

Property Enquiry Certificate



Date: **10/06/2025**

Our Ref: **SF1365105/NS**

Your Ref: **NIG/CON0256.00015**

Property enquiry response for: **Brodies**

Subjects: **Site CB2, Conon Bridge, IV7**

1.	Planning Details
a)	The current Local Plan is: Highland-wide Local Development Plan Adopted April 2012:
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policies 1-78 - Highland Wide Policies Policy 57 - Natural, Built and Cultural Heritage Inner Moray Firth Local Development Plan 2024: Policies 1-14 - Plan Wide Policies Policy - Housing Site
c)	Have the subjects had any applications made for planning permission in the last five years? 23/02147/FUL - Land 155M South Of Rowan Gardens Conon Bridge - Residential Development of 160 affordable and private dwelling houses with infrastructure, open space and landscaping - Approved on conditions - 02/07/2024. 24/01613/RCC - Land 155M South Of Rowan Gardens Conon Bridge - Housing Development - Pending Consideration - 10/05/2024. 25/01305/FUL - Land 155M South Of Rowan Gardens Conon Bridge - Erection of 11no houses, including infrastructure and landscaping (amendment to 23/02147/FUL) - Pending Consideration - 30/04/2025.

(see page 4 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH
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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>
a)	Have the subjects had any applications made for building warrants in the last five years? 25/00192/DOM1 - Land 155M South Of Rowan Gardens Canon Bridge - Construction of 40 no. affordable dwellings with associated works - STAGE 1 - All works with the exception of fire suppression - Pending Consideration - 14/02/2025.
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? Rowan Gardens (U5725) - Carriageway/Footway is adopted. Quarry Croft - Carriageway/Footway is adopted, A835 - Carriageway/Footway is adopted.
b)	Are there any Road Scheme proposals that affect the subjects? No
c)	Is there a public sewer ex adverso the subjects? Proposed sewer in the Development.
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 notice found at time of search.

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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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