

Property Enquiry Certificate



Date: **19/08/2025**

Our Ref: **SF1401699 - KG**

Your Ref: **32116/00168/RM14**

Property enquiry response for: **MFMac LLP**

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

1.	Planning Details
a)	The current Local Plan is: Edinburgh City Plan 2030
b)	<p>Policies / proposals in the Local Plan directly affecting the subjects. Policies Env 1-12, Env 14-17, Env 19-21, Env 23-38, Inf 1-8, Inf 10, Inf 12, Inf 14, Inf 16, Inf 18-19, Inf 21-22, Re 1, Re 7-8, Re 11, Hou 2-7, Econ 1, 3, 7 : General plan-wide Policies</p> <p>Policies Econ 2, 5 Hou 1, Re 7-8, Re 10 : Urban Area</p> <p>Policies Env 13, Env 14 : Designated Conservation Area</p> <p>Policy Env 9 : World Heritage Site</p> <p>Policy Env 15 : Historic Garden/ Designed Landscape</p> <p>Policies Place 1, Econ 3, Inf 9 Re 9 : City Centre</p> <p>Policies Re 2, 4, Table 14 : City Centre Retail Core</p> <p>Policies Place 1, Hou 1, Housing Proposal CC3 (Table 2), Inf 9 : City Centre Proposal</p> <p>Policy Env 21 : Local Nature Conservation Site</p> <p>Policies Env 23-24 : Open Space</p>

(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 : Approved on Conditions : Tue 14 Sep 2021</p> <p>21/06296/ADV : Advertisement of the following types: Fascia sign : Unit 27 Waverley Mall : Approved on : 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 : Appeal Dismissed : 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 : Appeal Dismissed : 10 Nov 2023</p> <p>23/04343/ADV : Fascia sign : Waverley Mall : Approved on Conditions : 21 Nov 2023</p> <p>23/04344/FUL : Fit extract fan and terminal, replace small area of cladding to facade : Waverley Mall : Approved on Conditions : 21 Nov 2023</p> <p>24/05511/ADV : Fascia sign, installation of digital and banner signage : Waverley Mall : Withdrawn : 17 Jan 2025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 : Approved on Conditions : 07 Mar 2025</p> <p>25/02440/FUL : Change existing metal fire exit doors to glazed doors to create street entrance to lower floor : Unit 23 Waverley Mall : Withdrawn : 06 Aug 2025</p> <p>25/02439/ADV : Illuminated fascia signs (as amended) : Unit 23 Waverley Mall : Withdrawn : 06 Aug 2025</p>
d)	<p>Are the subjects categorised as a listed building? No</p> <p>Category: n/a</p>
e)	<p>Do the subjects lie within a Conservation/Article 4 Area? New Town Conservation Area/Article 4 : Classes - 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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a)	<p>Have the subjects had any applications made for building warrants in the last five years?</p> <p>20/02089/WARR : To build pop-up bars for use in October through to January. Constructing glasshouse, tipi bar and open-sided tipi for cover. Food trucks, outdoor seating and toilets will also be housed on site : 1 Waverley Bridge : Withdrawn : 06 Nov 2020</p> <p>21/00860/WARR : Internal Alterations to refurbish Existing Noodle Bar : Unit 6 Waverley Mall : Completion Applied for : 14 Jul 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 : Certificate of Completion issued : 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 : Certificate of Completion issued : 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 : Warrant Approved : 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 : Warrant Approved : 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 : Warrant Approved : 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 : Certificate of Completion issued : 31 Oct 2023</p> <p>23/01855/WARR : Interior fitout of existing unit to form service counter and seating for coffee shop : Unit 1A Waverley Mall : Warrant Approved : 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 : Certificate of Completion issued : 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 : Warrant Approved : 24 Jul 2024</p> <p>24/00026/WARR : Fit out of existing store : Unit 20 Waverley Mall : Certificate of Completion issued : 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 : Withdrawn : 28 Mar 2024</p> <p>24/02448/WARR : Installation of Tobacco & Vape Displays. : Unit 40 - 43 Waverley Mall : Warrant Approved : 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 : Pending Consideration : 17 Apr 2025</p> <p>25/02205/WARR : Shopfitting to include new shopfront and security shutter, new services and internal finishes : Unit 20 - 21 Waverley Mall : Pending Consideration : 13 Aug 2025</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? 23/00029/EOPDEV : Town and Country Planning (Scotland) Act 1997 Section 127 : Roof Terrace Waverley Mall : Complied with : 01/12/2023 [Cease the use of the site as a pop up "Festival Village" and remove all structures and provision of cafe, bars, food, and drink uses, toilets, seating and ancillary facilities and works]
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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