

Property Enquiry Certificate



Date: **17/04/2025**

Our Ref: **SF1337944/NS**

Your Ref: **1125662**

Property enquiry response for: **Aberdein Considine**

Subjects: **48 Doohills Road, Chapelton AB39 8BL**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Aberdeenshire Local Development Plan 2022
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policy - Settlement Boundary Policy P3 - Infill Developments Proposal OP1 - Mixed Use Opportunity Site - Chapelton
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? No Category: N/A
e)	Do the subjects lie within a Conservation/Article 4 Area? No
f)	Do the subjects lie within a designated Smoke Control Area? No
2.	<i>Building Standards Details</i>

(see page 4 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH
Tel 0131 556 1313 Fax 0131 557 5960 DX 550301 Edinburgh 24 LP 125 Edinburgh 2
Email pec@millar-bryce.com Web www.millar-bryce.com

Property Enquiry Certificate



a)	Have the subjects had any applications made for building warrants in the last five years? BW/2019/2134/2 - Phase 04 Chapelton Of Elswick Aberdeenshire - Amendment to Approved Building Warrant BW/2019/2134 -Stage 2 Superstructure to completion - Withdrawn - 24/04/2020.
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? Doochills Road is not adopted.
b)	Are there any Road Scheme proposals that affect the subjects? No
c)	Is there a public sewer ex adverso the subjects? Scottish Water records show that they are yet to take over any mains in the development.
d)	Is there a public water supply ex adverso the subjects? Scottish Water records show that they are yet to take over any mains in the development.
e)	Are there any outstanding Notices under the legislation searched which affect the subjects? No notice found at time of search.
f)	Adjoining Property Search Adjoining properties have been searched during the production of this PEC, no adverse applications have been found.

(see page 4 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH
Tel 0131 556 1313 Fax 0131 557 5960 DX 550301 Edinburgh 24 LP 125 Edinburgh 2
Email pec@millar-bryce.com Web www.millar-bryce.com

Property Enquiry Certificate



	<p>Any other information relevant to the subjects.</p> <p>APP/2025/0130 - Land At Inverloch Road And Cookney Road Chapelton Newtonhill Aberdeenshire - 3a (Levels Survey), 3b (Drainage Plan), 3c (Foul Water Drainage), 3e (Cut and Fill Operations), 3f (Roads, Footpaths and Cycleways), 3h (Landscaping), 3m (Allotments), 4 (Phasing), 6a (Ground Levels), 6b (Existing Landscape Features), 6c (Services), 6d (Trees, Shrubs, Hedges, Grassed Areas, Water Features), 6e (Schedule of Plants), 6g (Existing Trees, Shrub, Hedges to be Removed), 6j (Landscaping Maintenance), 7a-f (SUDS), 8 (Phasing Plan), 17 (Construction Method Statement), 19 (Full Site Investigation), 27 (Soil Audit), 30 (Flood Risk Assessment), 33 (Walking and Cycling Strategy), 36 (Waste Management Plan) and 37 (Environmental Management Plan) of Planning Permission in Principle for New Settlement Comprising Residential (up to 4045 Dwellinghouses), Commercial, Retail and Community Facilities with Associated Landscaping, Open Space, Drainage and Roads Infrastructure and Services - Pending Consideration - 31/01/2025.</p>
g)	<p>APP/2021/0489 - Phase 1A East Of Naismith Drive And Greenlaw Road Greenlaw Road Chapelton Aberdeenshire - Conditions 3 a) (Level and Cross Sections), b) (Drainage Plan), c) (Connection to Existing Scottish Water), e) (Cut and Fill Operations), f) (Roads, Footpaths and Cycleways), g) (Screen Walls/Fencing), h) (Landscaping), j) (Layout, Siting, Design and Finish), l) (Waste/Recycling), 4 (Phasing), 6 a) (Existing and Proposed Finished Ground Levels), b) (Existing Landscape Features), c) (Existing and Proposed Services), d) (Location of New Trees, Shrubs, Hedges), e) (Schedule of Plants), f) (Hard Landscaping), g) (Indication of Trees, Shrubs to be Removed), j) (Completion and Maintenance of Landscaping), 8) (Street Design), 17 (Construction Method Statement), 22 (Bat Survey), 25) a-b) (Energy Statement) 36 (Waste Management Plan), 37 (Environmental Management Plan) of Planning Permission in Principle Reference APP/2011/3100 for New Settlement Comprising Residential (up to 4045 Dwellinghouses), Commercial, Retail and Community Facilities, with Associated Landscaping, Open Space, Drainage and Roads Infrastructure and Services - Approved on conditions - 04/05/2021.</p>

(see page 4 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH
Tel 0131 556 1313 Fax 0131 557 5960 DX 550301 Edinburgh 24 LP 125 Edinburgh 2
Email pec@millar-bryce.com Web www.millar-bryce.com

Property Enquiry Certificate



Terms & Conditions

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.

(see page 4 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH
Tel 0131 556 1313 Fax 0131 557 5960 DX 550301 Edinburgh 24 LP 125 Edinburgh 2
Email pec@millar-bryce.com Web www.millar-bryce.com