

Suggested Conditions

01. The development to which this permission relates shall be begun no later than the expiration of three years beginning with the date of grant of this permission.

Reason: In the interest of certainty and the proper planning of the area, and to comply with section 58 of the Town and Country Planning (Scotland) Act 1997, as amended.

02. A waste management plan shall be submitted to and approved in writing by the Planning Authority within 2 months of the date of this decision.

Reason: In order to protect the appearance of both the property itself and the surrounding area.

Reason: To ensure the proper disposal of waste and to safeguard the environment of the development.

03. Before any work on the site is begun, details of refuse and recycling storage areas and bins shall be submitted to and approved in writing by the planning authority. These facilities shall be completed before the development/the relevant part of the development is occupied.

Reason: To ensure the proper disposal of waste and to safeguard the environment of the development.

04. Disposal of Cooking Odours/Fumes

- a. All cooking smells, noxious fumes or vapours from the premises shall be disposed of by means of a flue erected on the east elevation and terminating at a point 1 metre above the eaves. The duct shall be free from any obstruction such as a plate, cowl, cap or any other deflection at its termination point.
- b. A ventilation and filtration system incorporating at least the following elements shall be installed and operational before the use commences.

The elements to be included are:

- Canopies - A canopy (or canopies) shall be located above all cooking appliances.
- Air Flow - The canopy face velocity shall be not less than 0.5 m/s.

- Primary Grease Filtration - Labyrinth (baffle) grease filters shall be installed within the canopy or canopies.
 - Air Input – An air input system shall be provided by means of a pleated inlet filter, supplying clean filtered air equivalent to at least 80% 'make-up' of the extracted air.
- c. A maintenance/management scheme for the ventilation and filtration system, including all aspects referred to in (a) and (b) above shall be submitted to and approved in writing by the planning authority before the use commences and shall be implemented as approved for the duration of the use.
- d. Mechanical and electrical installations shall be arranged to ensure that the ventilation system is in operation during periods when the premises are open for the preparation and/or cooking of food.

Reason: To protect local residents from nuisance resulting from the disposal of cooking odours.

05. All mechanical ventilation plant shall be suitably isolated from the structure of the building by means of vibration isolation mounting or equivalent. Fan units positioned in a ducted system shall be isolated from the ducting by means of flexible connections.

Reason: To protect local residents from nuisance resulting from the disposal of cooking odours.

06. The hours of operation shall be 08:00-23:00 Monday to Sunday.

Reason: To safeguard the amenity of the surrounding area.

07. Deliveries shall occur no earlier than 8am.

Reason: To protect local residents from exposure to noise at unsocial hours.

08. Noise from or associated with the completed development (the building and fixed plant) shall not give rise to a noise level, assessed with windows closed, within any dwelling or noise sensitive building in excess of that equivalent to Noise Rating Curve 35 between 0700 and 2200, and Noise Rating Curve 25 at all other times.

Reason: To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.

09. All doors shall open inwards or be recessed and not open outwards over the public footway, in line with Section 67 of the Road (Scotland) Act 1984.

Reason: In the interests of pedestrian and vehicle safety.

10. Door threshold levels shall be compatible with existing footway levels.

Reason: In the interests of pedestrian safety.

ADVISORY NOTES

1. Prior to implementation of this permission, the applicant should contact Neighbourhoods, Regeneration and Sustainability Services at an early stage in respect of legislation administered by that Service which is likely to have implications for this development.

2. The applicant is advised that it is not permissible to allow water to drain from a private area onto the public road and to do so is an offence under Section 99 (1) of the Roads (Scotland) Act 1984.

3. All on street loading and or waiting will comply with existing and /or any future changes to Traffic Regulation Orders.