



Community Council of the Royal Burgh of Peebles & District

Ranald Dods
Planning and Regulatory Services
Scottish Borders Council
Newtown St. Boswells
Melrose
TD6 0SA
By email: DC Consultees

21 May 2026

Dear Mr Dods,

OBJECTION – [26/00647/FUL](#) – Erection of MOT service building – Peebles Autocentre George Street Peebles

Peebles Community Council supports local businesses and the environment. In this case, noting the objections in respect of traffic, the roads officer's requirement for further information and the expert assessments being prepared to support appropriate environmental assessment, please record our **objection** to this proposal. We look forward to reconsidering our position once the expert assessments are ready.

Thank you for your 20 May 2026 confirmation (in response to our 18 May query) that a Habitats Regulations Appraisal (HRA) is required for this application within a few meters of the River Tweed Special Area of Conservation (SAC) which includes Eddleston Water.

Thank you for subsequently consulting NatureScot and your ecology officer on 20 May and Environmental Health on 21 May.

The contaminated land officer identified the land as potentially contaminated, but did not object, explaining "the requirement for a full site assessment and potential remediation may not be practical or proportionate." While cost is one valid consideration, the legislation also requires the authority to have regard to

"(b) the seriousness of the harm, or of the pollution of the water environment, in question." [Environmental Protection Act 1990, [Section 78E \(4\)](#)]

The contaminated land officer's response was dated 20 May – indicating the officer may not have been aware that the proposal requires HRA. With the Tweed just metres away, and HRA requiring decision making to be based on scientific evidence, this application on potentially contaminated land will (in our opinion) require expert assessment of the level of contamination and the potential impact on the protected interests of the Tweed SAC – per the guidance:

5. "A planning officer will need to consider, with specialist advice if necessary, whether the developer has adequately identified the sources of contamination and put forward a restoration scheme suitable for the proposed use that will ensure that all the receptors are adequately protected from contamination. If the information provided by the applicant is insufficient to enable the authority to determine the

application, the applicant may need to be asked to provide further information by means of a direction under Article 13 of the Town & Country Planning (General Development Procedure) (Scotland) Order 1992.”

[Planning Advice Note 33: Development of contaminated land](#)

We ask the planning officer to require a full contaminated land assessment to properly inform the HRA.

Yours sincerely
Peebles & District Community Council

Michael Marshall, PhD
Planning Convener