

Property Enquiry Certificate



Property Searches
Scotland

Strefford Tulips

Date 24-01-2023

Our Reference 24221425

Your Reference CARM12-01/CT

Subjects Site at North Claremont Street, Glasgow,
Council Glasgow City Council

Planning Information

1. Local Planning:

The subjects are covered by Glasgow City Local Development Plan Adopted 29th March 2017

The subjects are covered by Policy CDP1: Place Making Principle

The subjects are covered by Policy CDP2: Sustainable Spatial Strategy

The subjects are covered by Policy CDP9: Historic Environment (Conservation Area)

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| 2. Are the subjects situated within a Conservation Area/Article 4 Area? | Yes |
| <i>Additional Information: Conservation Area: Park</i> | |
| 3. Are the subjects situated within a Smoke Control Area? | Yes |
| 4. Are the subjects designated as a Listed Building? | No |
| 5. Are the subjects designated as a Site of Special Scientific Interest? | No |
| 6. Are the subjects affected by any specific Tree Preservation Orders? | No |
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Planning Applications

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| 7. Are there any planning applications in respect of the subjects? | See below |
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Building Standards Applications

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| 8. Are there any Building Standards Applications in respect of the subjects? | See below |
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Notices & Orders

9. Details of any Notices or Orders affecting the property under relevant legislation:

Planning Statutory Notices	No
Building Standards Statutory Notices	No
Housing Statutory Notices	No
Environmental Statutory Notices	No
Roads Notices	No
Contaminated Land Register Entries	No

Water & Sewerage Information

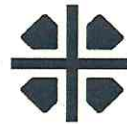
- | | |
|--|-----|
| 10. Is there a public water main pipe lying ex adverso the subjects? | Yes |
| 11. Is there a private water supply registered at the subjects? | No |
| 12. Is there a public sewerage pipe lying ex adverso the subjects? | Yes |
| 13. Is there a septic tank registered at the subjects with SEPA? | No |
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Roads Information

14. The status of all carriageways and footways ex adverso the subjects is as follows:

North Claremont Street - Carriageway	Adopted
North Claremont Street - Footway	Adopted
Royal Terrace Lane - Carriageway	Not adopted

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Road Schemes

15. Are the subjects impacted by any road scheme proposals? No

Planning Applications

Reference: 18/02619/CON (100135520-002)
Description: Complete demolition in a Conservation Area. 7 North Claremont Street Glasgow G3 7NR
Status: Grant Subject to Condition(s)
Status Date: 30-05-2019

Reference: 18/02618/FUL (100135520-001)
Description: Erection of flatted residential development (10 units) with associated parking and amenity spaces. 7 North Claremont Street Glasgow G3 7NR
Status: Grant Subject to Condition and S69
Status Date: 30-05-2019

Building Standards Applications

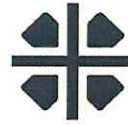
Reference: 19/01887/BW
Description: Demolish existing cafe. 7 North Claremont Street Glasgow G3 7NR
Status: Completion Certificate Accepted
Status Date: 24-10-2022

Reference: 19/02658/BW
Description: Proposed residential development with associated parking and amenity spaces. Stage 1 - Substructure, drainage, superstructure and internal layout (Contractor design elements subject to a future stage) 7 North Claremont Street Glasgow G3 7NR
Status: Plans Approved
Status Date: 23-11-2020

Reference: 19/02658/BW/A
Description: Amendment to fire strategy. Removal of protected enclosures and introduction of iMist suppression system to all flats and maisonettes. 7 North Claremont Street Glasgow G3 7NR
Status: Pending Consideration
Status Date: 18-11-2022

Reference: 19/02658/BW/B
Description: 1. Introduction of iMist suppression system 2. Omission of Protected Enclosures Please note this application form is being submitted to replace the original application made on 21/11/22 and to correct the applicant's name. 7 North Claremont Street Glasgow G3 7NR
Status: Pending Consideration
Status Date: 28-11-2022

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Subjects Site at North Claremont Street, Glasgow,
Council Glasgow City Council

Certificate Notes

1. All information contained in this Property Enquiry Certificate has been derived from searches of publicly available records.
2. A minimum period of six years has been searched.
3. Only planning applications made on the subjects have been disclosed.
4. Unless specifically stated under Contaminated Land Register Entries in section 9, the following applies: -
 - (a) There are currently no entries relating to the property in the Register maintained under Section 78R (1) of the Environmental Protection Act 1990.
 - (b) The Local Authority has not served or resolved to serve any Notice relating to the property under Section 78R (3).
 - (c) The Local Authority has not consulted, or resolved to consult, with the owner or occupier of the property under Section 78G (3) in relation to anything to be done on the property as a result of adjoining or adjacent land being contaminated.
 - (d) No entry been made in the Register, or any notice served or resolved to be served, under Section 78B (3) in relation to any adjoining or adjacent land which has been identified as contaminated because it is in such a condition that harm or pollution of controlled waters might be caused on the property.
5. The existence or otherwise of public water and sewerage pipes ex adverso the subjects should not be relied upon as confirmation that the subjects are connected to these public systems.
6. Only road schemes that lie within 200m of the subjects are disclosed.
7. This Property Enquiry Certificate is covered by the Property Searches Scotland Comprehensive Warranty, details available on request.

Legislation Searched

- Acquisition of Land (Authorisation Procedure) (Scotland) Act 1947
- Building (Scotland) Acts 1959/1970/2003
- City of Edinburgh District Council Order Confirmation Act 1991
- Civic Government (Scotland) Act 1982
- Clean Air Act 1993
- Environmental Protection Act 1990
- Housing (Scotland) Act 1987/2006
- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- Roads (Scotland) Act 1984
- Sewerage (Scotland) Act 1968
- Town & Country Planning (Control of Advertisements) (Scotland) Regulations 1984
- Town and Country Planning (General Permitted Development) (Scotland) Order 1992
- Town and Country Planning (Scotland) Act 1997
- Water (Scotland) Act 1980