

### **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, and thereafter shall be implemented in the approved manner.

**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 suitable duct carried up the exterior of the building and terminating at a point at least 1 metre above the eaves of the 3 store tenemental property. 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:
  - i. Canopies - A canopy (or canopies) shall be located above all cooking appliances.
  - ii. Air Flow - The canopy face velocity shall be not less than 0.5 m/s.

- iii. Primary Grease Filtration - Labyrinth (baffle) grease filters shall be installed within the canopy or canopies.
- iv. 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 Thursday; and 08:00-00:00, Friday to Saturday.

**Reason:** To safeguard the amenity of the surrounding area.

- 07.** 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.

- 08.** Deliveries shall occur no earlier than 8am.

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

- 09.** Provision shall be made for the parking of bicycles in Sheffield type racks. Details, including number and location, shall be submitted to and approved by the planning authority prior to the commencement of works. The facilities hereby approved shall be provided before the use of the premises commences.

**Reason:** To ensure cycle parking in keeping with the requirements of CDP11 and SG11: Sustainable Transport.

**Reason:** To ensure that cycle parking is available for the users of the development.

- 10.** 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 traffic safety

- 11.** Door threshold levels shall be compatible with existing footway levels.

**Reason:** In the interests of pedestrian and traffic safety

- 12.** A secure area within the site to be identified for staff cycle parking with trip end facilities for staff cycling.

**Reason:** To support sustainable development.

### **Advisory Notes**

01. The applicant is advised that the granting of planning permission does not remove him/her from the requirement to obtain the consent of adjacent landowners in respect of any access required to build or maintain this approved development. Such consent should be obtained prior to the commencement of works on site.

02. It is recommended that the applicant should consult with Building Services Operations and Safety (Development and Regeneration Services) as a Building Warrant may be required for the development.

03. All mechanical ventilation or air conditioning plant shall be suitably isolated from the structure of the building. Fan units positioned in a ducted system shall be isolated from the ducting by means of flexible connections.

04. Full details including suitable plans for ventilation as described above shall be submitted to and approved by the planning authority prior to determination of this application.

05. It is anticipated that this development may give rise to noise/vibration problems at sensitive residential properties above and adjacent to the proposed cafe. A noise impact assessment requires to be carried out for this development in terms of BS4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound. The findings of the assessment should be submitted to the Local Authority in the form of a report which details the extent of any associated impact and any mitigation measures proposed. I would therefore request that the application is not determined until the report submitted and any proposed mitigation are approved by the Local Authority.

06. 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.

07. 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.

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