

Finance and Resources Committee

2.00 p.m, Wednesday, 13 May 2015

Proposed Servitude for a Surface Water Drainage Pipe at Katesmill Road

Item number	8.4
Report number	
Executive/routine	Routine
Wards	9 – Fountainbridge/Craiglockhart

Executive summary

Merchiston Castle School is intending to install new synthetic pitches, which will increase the variety of sports and activities that the school can offer. The land where the pitches will be located, is currently subject to flooding due to the existing drainage networks failing at key points. This also affects the housing at Broomyknowe and Paties Road.

The School has consulted with Scottish Water, SEPA and the Council, and a sustainable design has been drawn up for a new surface water drainage system, which benefits the School and the local community. The School will carry out upgrading and maintenance works to the Water of Leith Walkway to the value of £15,000. All the works will be carried out to a method statement approved by the Council's Natural Heritage Service.

This report seeks approval to the grant of a servitude for the section of pipe which passes through land owned by the Council.

Links

Coalition pledges	P48
Council outcomes	CO4 , CO10 , CO19 , CO20 , CO22
Single Outcome Agreement	SO2 , SO4

Proposed Servitude for a Surface Water Drainage Pipe at Katesmill Road

Recommendations

It is recommended that Committee:-

- 1.1 Approves the granting of a servitude for a surface water drainage pipe, to drain land at Merchiston Castle School, on the terms and conditions as set out in this report, and on such other terms to be agreed by the Acting Director of Services for Communities and Head of Legal, Risk and Compliance.

Background

- 2.1 Merchiston Castle School is intending to install artificial pitches to increase the variety of sports and activities that can be offered, as well as providing a facility that can be used during adverse weather conditions.
- 2.2 The current drainage systems for the groundwater run-off are at capacity resulting in historic flooding issues for this area of land, and also the adjacent private housing at Broomyknowe and Paties Road.
- 2.3 Alternative solutions need to be found, and consultation with SEPA, Scottish Water and the Council have resulted in a proposal for a sewer to be laid which will drain the surface water into the Water of Leith. This solution will also mitigate the potential flooding in the general area.
- 2.4 The existing surface water sewer in Katesmill Road will no longer be utilised and therefore spare capacity will be released.
- 2.5 The new sewer will travel underground through the grounds of Merchiston Castle School, and Katesmill Road, then continue overland through Council land to the Water of Leith, contiguous with the existing sewer.
- 2.6 Merchiston Castle School has requested that a servitude be granted for the section of the sewer, which passes through the land owned by the Council adjacent to the Water of Leith.

Main report

- 3.1 The following are the main terms and conditions for the grant of a servitude which have been provisionally agreed with the school:
 - The route of the servitude is circled on the attached plan;

- The price for the servitude will be £1, subject to Merchiston Castle School carrying out upgrading and maintenance works, as specified by the Natural Heritage Service, to the Water of Leith Walkway at Katesmill at a cost of circa £15,000;
- The works to install the surface water sewer, and the upgrading works to the Water of Leith Walkway, will both be carried out to an approved method statement and overseen by the Council's Natural Heritage Service; and
- Merchiston Castle School will meet the Council's costs of completing the transaction up to a cap of £1,500.

Measures of success

- 4.1 Merchiston Castle School will be able to drain their sports pitches, which will allow them improved sports and activities.
- 4.2 Localised flooding in the area will be mitigated and residential properties in Broomyknowe and Katesmill Road will be better protected against future flooding risk.
- 4.3 The Water of Leith Walkway at Katesmill will be more robust through improvements and maintenance at no cost to the Council.
- 4.4 The people of Edinburgh will have continued access to an outdoor nature trail and a walking and cycling route.

Financial impact

- 5.1 The costs associated with the lease will be a premium of £1, if asked.
- 5.2 The maintenance of the pipe will be the responsibility of Merchiston Castle School.
- 5.3 The Council will be relieved of the cost of the maintenance improvements required to the Katesmill stretch of the Water of Leith Walkway to the value of £15,000.

Risk, policy, compliance and governance impact

- 6.1 There are not expected to be any risk, governance, compliance or regulatory implications arising from the proposals set out in this report.

Equalities impact

- 7.1 The proposals set out in this report will continue equality of opportunity by improving the city's walkways which are available to all.
- 7.2 There will also be positive impacts on rights to standard of living and health by improving the attractiveness of walking and cycling routes, and promoting healthier forms of travel.

Sustainability impact

- 8.1 The impact of this report in relation to the three elements of the Climate Change (Scotland) Public Bodies Duties have been considered, and the outcomes are summarised below. Relevant Council sustainable development policies have been taken into account and are noted at Background Reading later in this report.
- 8.2 The proposals in this report:
- may reduce carbon emissions as they contribute to the core objective of the Council's Active Travel Action Plan, to increase the number of people walking and cycling in Edinburgh, by improving the city's walking and cycling infrastructure;
 - will increase the city's resilience to climate change impacts as increased levels of walking and cycling in the city may reduce the need for motorised travel; and
 - will help achieve a sustainable Edinburgh through the promotion of healthier forms of travel.

