

Property Enquiry Certificate



Date: **07/08/2025**

Our Ref: **SF1396275 - LR**

Your Ref: **1153769**

Property enquiry response for: **Aberdeen Considine**

Subjects: **139C Union Street, Aberdeen, AB11 6BH**

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 - City Centre Boundary Policy VC4 - City Centre Retail Core Proposal OP95 - Station Gateway City Centre Masterplan Intervention Area Policy D6 - Historic Environment
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? Yes - 131 and A Half - 139 Union Street AB11 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>

(see page 4 for Terms & Conditions)

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a)	Have the subjects had any applications made for building warrants in the last five years? No outstanding applications found at time of search.
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? Union 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
e)	Are there any outstanding Notices under the legislation searched which affect the subjects? No notices found at time of search.

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f)	<p>Adjoining Property Search</p> <p>141 Union Street Aberdeen AB11 6BH - 201319/DPP - Installation of replacement shopfront - Approve Conditionally - 11 Dec 2020</p> <p>132 Union Street Aberdeen AB10 1JJ - 230717/DPP - Alterations to a shop front and entrance door with associated works - Approve Conditionally - 25 Sep 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 Nov 2023</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 Jul 2024</p> <p>133 Union Street Aberdeen AB11 6BH - 240234/ADV - Installation of replacement 1 illuminated fascia sign, 1 illuminated projecting sign, 2 replacement illuminated ATM signs and window vinyls - Approve Conditionally - 18 Jun 2024</p> <p>130 Union Street Aberdeen AB10 1JJ - 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 Oct 2024</p>
g)	<p>Any other information relevant to the subjects.</p> <p>None</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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