

Property Enquiry Certificate



Date: **19/10/2015**

Our Ref: **PZ128610-MP**

Your Ref: **1/LD**

Property enquiry response for: **Duthie Ward Solicitors**

Subjects: **21D Roseangle Dundee DD1 4LU**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Dundee Local Development Plan 2014
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policies 1-57 - General Plan-Wide Policies Policy 8 & Appendix 2 - Housing Land Release
c)	Have the subjects had any applications made for planning permission in the last five years? 14/00259/FULL - 19 & 21 Roseangle Dundee DD1 4LS Proposed demolition of existing industrial sheds and development of 12 new build flats including associated parking and communal garden ground - Application Withdrawn 07 Jul 2014 14/00257/CON - 19 & 21 Roseangle Dundee DD1 4LS - Full Demolition of Existing Non-listed Buildings within Conservation Area - Application Approved 23 Oct 2014 14/00578/FULL - 19 & 21 Roseangle Dundee DD1 4LS - Proposed demolition of existing industrial sheds and development of 12 new build flats including associated parking and communal garden ground - Application Approved on Conditions 18 Nov 2014
d)	Are the subjects categorised as a listed building? No Category: N/A

(see page 4 for Terms & Conditions)

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e)	Do the subjects lie within a Conservation/Article 4 Area? Yes - West End Lanes Conservation Area/Article 4 (1 to 6, 7 to 9, 23 to 26, 27, 28, 30, 31, 33, 38 to 40, 43a, 67, 68)
f)	Do the subjects lie within a designated Smoke Control Area? Yes
2.	<i>Building Standards Details</i>
a)	Have the subjects had any applications made for building warrants in the last five years? 14/00675/NDOM7 - Demolish existing buildings - 19 & 21 Roseangle Dundee DD1 4LS - Warrant Approved 18 Dec 2014 15/00100/DOM1 - Erection of new flats - Stage 1 - Drainage, Foundations & works up to ground level - 19 - 21 Roseangle Dundee DD1 4LS - Warrant Pending Consideration 18 Mar 2015 15/00100/DOM1/A - Amendment to 15/00100/DOM1 - Stage 2 - Remaining works - 19 - 21 Roseangle Dundee DD1 4LS Warrant Pending Consideration - 05 Aug 2015
b)	If so are there Certificates of Completion for all of the above? No
3.	<i>Other Details</i>
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? Roseangle, Dundee 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

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e)	Are there any outstanding Notices under the legislation searched which affect the subjects? Town and Country Planning (Scotland) Act 1997 Section 179 - Served 20 Jan 2009 - 21 Roseangle, Dundee, DD1 4LP
f)	Adjoining Property Search Adjoining properties have been searched during the production of this PEC, no adverse applications have been found.
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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