

# Property Enquiry Certificate



Date: **09/11/2015**  
Our Ref: **PZ131032-MP**

Your Ref: **JMH/DS**

Property enquiry response for: **Miller Gerrard**

Subjects: **Phase 9 Development at Chapelhall, Lanarkshire**

<b>1.</b>	<b><i>Planning Details</i></b>
a)	The current Local Plan is: <b>North Lanarkshire Local Plan adopted September 2012</b>
b)	Policies / proposals in the Local Plan directly affecting the subjects. <b>Policy HCF 2 A1 - Sites for (Short Term) Housing Development</b>
c)	Have the subjects had any applications made for planning permission in the last five years? <b>14/02120/MSC - Site At Bowhill Road Chapelhall - Construction of 113 No. Dwellinghouses including Associated Roads, Footpaths (including Footpath Connection to Honeywell Crescent), Drainage, Ground Engineering Works, Rear Garden Retaining Walls, Play Area and Landscaping - Application Approved 07 Aug 2015</b>  <b>15/00933/FUL - Site Between 118 And 128 Honeywell Crescent Chapelhall ML6 8XW - Construction of Pedestrian Footpath Link between Honeywell Crescent and Residential Development Site (Taylor Wimpey Phase 9) including associated Landscaping - Application Approved 07 Aug 2015</b>  <b>15/02255/FUL - Site To North Of Greenlaw Path Chapelhall North Lanarkshire - Temporary Sales Cabin with Associated Parking and Services - Application Pending Consideration 29 Oct 2015</b>
d)	Are the subjects categorised as a listed building? <b>No</b>  Category: <b>N/A</b>

(see page 4 for Terms & Conditions)

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e)	Do the subjects lie within a Conservation/Article 4 Area? <b>No</b>
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>15/01104/DOM1- Land At Lancaster Avenue Chapelhall North Lanarkshire - Erection of Housing Development - 113 No 2 Storey, Detached and Semi Detached Houses (Phase 9) - Warrant Approved 03/11/2015</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>Galashiels Avenue is not adopted.</b> <b>Greenlaw Path is not adopted.</b> <b>Bowhill Road, Chapelhall first 24m is adopted - remainder is Prospectively Maintainable Highway.</b> <b>Honeywell Crescent, Chapelhall is adopted.</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>Yes</b>
d)	Is there a public water supply ex adverso the subjects? <b>Yes</b>
e)	Are there any outstanding Notices under the legislation searched which affect the subjects? <b>No notices found at time of search.</b>

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f)	<p>Adjoining Property Search</p> <p><b>Planning Applications:</b></p> <p><b>12/01259/AMD - Land At Lancaster Avenue Chapelhall North Lanarkshire - Relocation of Approved SUDS Scheme (Amendment to application 10/00801/MSD) - Application Approved 25 Jan 2013</b></p> <p><b>13/00880/FUL - George Wimpey Phase 8, Site A Lancaster Avenue - Construction of Temporary Sales Office and Parking Area   Chapelhall North Lanarkshire ML6 8WL - Application Approved 30 Jul 2013</b></p> <p><b>14/02503/FUL - 17 St Abbs Way Chapelhall North Lanarkshire ML6 8WG - Single Storey Side Extension to Dwellinghouse - Application Approved 03 Feb 2015</b></p> <p><b>Building Warrants:</b></p> <p><b>15/00510/DOM3 - 17 St Abbs Way Chapelhall North Lanarkshire ML6 8WG - Extension to House - Extension to Form Swimming Pool - Warrant Approved 15 May 2015</b></p>
g)	<p>Any other information relevant to the subjects.</p> <p><b>No</b></p>

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### Legislation Searched

- Acquisition of Land (Authorisation Procedure) (Scotland) Act 1947 – Section: 1
- Building (Scotland) Acts 1959/1970 – Sections: 10 & 13
- Building (Scotland) Act 2003 – Sections: 24, 25, 26, 27, 28, 29 & 30
- City of Edinburgh District Council Order Confirmation Act 1991 (Where applicable) – Sections: 24 & 31
- Civic Government (Scotland) Act 1982 – Sections: 87, 90, 92, 95, 96
- Clean Air Act 1993 – Section: 18
- Environmental Protection Act 1990 & Part IIA {as amended by the Environment Act 1995} – Sections: 78B, 78E, 78G, 78R & 80
- Local Government (Access to Information) Act 1985 – Section: 2
- Housing (Scotland) Act 1987 – Sections: 88, 89, 90, 91, 108, 114, 115, 116, 156, 157, 160, 161, 162, 166
- Housing (Scotland) Act 2006 – Sections: 1, 3, 5, 30, 31, 32, 33, 35, 36, 37, 38, 40, 42, 146 & 148
- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 {as amended by the Historic Environment Scotland Act 2014 – Sections: 1A, 3, 4, 34, 42, 43, 49, 50, 61 & 62
- Roads (Scotland) Act 1984 – Sections: 1, 5, 12, 68, 70, 71 & 104
- Sewerage (Scotland) Act 1968 {as amended by the Water Industry (Scotland) Act 2002} – Section: 11
- Town & Country Planning (Control of Advertisements) (Scotland) Regulations 1984 {as amended} – Section 24
- Town and Country Planning (General Permitted Development) (Scotland) Order 1992 {as amended} – Article 4
- Town and Country Planning (Scotland) Act 1997 {as amended by the Planning etc. (Scotland) Act 2006} – Sections: Part II, 33A, 36, 71, 127, 136, 136A, 140, 144A, 145, 147, 168, 179, 186, 189, 190, 194, 202, 203, 205, 206, 207 & 208
- Water (Scotland) Act 1980 {as amended by Local Government etc. (Scotland) Act 1994, and the Water Industry (Scotland) Act 2002} – Section 24A

### Certificate Notes

1. Information contained in this Property Enquiry Certificate has been derived from searches of publicly available records.
2. Only Notices/Orders served on the subjects under the above legislation list 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. Contaminated Land - Unless details are confirmed in section 3(e) of the PEC above, the answer to each question in para 5.3.6 of the CML Handbook is in the negative.
7. This Property Enquiry Certificate is covered by the Millar & Bryce Comprehensive Warranty, details supplied on request.

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