

Property Enquiry Certificate



Date: **30/09/2015**

Our Ref: **PZ127436-MP**

Your Ref: **RF/NAM/506490**

Property enquiry response for: **Aberdeen Considine (413 Union Street)**

Subjects: **Flat B, 50 Schoolhill, Aberdeen AB10 1JQ**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Aberdeen City Local Development Plan Adopted February 2012
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policy C2 - City Centre Business Zone and Union Street Proposal OP132 - Opportunity Site - Bon Accord Masterplan
c)	Have the subjects had any applications made for planning permission in the last five years? No outstanding applications found at time of search.
d)	Are the subjects categorised as a listed building? Yes Category: B, listed on 26/05/1977
e)	Do the subjects lie within a Conservation/Article 4 Area? Yes - Union Street Conservation Area
f)	Do the subjects lie within a designated Smoke Control Area? No
2.	<i>Building Standards Details</i>
a)	Have the subjects had any applications made for building warrants in the last five years? No outstanding applications found at time of search.

(see page 3 for Terms & Conditions)

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b)	If so are there Certificates of Completion for all of the above? N/A
3.	<i>Other Details</i>
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? Schoolhill, Aberdeen is adopted.
b)	Are there any Road Scheme proposals that affect the subjects? No
c)	Is there a public sewer ex adverso the subjects? Yes
d)	Is there a public water supply ex adverso the subjects? Yes
e)	Are there any outstanding Notices under the legislation searched which affect the subjects? No notices found at time of search.
f)	Adjoining Property Search Planning Applications: 150513 - 54-70 Schoolhill, Aberdeen, AB10 1JQ - Change of use of the former RGU student union and residential premises on Schoolhill, with proposed extension to create a 5 to 7 storey hotel including restaurant, bar, separate function suite, meeting spaces and a gymnasium - Application Validated 16/04/2015, pending decision. 150507 - 54-70 Schoolhill, Aberdeen, AB10 1JQ - ALTERATIONS TO FRONTAGE, INSTALLATION OF 3 CANOPIES, INTERNAL ALTERATIONS AND EXTENSION TO REAR IN EXISTING SERVICE YARD - Application Validated 31/03/2015, pending decision.
g)	Any other information relevant to the subjects. No

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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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