

Property Enquiry Certificate



Date: **02/09/2015**
Our Ref: **PZ123820**

Your Ref: **Gemma Perfect**

Property enquiry response for: **Aberdein Considine (RCT)**

Subjects: **0/M 5 Clarence Street Paisley PA1 1PU**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Renfrewshire Local Development Plan Adopted August 2014
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policy P1 Renfrewshire's Places
c)	Have the subjects had any applications made for planning permission in the last five years? None
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, Renfrewshire Council Smoke Control Area
2.	<i>Building Standards Details</i>
a)	Have the subjects had any applications made for building warrants in the last five years? None

(see page 3 for Terms & Conditions)

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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? Yes, 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? Housing (Scotland) Act 1987 Section 90 - 3, 5, 7, 9, 11, 13, 15, 17 Clarence Street Paisley, (3, 5, 7, 9, 11- PA1 1PR) & (13, 15, 17- PA1 1PS) - The Committee agreed that: a final resolution be passed declaring that all properties in the designated area be included in the Housing Action Area for Improvement known as The Paisley No.48 (Clarence Street No.1) Housing Action Area for Improvement and that the Environmental Grant in terms of Section 251 be authorised. Housing (Scotland) Act 1987 Section 90 - 3, 5, 7, 9 Clarence Street, Paisley - Minutes of the Housing Committee 29/01/98 authorise the agents to proceed with the planned repair of the tenement at 3/9 Clarence Street on the basis that the council would meet the cost of repair to a maximum cost of £ 22,500 after deduction of grant and recover these cost from respective owners and that if necessary the director of corporate services make charging orders under schedule 9 of the Housing Scotland Act 1987.
f)	Adjoining Property Search Adjoining properties have been searched during the production of this PEC, no adverse applications have been found.
g)	Any other information relevant to the subjects. None

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Legislation Searched

Acquisition of Land (Authorisation Procedure)(Scotland) Act 1947, Building (Scotland) Acts 1959/1970 [as amended by Building (Scotland) Act 2003], City of Edinburgh District Council Order Confirmation Act 1991 (Where Applicable), Civic Government (Scotland) Act 1982, Clean Air Act 1956/68 [as amended by Clean Air Act 1993], Environmental Protection Act 1990 Part IIA [Contaminated Land (Scotland) Regulations 2000 (SI 2000 No 178)], Housing (Scotland) Act 1987, Housing (Scotland) Act 2006, Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Roads (Scotland) Act 1984, Sewerage (Scotland) Act 1968, Town & Country Planning (Control of Advertisements) (Scotland) Amendment Regulations 1992, Town and Country Planning (General Development)(Scotland) Order 1992 [Amendment No.2 Order (SI2001 No.226)], Town and Country Planning (Scotland) Act 1997, Water (Scotland) Act 1980.

Certificate Notes

1. Information contained in this Property Enquiry Certificate is based on searches of the publicly available Private Rented Housing Panel (PRHP), Local Authority and Water Authority records, in accordance with the Local Government (Access to Information) Act 1985.
2. Only Notices/Orders served on the subjects within the information period of search, identified in note 1, 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. This Property Enquiry Certificate is covered by the Millar & Bryce Comprehensive Warranty, details supplied on request.
7. Contaminated Land - Unless details are confirmed in section 3(e) above, the answer to each question in para 5.3.6 of the CML Handbook for Scotland 2nd Edition is in the negative.

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