

Property Enquiry Certificate



Date: **03/09/2015**
Our Ref: **PZ123831**

Your Ref: **Gemma Perfect**

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

Subjects: **3/2 182 Calder Street Glasgow G42 7QR**

1.	<i>Planning Details</i>
a)	The current Local Plan is: Glasgow City Plan 2 Adopted December 2009
b)	Policies / proposals in the Local Plan directly affecting the subjects. Policy DEV2 Residential and Supporting Uses
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, Glasgow City 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 4 for Terms & Conditions)

Millar & Bryce Limited, Ocean Point, 94 Ocean Drive, Edinburgh, EH6 6JH
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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

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e)	Are there any outstanding Notices under the legislation searched which affect the subjects? Civic Government (Scotland) Act 1982 Section 087 Comments: REINSTATE DEFECTIVE FRONT BAY LINTEL AND MULLION TO FLAT 2/3 Reference: BC08797/002 Service Date: 27/02/1997 Building (Scotland) Acts 1959 and 1970 Section IR Reference: BCIR 03/048 Service Date: 10/03/2003 Civic Government (Scotland) Act 1982 Section 087 Comments: DEFECTIVE FRONT MID SLOPE MUTUAL CHIMNEYHEAD REBUILD EIGHT VENT FRONT MID SLOPE MUTUAL CHIMNEYHEAD Reference: BC08794/001 Service Date: 19/04/1994 Building (Scotland) Acts 1959 and 1970 Section IR Reference: BCIR 94/007 Service Date: 13/01/1994 Housing (Scotland) Act 1987 Section 108 Comments: GROUND CONSOLIDATION WORKS-BLOCK42.. Reference: HD108005027 Service Date: 09/12/1991 Housing (Scotland) Act 1969 Section 024 Reference: HD024000947 Service Date: 06/11/1981 Public Health (Scotland) Act 1987 Section 020 Reference: EH020PH0073 Service Date: 28/07/2003 Environmental Protection Act 1990 Section 080 Reference: EH080EC1466 Service Date: 22/03/2007 Public Health (Scotland) Act 1987 Section 020 Reference: EH020SP1591 Service Date: 12/05/2000 Environmental Protection Act 1990 Section 080 Reference: PH11418 Service Date: 19/02/2014 Environmental Protection Act 1990 Section 080 Reference: ph7954 Service Date: 10/12/2010 Environmental Protection Act 1990 Section 080 Reference: PH8523 Service Date: 25/05/2011 Civic Government (Scotland) Act 1982 -Section 087 Reference: PH6100 Service Date: 03/04/2009 Environmental Protection Act 1990 Section 080 Reference: ph7654 Service Date: 18/08/2010 Signed mandate required to access account informatiomn
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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