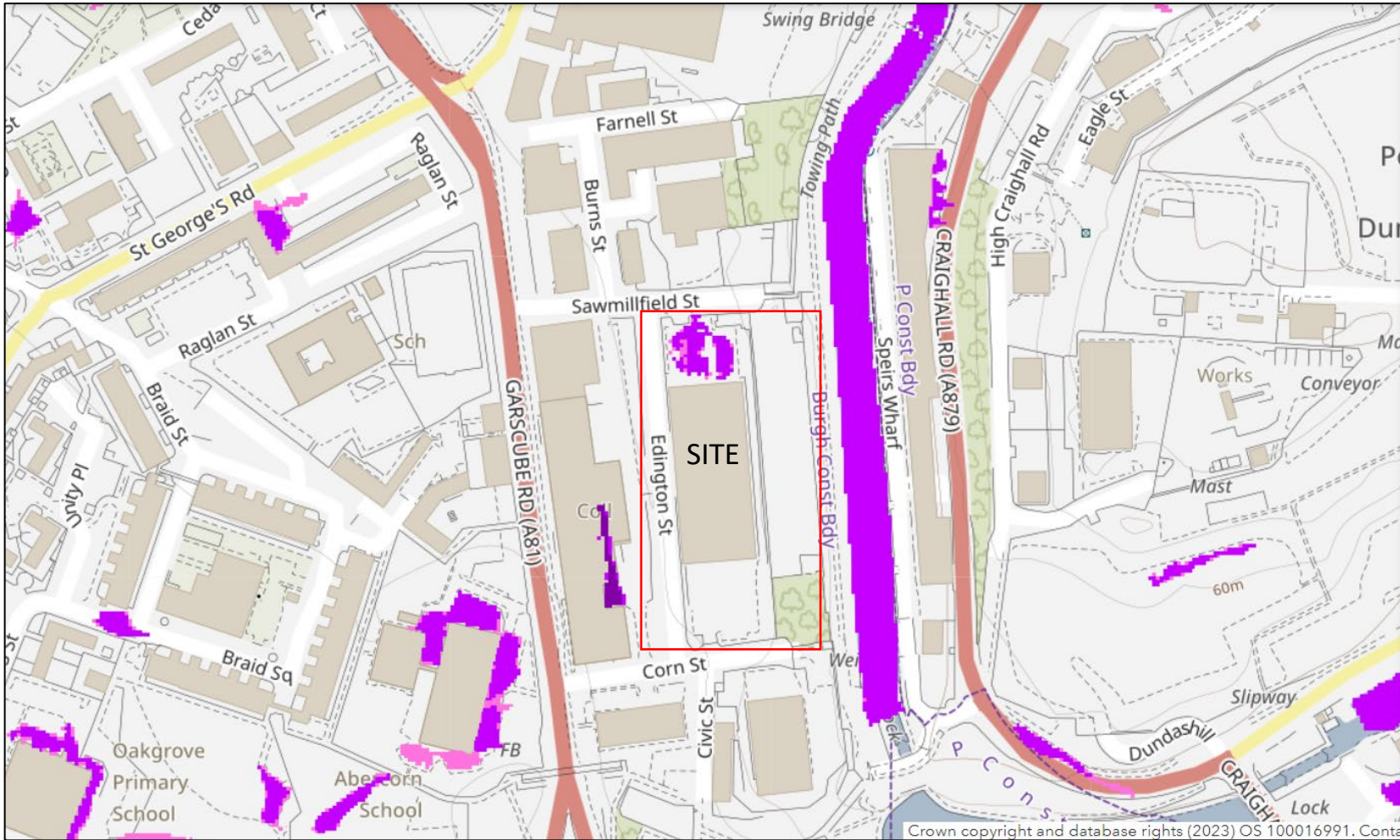
- Good
- Poor

Map navigation controls including zoom in (+), zoom out (-), full screen, and a search box.

Select a water body from the map to view further details here.

ID and Name	Local Authority	Catchment	Category
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### Flood Map Data

Layer List

- Low Likelihood
- Surface Water Flooding
- High Likelihood
- Medium Likelihood
- Low Likelihood
- Coastal Flooding
- High Likelihood

Legend

Surface Water Flooding

High Likelihood

- Each year this area has a 10% chance of flooding.

Medium Likelihood

- Each year this area has a 0.5% chance of flooding.

Low Likelihood

- Each year this area has a 0.1% chance of flooding.

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