



ABERDEEN
CITY COUNCIL

CITY DEVELOPMENT SERVICES
St Nicholas House, Broad Street, Aberdeen AB10 1BW

Property Clearance Certificate
DX 529452 Aberdeen-9
nikkig@planning.aberdeen.net.uk
cgerrie@planning.aberdeen.net.uk

Paul & Williamsons
DX AB35

Your Ref: **ROW/18/6/RG/JAS/cbm**
Date: **11 May 2004**

Subjects: **Site at Hopetoun Grange/Inverurie Road, Bucksburn, Aberdeen – as per your site plan.**

I refer to your letter(s) of **4 May 2004**

CITY DEVELOPMENT SERVICES

- 1 This property lies within the **GB1 – Green Belt Area.**
In terms of the Aberdeen City District Wide Local Plan – September 1991
It is not adversely affected by any approved planning proposals of the City or the former District Council
- 2 The subjects **are not** included in the List of Buildings of Special Architectural or Historic Interest.
Listed Category
- 3 The subjects **are not** comprised within a Conservation Area
Conservation Area No
- 4 The subjects **are not** designated for compulsory acquisition purposed of the City Council
- 5 There **are no** outstanding matters at present known in relation to planning and building control matters
(period of search covers previous 10 years)
**Outline planning application 97/1548 – erection of business park with new link to Inverurie Road,
was withdrawn by the Local Authority 6 March 2003.**

ENVIRONMENT & INFRASTRUCTURE SERVICES (ENVIRONMENTAL HEALTH)

- 6 The subjects **are not** within a Housing Action Area
- 7 There **are no** outstanding matters at present known to the Environment & Infrastructure Services
(Environmental Health).
- 8 In relation to commercial properties only – the premises are subject to inspection in terms of :-
The Health and Safety at Work etc Act 1974 **Yes/No**
The Food Safety Act 1990 **Yes/No**

There **are no** outstanding matters known in terms of these Acts

Property Enquiry Service
Direct Dial 01224 522274 - Fax 01224 623288

9 **Contaminated Land**

The following will address questions 5.2.6.1, 5.2.6.2, 5.2.6.3 and 5.2.6.4 from the second edition of the Council of Mortgage Lenders Handbook for Solicitors in Scotland – amended 1 January 2003

- | | | |
|-----|---|----|
| (a) | (5.2.6.1) Any entries in the contaminated land register maintained under S78R(1) of the Environmental Protection Act 1990? | No |
| (b) | (5.2.6.2) Any remediation Notices served or resolved to be served under S73R(3)? | No |
| (c) | (5.2.6.3) Any consultation under S78G(3) as a result of adjoining or adjacent land being contaminated? | No |
| (d) | (5.2.6.4) Has any entry been made in the register, or any Notice served or resolved to be served under S78B(3) in relation to any adjoining or adjacent land? | No |

Any information relating to the above – 11a, b, c or d –

NB This information is based on the current state of the Register, which is acknowledged to be incomplete. Further consideration of the property under Part IIA of the 1990 Act may result in its inclusion within the Register at some future time.

ENVIRONMENT & INFRASTRUCTURE SERVICES (ROADS)

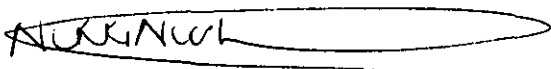
- 10 The Roads and Footpaths ex adverso this property **have not*** been taken over by this Council.
* **Only the grey shaded/hatched areas as shown on the attached plan are maintained.**
- 11 The subjects **are not** affected by any road proposals approved by this Council or the former Grampian Regional Council

SCOTTISH WATER

- | | | |
|----|--|-----|
| 12 | (a) Water main ex adverso the subjects | Yes |
| | (b) Connected to the water supply | No |
| | Any observations | |
| 13 | (a) Public Sewer ex-adverso the subjects | Yes |
| | (b) Connected to the public sewerage | No |
| | Any observations | |

Further observations not covered by the above :-

Trees within this site and surrounding this site at protected by a Tree Preservation Order



Nikki Nicol
Property Officer

Property Enquiry Service
Direct Dial 01224 522274 - Fax 01224 623288



6.8.04	PE04/1901	PALM + WILLIAMS	SITE AT HOPETOWN BUCKSBURY	70 00	P. ENQUIRY	A32977
DATE	REF. No.	RECEIVED FROM	ADDRESS OF ENQUIRY	FEE PAID	DESCRIPTION	RECEIPT No.

Receipt - Property Enquiry

Aberdeen City Council

VAT Reg. No. 663 77266 13



A Webster



For City Development Services

A 32977