Consultation and engagement

9.1 N/A

Background reading/external references

Active Travel Action Plan

http://www.edinburgh.gov.uk/info/20171/council-wide_services/341/transport_policy

John Bury

Acting Director of Services for Communities

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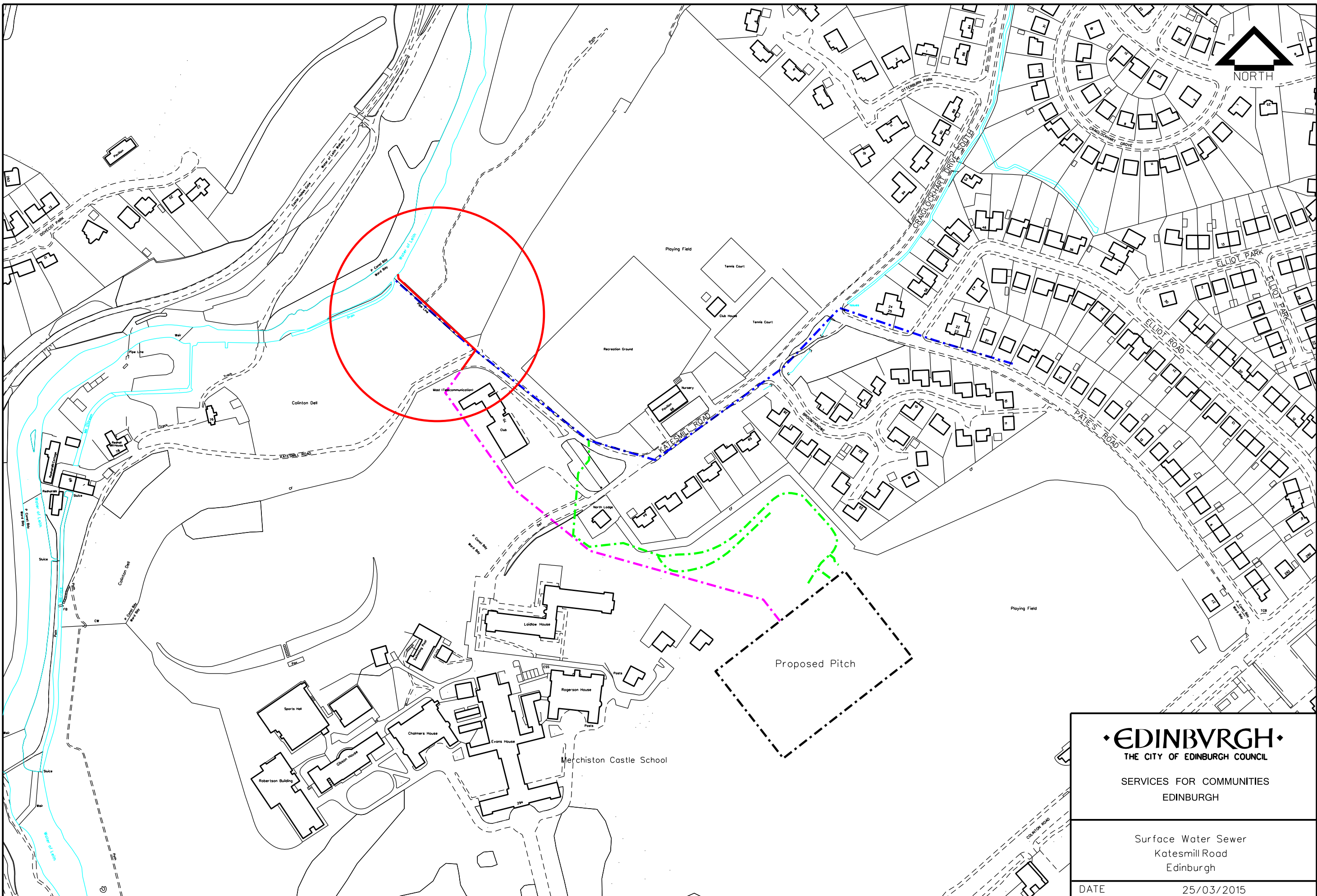
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Links

Coalition pledges	P48 – Use Green Flag and other strategies to preserve our green spaces.
Council outcomes	CO4 – our children and young people are physically and emotionally healthy. CO10 – improved health and reduced inequalities. CO19 – Attractive and Well-Maintained – Edinburgh remains an attractive city through the development of high-quality buildings and places, and the delivery of high standards and maintenance of infrastructure and public realm. CO20 - Culture, sport and major events – Edinburgh continues to be a leading cultural city where culture and sport play a central part in the lives and futures of citizens. CO22 – Moving Efficiently – Edinburgh has a transport system that improves connectivity and is green, healthy and accessible.
Single Outcome Agreement	SO2 – Edinburgh’s citizens experience improved health and wellbeing, with reduced inequalities in health. SO4 – Edinburgh’s communities are safer and have improved physical and social fabric.
Appendices	Location Plan.



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THE CITY OF EDINBURGH COUNCIL

SERVICES FOR COMMUNITIES
EDINBURGH

Surface Water Sewer
Katesmill Road
Edinburgh

DATE	25/03/2015
SURVEYED BY	
DRAWN BY	F McDonald
SCALE	1:2500
NEG. NO.	NT 2169/A3/1570 A

PROPOSED SERVITUDE SHOWN COLOURED RED —————

EXISTING SURFACE WATER DRAIN SHOWN COLOURED GREEN - - - - -

NEW SURFACE WATER SEWER SHOWN COLOURED PINK - · - · -

EXISTING SURFACE WATER SEWER SHOWN COLOURED DARK BLUE - · - · -