

Property Enquiry Certificate



Date: **09/10/2025**

Our Ref: **SF1428878 - SH**

Your Ref: **1161375**

Property enquiry response for: **N/A**

Subjects: **3/13 (3F2 3) Dickson Street, Midlothian, Edinburgh, EH6 8RJ**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Edinburgh City Plan 2030
b)	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 Policies Econ 2, 5 Hou 1, Re 7-8, Re 10 : Urban Area
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? 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? Yes
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? Dickson 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? Civic Government (Scotland) Act 1982 Section 87 - S/21217/KC/Drainage - Internal Ref: 3AG21 Civic Government (Scotland) Act 1982 Section 87 - B/7875/AM/REPAIR - Internal Ref: 3DF22 City of Edinburgh District Council Order Confirmation Act 1991 Section 31 - N/31296/SM/D - Internal Ref: 3AH41 City of Edinburgh District Council Order Confirmation Act 1991 Section 31 - 07/00666/31 (Internal Ref:3D070571) City of Edinburgh District Council Order Confirmation Act 1991 Section 24 - 11/00295/24_E (3D110222)

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f)	<p>Adjoining Property Search</p> <p>23/04718/PPP - Construct flats on existing land. - Land Adjacent (North) To 7 Dickson Street Leith Edinburgh - Refused 22/11/2023</p> <p>24/05697/PPP - Construct house on existing land between 7 and 9 Dickson Street. - Land 10 Metres North Of 7 Dickson Street Edinburgh - Refused 16/01/2025</p> <p>24/00962/FUL - To replace the current shed (which is beginning to rot) at this community garden. The replacement shed will be slightly larger than the existing one and occupy a different position. It will be constructed of a timber frame, clad with larch with a curved roof formed of corrugated bitumen sheets . The shed will have a 6Mx4.8M footprint and will reach a height of 2.5M at the highest point of the curved roof. There will be 4x1000L tanks next to the shed to collect rainwater from the roof. - Shed 20 Metres West Of 9 Dickson Street Leith Edinburgh - 29/04/2024</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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