

Suggested Conditions

(Please note these are partial conditions only. It is not possible to condition a Noise Impact Assessment, and no noise-related conditions can be suggested until an acceptable Noise Impact Assessment has been submitted and reviewed.)

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 interests of certainty and the proper planning of the area, and to comply with section 58(1) of the Town and Country Planning (Scotland) Act 1997, as amended.

02. Within two months of the date of this decision a waste management plan 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. The use of the premises shall be restricted to the following days and hours of operation: 08:00 – 24:00 hours, daily.

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

04. Deliveries shall occur no earlier than 8am.

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

05. Light from the development shall not give rise to:

- a. An “Upward Waste Light Ratio” (maximum permitted percentage of luminaire lux that goes directly to the sky) in excess of 15%
- b. A “Light Into Windows” measurement in excess of 10Ev (lux). (Ev is the vertical illuminance in lux.)
- c. “Source Intensity” measurement in excess of 100 Kcd (kilocandela). (Source Intensity applies to each source in the potentially obtrusive direction out of the area being lit.) (Old N23)

Reason: In the interests of limiting the effects of light pollution on the environment and the users of surrounding developments, and of energy efficiency.

06. 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 lighting system is installed, the applicant should submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the planning authority confirming that the proposed system will satisfy the requirements of the light pollution condition.

04. Before the use commences, the applicant should, following the testing of the installed lighting system, submit certification from a member of the Institute of Lighting Engineers, or other suitably qualified person, to the planning authority confirming that the system complies with its design specification.