

Property Enquiry Certificate



Date: **03/09/2015**
Our Ref: **PZ123826**

Your Ref: **Gemma Perfect**

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

Subjects: **2/M (2/2) 76 Glasgow Road Paisley PA1 3PN**

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 C1 Local Service Centre
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? Civic Government (Scotland) Act 1982 Section 87 - 87/3/00 - Section 87 Notice Ref 87/3/00 issued under the Civic Government (Scotland) Act 1982 was served on the above property on 31 January 2000 for various building defects. The works were carried out by the Council in default. Building (Scotland) Act 2003 Section 27 - 06/1014 - Cracked surface to first half landing and nosing of flight to ground floor. Dangerous Building Notice may never have been served. No served date is given in register. Building (Scotland) Act 2003 Section 29 -11/0264/UD - Urgently dangerous billboard. Dangerous Building Notice may never actually have been served. No served date is given in register. Building (Scotland) Act 2003 Section 27 - 12/0446/EN - Mutual chimney between numbers 76 and 78 - defective roofing, flashings etc, resulting in water penetration. Served 03/12/12.
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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