

Property Enquiry Certificate



Date: **16/05/2025**

Our Ref: **SF1350647 - CN**

Your Ref: **32116/00168**

Property enquiry response for: **MFMac LLP**

Subjects: **Estate PEC at Waverley Mall, Waverley Bridge, EDINBURGH, EH1 1BQ**

1.	Planning Details
a)	The current Local Plan is: Edinburgh Local Plan Adopted November 2016
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policies Emp 1, Emp 9-10, Hou 8, Ret 6, RS 3 : Urban Area Policies Del 1, Des 1-13, Env 2-4, 7-9, 12, 16, 18-22, Hou 1-7, 9-10, Ret 1, 6, 8,10 -11, Tra 1-4, 6, 8-9,11, RS 1, 4, 6-7 : General plan wide policies Policies Env 5, Env 6 : Designated Conservation Area Policies Del 2, Emp 1, Ret 7, Tra 5 : City Centre Policy Env 1 : World Heritage Site Policies Table 6, Ret 2, Ret 3, Ret 9, Emp 1 : Town Centre (including City Centre Retail Core) Policy Env 15 : Local Nature Conservation Site Policies Place 1, Hou 1, Housing Proposal CC3 (Table 2), Inf 9 : City Centre Proposal

(see page 5 for Terms & Conditions)

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c)	<p>Have the subjects had any applications made for planning permission in the last five years? 21/03594/CLP Proposed Class 2 use of 2094m2 of floorspace Waverley Mall 3 Waverley Bridge Edinburgh Decision: Approved on Conditions Decision Issued Date: Tue 14 Sep 2021</p> <p>21/06296/ADV Advertisement of the following types: Fascia sign. Unit 27 Waverley Mall 3 Waverley Bridge Edinburgh EH1 1BQ Decision: Approved on Conditions Decision Issued Date: Fri 28 Jan 2022</p> <p>22/04639/FUL / 23/00017/REVREF Temporary use of the Waverley Market roof top for pop-up Festival Village, including erection of structures and provision of cafe, bars, food and drink uses, retail kiosks, toilets, seating and ancillary facilities and works. Roof Terrace Waverley Mall 3 Waverley Bridge Edinburgh Decision: Appeal Dismissed - Permission Refused Decision Issued Date: 19 Apr 2023</p> <p>23/02154/FUL / 23/00173/REF Pop-up Festival Village including erection of structures and provision of cafe, bars, food, and drink uses, toilets, seating and ancillary facilities and works. Roof Terrace Waverley Mall 3 Waverley Bridge Edinburgh Decision: Appeal Dismissed - Permission Refused Decision Issued Date: 10 Nov 2023</p> <p>23/04343/ADV Fascia sign. Waverley Mall 3 Waverley Bridge Edinburgh Decision: Approved on Conditions Decision Issued Date: Tue 21 Nov 2023</p> <p>23/04344/FUL Fit extract fan and terminal, replace small area of cladding to facade. Waverley Mall 3 Waverley Bridge Edinburgh Decision: Approved on Conditions Decision Issued Date: Tue 21 Nov 2023</p> <p>24/05511/ADV Fascia sign, installation of digital and banner signage. Waverley Mall New 3 Waverley Bridge Old Town Edinburgh Decision: Withdrawn Decision Issued Date: Fri 17 Jan 2025</p> <p>25/00055/FUL Change the use of the unit at the Waverly Market to assembly & leisure (class 11) with an associated restaurant / licensed bar (class 3 / sui generis). Unit 50 Waverley Mall 3 Waverley Bridge Old Town Edinburgh EH1 1BQ</p> <p>20/03336/FUL Pop-up event on mall roof, consisting of canvas tipi bar and food truck. Decorated with festoon lighting (as amended). 1 Waverley Bridge Edinburgh EH1 1BQ Decision: Approved on Conditions Decision Issued Date: Thu 29 Oct 2020</p>
d)	<p>Are the subjects categorised as a listed building? No Category: n/a</p>
e)	<p>Do the subjects lie within a Conservation/Article 4 Area? Yes - New Town Conservation Area - Conservation Area/Article 4 - 1992 - 7, 38, 39, 40, 41</p>
f)	<p>Do the subjects lie within a designated Smoke Control Area? Yes</p>
2.	Building Standards Details

