

# Property Enquiry Certificate



Date: **14/09/2015**  
Our Ref: **PADJ000202**

Your Ref: **PWM/KQ/Advantec Unit 16**

Property enquiry response for: **Peterkins**

Subjects: **Unit 16 Kirkwood Commercial Park Thainstone Inverurie AB15 5NR**

<b>1.</b>	<b>Planning Details</b>
a)	The current Local Plan is: <b>Aberdeenshire Local Development Plan Adopted 2012</b>
b)	Policies / proposals in the Local Plan directly affecting the subjects. <b>Policy BUS9 Safeguarded for employment uses.</b>
c)	Have the subjects had any applications made for planning permission in the last five years? <b>Under Inverurie Mill - APP/2011/3333 - Certificate of Lawfulness for Confirmation of Lawfulness for Use Classes 4, 5 &amp; 6. Approved 07/02/12. APP/2012/1615 - Formation of Reed Bed and Associated Works. Approved 09/07/12. APP/2013/0170 - Commercial / Employment Development (Use Classes 4, 5 and 6). Approved 12/06/13. Under Kirkwood Commercial Park - APP/2014/1994 - Conditions 3 (Layout and Siting, External Appearance, Landscaping, Ground and Floor Levels, Foul and Surface Water Disposal, Means of Access, Car Parking/Turning Area and Waste Management) and Condition 7 (Surface Water Drainage) of Planning Permission in Principle reference G/APP/2013/0170 (part of site only) Approved 28/10/14.</b>
d)	Are the subjects categorised as a listed building? <b>No</b>  Category: <b>N/A</b>
e)	Do the subjects lie within a Conservation/Article 4 Area? <b>No</b>

(see page 4 for Terms & Conditions)

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f)	Do the subjects lie within a designated Smoke Control Area? <b>No</b>
<b>2.</b>	<b><i>Building Standards Details</i></b>
a)	Have the subjects had any applications made for building warrants in the last five years? <b>Under Kirkwood Commercial Park - BW/2014/3685 - Demolition of series of disused buildings forming Phase 3 of the former Paper Mill Complex - now disused. Granted 16/10/14. BW/2014/4089 - Erection of steel frame building including office accommodation and workshop/warehouses - Stage 1 - Bases, substructure and steel frame superstructure (Plot 16). Granted 09/12/14. BW/2014/4089/A - Amendment to Building Warrant - Plot 16 - Stage 2 - Architecture and M &amp; E installation (Plot 16) Pending.</b>
b)	If so are there Certificates of Completion for all of the above? <b>No</b>
<b>3.</b>	<b><i>Other Details</i></b>
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? <b>Mill Road is adopted from Elphinstone Road (B993) southwards for 384m (with turning head). Kirkwood Commercial Park roads are not on the list of adopted roads.</b>
b)	Are there any Road Scheme proposals that affect the subjects? <b>No</b>
c)	Is there a public sewer ex adverso the subjects? <b>No</b>
d)	Is there a public water supply ex adverso the subjects? <b>No, main located at Mill Road to the west.</b>
e)	Are there any outstanding Notices under the legislation searched which affect the subjects? <b>None</b>

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f)	Adjoining Property Search <b>ENQ/2014/2710 - Redevelopment of Part of Site to Form Integrated Workshop &amp; Test Facility for Overhaul of Gas Turbines with Associated Offices &amp; Car Parking - Site At Kirkwood Commercial Park. ENQ/2012/1440 - Alterations and Extension and Change of Use from General Industrial Class 5 (Paper Mill) to Energy From Waste Facility Utilising Plasma Gasification - Paper Mill Building 4 Kirkwood Commercial Park</b>
g)	Any other information relevant to the subjects. <b>APP/2014/3970 - Erection of 3 No. Modular Units to Provide Office Accommodation (Retrospective) - Advantec Aberdeen Ltd Office 4 Unit 1 Kirkwood Commercial Park</b>

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## Terms & Conditions

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### Legislation Searched

Acquisition of Land (Authorisation Procedure)(Scotland) Act 1947, Building (Scotland) Acts 1959/1970 [as amended by Building (Scotland) Act 2003], City of Edinburgh District Council Order Confirmation Act 1991 (Where Applicable), Civic Government (Scotland) Act 1982, Clean Air Act 1956/68 [as amended by Clean Air Act 1993], Environmental Protection Act 1990 Part IIA [Contaminated Land (Scotland) Regulations 2000 (SI 2000 No 178)], Housing (Scotland) Act 1987, Housing (Scotland) Act 2006, Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Roads (Scotland) Act 1984, Sewerage (Scotland) Act 1968, Town & Country Planning (Control of Advertisements) (Scotland) Amendment Regulations 1992, Town and Country Planning (General Development)(Scotland) Order 1992 [Amendment No.2 Order (SI2001 No.226)], Town and Country Planning (Scotland) Act 1997, Water (Scotland) Act 1980.

### Certificate Notes

1. Information contained in this Property Enquiry Certificate is based on searches of the publicly available Private Rented Housing Panel (PRHP), Local Authority and Water Authority records, in accordance with the Local Government (Access to Information) Act 1985.
2. Only Notices/Orders served on the subjects within the information period of search, identified in note 1, are disclosed.
3. Only Road Schemes that lie 250m or less from the subjects are disclosed.
4. Only planning applications validated within the past 5 years will be disclosed.
5. Only building warrant applications validated within the past 5 years will be disclosed.
6. This Property Enquiry Certificate is covered by the Millar & Bryce Comprehensive Warranty, details supplied on request.
7. Contaminated Land - Unless details are confirmed in section 3(e) above, the answer to each question in para 5.3.6 of the CML Handbook for Scotland 2nd Edition is in the negative.

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