

Property Enquiry Certificate



Date: **07/07/2025**

Our Ref: **SF1375979 - KG**

Your Ref: **1151060**

Property enquiry response for: **Aberdein Considine**

Subjects: **First floor, 101, Trongate, Glasgow, G1 5HD**

1.	Planning Details
a)	The current Local Plan is: Glasgow City Development Plan Adopted 29 March 2017
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policies CPD1 & CPD2 : City Wide Policies - Placemaking Principle & Sustainable Spatial Strategy Policy CDP3 : Economic Development - City Centre Strategic Economic Investment Location Policy CPD9 : Historic Environment - Conservation Area Policy CDP4 Network of Centres - City Centre Principal Retail & Commercial Area
c)	Have the subjects had any applications made for planning permission in the last five years? 22/01899/FUL : Use of premises as 4No. flatted dwelling with installation of replacement windows, formation of dormer windows, frontage alterations and fabric repairs : Refused : 05 Dec 2023 22/02083/LBA : Internal and external works including roof extension to listed building : Withdrawn : 20 Mar 2024 22/02332/LBA : Internal and external alterations : Approved on Conditions : 15 Nov 2022

(see page 4 for Terms & Conditions)

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d)	Are the subjects categorised as a listed building? Yes Category: B listed on 04/09/1989
e)	Do the subjects lie within a Conservation/Article 4 Area? Central Conservation Area/Article 4 : Classes - 7,9,14,15,27,28,30-32,38,39-41,43 and 67
f)	Do the subjects lie within a designated Smoke Control Area? Yes
2.	<i>Building Standards Details</i>
a)	Have the subjects had any applications made for building warrants in the last five years? 22/01615/BW : In creating new offices,. Creation of new toilets, heating, lighting and small power : Completion Applied For : 12 Jun 2023 22/01615/BW/A : Amendment; lift omitted, alterations to layouts and ventilation routes : Warrant Approved : 01 Apr 2025
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? Trongate : Carriageway/Footway : Adopted King Street : 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

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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)	Adjoining Property Search 103 Trongate : External alterations, with installation of gates to service lane at frontage and to wynd : 23/00861/FUL : Approved on Conditions 60-104 Trongate/ 19 Albion Street : External alterations : 24/02365/LBA : Approved on Conditions Site Bounded By Trongate/Wilson St/Brunswick St/ Candleriggs : 20/02377/MS : Erection of mixed use development, comprising hotels (Class 7 and sui generis), including ancillary leisure, gym, event, business space and offices, residential flats (sui generis), retail (Class 1), offices (Class 2), restaurants (Class 3), public houses (sui generis) and composite restaurants/public houses with associated car parking, access, landscaping, public realm and engineering/infrastructure works - Approval of Matters Specified in Conditions 2, 3, 4, 5, 6, 7, 8, and 9 of 19/03665/PPP as it relates to residential development on PLOT B (Phase 2), residential development (346 units - build to rent) with associated leisure/amenity space and retail, office, restaurant and public house uses on ground floor together with landscaping, public realm and engineering/infrastructure works with demolition/ facade retention of Listed Building : Approved
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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