

Suggested Conditions

01. Within two months of the date of this decision, details of refuse and recycling storage areas and bins shall be submitted to and approved in writing by the planning authority, and thereafter shall be implemented in accordance with the approved plans.

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

02. Within two months of the date of this decision a waste management strategy shall be submitted for the written approval of the Planning Authority, and thereafter shall be implemented in accordance with the approved plans.

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

03. Disposal of Cooking Odours/Fumes

- a. All cooking smells, noxious fumes or vapours from the premises shall be disposed of by means of a duct carried up the rear 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:
 - 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 within two months of the date of this decision and shall be implemented as approved for the duration of the use.

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.

04. Within two months of the date of this decision, all external fittings shall be factory finished or painted out to match the colour of the background to which they are attached.

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

05. The use of the premises shall be restricted to the following days and hours of operation: 10am – 11pm, Sunday to Thursday; and 10am – midnight, Friday and Saturday.

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

06. 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.

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. Cycle parking in keeping with the requirements of CDP11 and SG11: Sustainable Transport shall be installed onsite prior to the use being operational.

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

Advisory Notes

01. Any advertisement, other than that deemed within the terms of the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984, to be the subject of an application for express consent.

02. 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.

03. Before the ventilation system for the disposal and treatment of cooking odours from the premises is installed, the applicant should submit certification from a member of the Heating and Ventilating Contractor's Association, or other suitably qualified person, to the planning authority, confirming that the proposed system will satisfy the requirements of sections (a) and (b) of the condition relating to the disposal of cooking odours/fumes.

04. Before the use commences, the applicant should, following the testing of the installed ventilation system, submit certification from a member of the Heating and Ventilating Contractor's Association, or other suitably qualified person, to the planning authority, confirming that the installation meets its design specification.