

Property Enquiry Certificate



Date: **07/10/2025**

Our Ref: **SF1427413 - BF**

Your Ref: **pepx001-00017**

Property enquiry response for: **McVey & Murrice (Glasgow)**

Subjects: **Flat 27 Trinity House Trinity Quay Aberdeen AB11 5AA**

1.	Planning Details
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 Policy HE2 : Conservation Areas
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 Category: B
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.	Building Standards Details
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

(see page 5 for Terms & Conditions)

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3.	Other Details
a)	Is the road/footpath/verge ex adverso the subjects adopted by the Local Authority? Trinity Quay (part of A956) - Carriageway/Footway - Adopted Shiprow, Aberdeen - 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>Exchange Street Trinity Quay Regent Quay Aberdeen - 211419/WAT - Construction of a box culvert within harbour land near Trinity Quay and erection of CSO with outfall built into the harbour wall at Regents Quay; provision of MCC Kiosk within the harbour car park with associated works - Permitted Development - Tue 19 Oct 2021</p> <p>Flat 13 Trinity House Trinity Quay Aberdeen AB11 5AA - 221318/LBC - Installation of secondary glazing to window - Approve Unconditionally - Wed 11 Jan 2023</p> <p>2 Trinity Quay Aberdeen AB11 5AA - 250858/DPP - Change of use from residential flats to class 3 (food and drink) and class 7 (hotels and hostels) uses and external works including stone cleaning and rendering of gable. - Approve Conditionally - Mon 22 Sep 2025</p> <p>2 Trinity Quay Aberdeen AB11 5AA - 201469/DPP - Change of use from Flats (sui generis) to Food and Drink (Class 3) and Hotels and Hostels (Class 7), installation of replacement windows, extract flue and external stone cleaning - Approve Conditionally - Fri 27 Aug 2021</p> <p>2 Trinity Quay Aberdeen AB11 5AA - 241147/DPP - Installation of Thermal Solar panels to roof - Approve Conditionally - Mon 02 Dec 2024</p> <p>Krakatoa 2 Trinity Quay Aberdeen AB11 5AA - 250882/PNW - Replacement windows to front, comprising replacement of two white-painted timber framed single glazed windows with large pivot opening with white uPVC framed double glazed windows of wider framing dimensions and two equal sized tilt and turn openings; and to side (fronting a road), comprising replacement of whitepainted timber framed single glazed window with large pivot opening method with white uPVC framed double glazed window of wider framing dimensions and two equal sized tilt and turn openings - Pending - Thu 21 Aug 2025</p> <p>Aberdeen Douglas Hotel 43 - 45 Market Street City Centre Aberdeen AB11 5EL - 220003/DPP - Change of use of existing building to form bar; alterations to existing building facades, street lighting, windows and door alterations with associated works (partly retrospective) - Approve Conditionally - Thu 01 Sep 2022</p> <p>Alterations to a building to form a bar; alterations to existing building facades, street lighting, windows and door alterations with associated signage and works (partly retrospective) - 220034/LBC - Approve Unconditionally - Wed 29 Mar 2023</p> <p>Junction At Shiprow And Market Street Aberdeen AB10 1BA - 220504/DPP - Installation of temporary suspended umbrella display - Approve Time Limited - Fri 27 May 2022</p> <p>Aberdeen Douglas Hotel 43 - 45 Market Street City Centre Aberdeen AB11 5EL - 230433/CLP - Implementation of planning permission Ref: 131375 for demolition of existing buildings and erection of hotel extension including function/conference accommodation and erection of office accommodation - Issue Cert. of Lawfulness - Tue 06 Jun 2023</p> <p>76-78 Shiprow And Building Adjacent To 79 Shiprow Aberdeen AB11 5EL - 231037/DPP - Change of use of an existing buildings at ground floor to form hot food takeaway with external seating areas including installation of shop front and entrance door; formation of bio-folding door from an existing garage door opening; installation of service hatches and associated works (retrospective) - Approve Conditionally - Thu 30 Nov 2023</p>
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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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