

Property Enquiry Certificate



Date: **23/05/2025**

Our Ref: **SF1356204 - PL**

Your Ref: **2025.8348**

Property enquiry response for: **Burnett & Reid LLP**

Subjects: **130, Union Street, ABERDEEN, AB10 1JJ**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Aberdeen Local Development Plan 2023
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policy VC4 - City Centre Retail Core Policy - City Centre Boundary
c)	Have the subjects had any applications made for planning permission in the last five years? 221420/DPP - Change of use from class 1 (shops) to hot food takeaway (sui generis) and installation of extract duct. Approve Conditionally: 06/04/2023 240602/DPP - Change of use from class 4 (business) to form 4 residential flats (sui generis) including formation of dormer and feature entrance with iron gate to front, installation of replacement rooflights and windows, installation of extract grilles and tile vents and all other associated works. Approve Conditionally: 31/10/2024 240603/LBC - Conversion of existing building to form 4 residential flats, formation of dormer and feature entrance with iron gate to front, installation of replacement rooflights and windows, installation of extract grilles and tile vents; internal alterations including removal of existing and installation of new partition walls, installation of secondary glazing to rear bedrooms, formation of internal arch openings, new and replacement doors, bike store and all other associated works. Approve Unconditionally: 31/10/2024

(see page 4 for Terms & Conditions)

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d)	Are the subjects categorised as a listed building? Yes Category: C Listed - 12/01/1967
e)	Do the subjects lie within a Conservation/Article 4 Area? Yes - The City Centre Conservation Area
f)	Do the subjects lie within a designated Smoke Control Area? No
2.	<i>Building Standards Details</i>
a)	Have the subjects had any applications made for building warrants in the last five years? 240098 - Fit out of convenience store. Warrant Granted: 07/03/2024 240963 - Internal alterations of existing building to form 4 residential apartments. Pending Consideration: 23/12/2024 100440 - Infilling of 1no. door opening. General upgrade of fire detection systems to facilitate a change of use from offices to teaching spaces on 1no. floor level. Enhancement of existing toilet areas. Warrant Granted: 18/05/2010
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? Union Street, Aberdeen - 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? No notices found at time of search.
f)	<p>Adjoining Property Search</p> <p>132 Union Street Aberdeen AB10 1JJ - 230717/DPP - Alterations to a shop front and entrance door with associated works. Approve Conditionally: 25/09/2023</p> <p>136 - 144 Union Street Aberdeen AB10 1JD - 231078/DPP - Alterations to a building to combine two retail units into one unit including alterations to a shop front, windows alterations and re-painting with associated works. Approve Conditionally: 27/11/2023</p> <p>136 - 144 Union Street Aberdeen AB10 1JD - 240615/LBC - Installation of security gate to former entrance, alterations to fire exit door, installation of CCTV cameras and signage with associated works. Approve Unconditionally: 06/08/2024</p> <p>136 - 144 Union Street Aberdeen AB10 1JD - 240618/DPP - Installation of security gate to former entrance, alterations to fire exit door and installation of CCTV cameras with associated works. Approve Conditionally: 23/07/2024</p> <p>136 - 144 Union Street Aberdeen AB10 1JD - 231077/LBC - Alterations to a building to combine two retail units into one unit including alterations to a shop front, windows alterations and re-painting with internal works including alterations to partitions, doors and windows; installation of security grilles, roller shutters and associated works. Approve Unconditionally: 27/11/2023</p>
g)	<p>Any other information relevant to the subjects.</p> <p>Nearby areas are identified in the council's local development plan as being affected by proposals:</p> <p>OP95 - Station Gateway City Centre Masterplan Intervention Area</p> <p>OP70 Denburn Valley - City Centre Masterplan Intervention Area</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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