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	<p>Have the subjects had any applications made for building warrants in the last five years? 21/00860/WARR Internal Alterations to refurbish Existing Noodle Bar Unit 6 Waverley Mall 3 Waverley Bridge Edinburgh EH1 1BQ Status: Building Work Started Decision Date: Thu 29 Apr 2021</p> <p>21/02268/WARR Fit out alterations to form new meeting areas and staff spaces on Ground and lower ground floors. Units 3,20,21,22,23 Waverley Mall 3 Waverley Bridge Edinburgh EH1 1BQ Status: Certificate of Completion issued Decision Date: 11 Apr 2022</p> <p>21/03839/WARR Stripout and refit of existing retail unit within Waverley Mall (a mixed use Shopping Centre) Unit 25 Waverley Mall 3 Waverley Bridge Edinburgh EH1 1BQ Status: Certificate of Completion issued Decision Date: 06 Jan 2025</p> <p>21/02268/WARR/A Mall smoke duct - alteration to route. Access Door to mothballed stair - repositioned. Existing fire escape doors - Minor alterations to D0.29, DE30, D.E.36. More details in uploaded covering letter Unit 22 Waverley Mall 3 Waverley Bridge Edinburgh EH1 1BQ Status: Warrant Approved Decision Date: Mon 11 Apr 2022</p> <p>22/02964/WARR Reconfiguration of retail fixtures to suite new layout to accommodate new self service checkouts. Including adaptations and new power and data to suit. Unit 8 Waverley Mall 3 Waverley Bridge Edinburgh EH1 1BQ Status: Warrant Approved Decision Date: Tue 04 Oct 2022</p> <p>23/01320/WARR Erecting of a stud wall to sub-divide unit. New Kitchen area, display counter, coffee counter, new lighting and new seating arrangement. Roof Terrace Waverley Mall 3 Waverley Bridge Old Town Edinburgh Status: Warrant Approved Decision Date: Thu 20 Feb 2025</p> <p>23/01617/WARR New ceiling finishes to the front of house, new wallboards, minor partition wall amends, equipment, re-spray the signage grey and install new flooring as well as front of house LED lighting. Unit 12 Waverley Mall 3 Waverley Bridge Old Town Edinburgh EH1 1BQ Status: Certificate of Completion issued Decision Date: 31 Oct 2023</p> <p>a) 23/01855/WARR Interior fitout of existing unit to form service counter and seating for coffee shop. Unit 1A Waverley Mall 3 Waverley Bridge Old Town Edinburgh EH1 1BQ Status: Warrant Approved Decision Date: Thu 09 Nov 2023</p> <p>23/03420/WARR Internal works within a Shopping Mall to subdivide a retail unit with Landlord 'shell' works. Proposals will involve stripping out, the installation of new walls, access and relocated services to facilitate a new layout for incoming tenant (and future reoccupation). Unit 14 Waverley Mall 3 Waverley Bridge Old Town Edinburgh EH1 1BQ Status: Certificate of Completion issued Decision Date: 29 Oct 2024</p> <p>23/03487/WARR Relocate existing baby change facilities into both male and female toilets. Extend glass wash facilities into the current baby change facility. Unit 17 Waverley Mall 3 Waverley Bridge Old Town Edinburgh EH1 1BQ Status: Warrant Approved Decision Date: Wed 24 Jul 2024</p> <p>24/00026/WARR Fit out of existing store Unit 20 Waverley Mall 3 Waverley Bridge Old Town Edinburgh EH1 1BQ Status: Certificate of Completion issued Decision Date: Mon 29 Apr 2024</p> <p>24/00836/WARR Internal works within a Shopping Mall to subdivide a retail unit with Landlord 'shell' works. Proposals will involve stripping out, the installation of new walls, access and relocated services to facilitate a new layout for incoming tenant (and future reoccupation). Unit 14 Waverley Mall 3 Waverley Bridge Old Town Edinburgh EH1 1BQ Status: Application Withdrawn Decision Date: Thu 28 Mar 2024</p> <p>24/02448/WARR Installation of Tobacco & Vape Displays. Unit 40 - 43 Waverley Mall New 3 Waverley Bridge Old Town Edinburgh Status: Warrant Approved Decision Date: Tue 17 Sep 2024</p> <p>25/01005/WARR STAGE 1 - Strip out existing fit out of office and NHS treatment, including ceiling, floors and wall finishes and internal office rooms. Fit out to include bowling lanes, bar, kitchen, toilets, cellar, crazy golf, and other associated games to the lower floor. Install desk and arcade machines to upper floor. Both floors to re use some existing services adapted to suit new layout. New floor finishes and wall finishes throughout. Structural ceiling to be exposed to main area with new ceilings to selective areas. Unit 23 Waverley Mall 3 Waverley Bridge Old Town Edinburgh EH1 1BQ Status: Pending Consideration</p>
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b)	If so are there Certificates of Completion for all of the above? No
3.	Other Details
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? Princes Street - Carriageway/Footway - Adopted Waverley Bridge - Carriageway/Footway - 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 n/a
g)	Any other information relevant to the subjects. n/a

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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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