

Property Enquiry Certificate



Date: **01/04/2025**

Our Ref: **SF1329257 - CN**

Your Ref: **CRU/3037/00007**

Property enquiry response for: **Burness Paull LLP (Edinburgh)**

Subjects: **Subjects at Millerhill, Midlothian**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Midlothian Local Plan Adopted 7 November 2017
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policy DEV2 : Protecting Amenity within the Built-Up Area Policy STRAT 1 : Committed Development

(see page 6 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH
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c)	<p>Have the subjects had any applications made for planning permission in the last five years? 21/00842/MSc Approval of matters specified in conditions 9, 10, and 14 of 17/00650/S42 (Erection of a District Heating Energy Centre, access, security fence and associated engineering works) Land to The South of Millerhill Recycling and Energy Recovery Centre Whitehill Road Millerhill Dalkeith Decision: Approved on Conditions Decision Issued Date: Wed 12 Jan 2022</p> <p>22/00740/MSc Installation of hard and soft landscaping works, erection of stone walls and associated engineering works (application for matters specified in condition 8 (landscaping) of 17/00650/S42). Shawfair Development Area Land Bounded By The A720, The Wisp and Old Dalkeith Road Miklerhill Dalkeith Decision: Approved on Conditions Decision Issued Date: Mon 24 Apr 2023</p> <p>21/00842/MSc Approval of matters specified in conditions 9, 10, and 14 of 17/00650/S42 (Erection of a District Heating Energy Centre, access, security fence and associated engineering works) Land to The South of Millerhill Recycling and Energy Recovery Centre Whitehill Road Millerhill Dalkeith Decision: Approved on Conditions Decision Issued Date: Wed 12 Jan 2022</p> <p>24/00273/MSc Approval of matters specified in Conditions 8i,8ii, 8iii, 8iv, 8v, 8vi, 8vii, 8ix, 8xi, 9, 10i, 10ii, 10iii, 10iv, 10v, 10vi, 10vii, 10viii, 11i, 11ii, 11iii, 11iv, 11v, 14, 15 and 16 of planning permission 17/00650/S42 (relating to the erection of 172 dwellings, substation, bin shelters, roads, landscaping and associated works) Shawfair Site R Danderhall Decision: Approved on Conditions Decision Issued Date: Fri 29 Nov 2024</p>
d)	<p>Are the subjects categorised as a listed building? No</p> <p>Category: n/a</p>
e)	<p>Do the subjects lie within a Conservation/Article 4 Area? No</p>
f)	<p>Do the subjects lie within a designated Smoke Control Area? No</p>

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2.	<i>Building Standards Details</i>
a)	<p>Have the subjects had any applications made for building warrants in the last five years? 24/00353/BDERMD/2 Erect 82 houses and 20 flats - Stage 3 - Superstructure for flats only (Plots 13-32) Shawfair Site R Danderhall Status: Pending Consideration Date: Wed 13 Nov 2024</p> <p>24/00353/BDERMD/1 Erect 82 houses and 20 flats - Stage 2 - Superstructure for houses only (Plots 01-12, 33-85, 104-106, 114-127) Shawfair Site R Danderhall Status: Pending Consideration Date: Fri 01 Nov 2024</p> <p>24/00353/BDERMD Erect 82 houses and 20 flats - Stage 1 - Foundations, sub-structure including ground floor slab and underground drainage (Plots 01-85, 104-106, and 114-127) Shawfair Site R Danderhall Status: Warrant Approved Date: Wed 12 Mar 2025</p>
b)	<p>If so are there Certificates of Completion for all of the above? No</p>
3.	<i>Other Details</i>
a)	<p>Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? B6415 - Carriageway/Footway - Adopted</p>
b)	<p>Are there any Road Scheme proposals that affect the subjects? No</p>
c)	<p>Is there a public sewer ex adverso the subjects? No - Scottish Water records indicate that they have yet to take over the mains in the development.</p>
d)	<p>Is there a public water supply ex adverso the subjects? Yes</p>
e)	<p>Are there any outstanding Notices under the legislation searched which affect the subjects? No notices found at time of search</p>

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f)	<p>Adjoining Property Search 21/00293/BNDE9 Demolish 5No redundant farm outbuildings Various Outbuildings Harelaw Dalkeith Status: Warrant Approved Decision Date: Thu 17 Jun 2021</p>
	<p>22/00520/BDERMD/A Alter heating system from Hybrid Air Source Heat Pump to District Heat Network, and alter house types Allan, Avon, Banton, Blair and Elliot house types to suit required HIU positions with addition of store into Blair and Elliot house type utility rooms to accommodate HIU Land At Wellington Farm (Pods A, B, D, and E) Status: Warrant Approved Decision Date: Tue 27 Aug 2024</p>
	<p>22/00520/BDERMD Erect 146 houses (plots 1 to 57 and plots 83 to 171) Land At Wellington Farm (Pods A, B, D, and E) Status: Building Work Started Decision Date: Wed 06 Mar 2024</p>
	<p>24/00215/DPP Two storey extension to dwellinghouse and installation of replacement roof 56 Millerhill Dalkeith EH22 1RZ Decision: Approved on Conditions Decision Issued Date: Fri 24 May 2024</p>
	<p>25/00004/ADV Display of non-illuminated signage Old Craighall Road Millerhill Dalkeith Decision: Approved on Conditions Decision Issued Date: Mon 03 Mar 2025</p>
	<p>25/00003/ADV Display of non-illuminated signage Old Craighall Road Millerhill Dalkeith Decision: Approved on Conditions Decision Issued Date: Mon 03 Mar 2025</p>
	<p>24/00645/MSD Approval of matters specified in Conditions 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 21 (relating to landscaping, ground investigations and drainage works) of planning permission 17/00650/S42 at Shawfair Site H, Dalkeith. Shawfair Site H Dalkeith Decision: Pending Decision</p>

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g)	Any other information relevant to the subjects. None
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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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