

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 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 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 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 8am-8pm.

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. Prior to the operation of the hot food takeaway, details of safe, secure and sheltered cycle parking for staff and visitors in accordance with SG11 of the City Development Plan shall be submitted to and approved in writing by the Planning Authority and thereafter installed in the approved manner and shall remain in perpetuity.

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

- 09. 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.

- 10. Prior to initiation, a Statement of Energy (SoE) shall be submitted to and approved in writing by the planning authority. The SoE shall demonstrate how the development will incorporate low and zero-carbon generation technologies to achieve at least a 20% cut in CO2 emissions and that the Gold Hybrid Standard are to be met, as per City Development Plan policy CDP 5: Resource Management and accompanying Supplementary Guidance SG5: Resource Management. The development shall thereafter be constructed in compliance with the approved SoE. Formal confirmation of the constructed development's compliance with the SoE, carried out by a suitably qualified professional, shall

be submitted to and approved in writing by the planning authority before the development is occupied.

Reason: To reduce energy consumption and greenhouse gas emissions by ensuring that the development is designed and constructed to be energy efficient, and utilises cleaner and more renewable sources of energy. To comply with the City Development Plan policy CDP 5: Resource Management.

11. 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 luminance 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.)

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

12. In the event that any previously unsuspected or encountered contamination is found at any time when carrying out the approved development, it shall be reported to the Planning Authority within one week and work on the affected area shall cease unless otherwise agreed by the Planning Authority in writing. A comprehensive contaminated land investigation and assessment shall be conducted to determine the revised contamination status of the site and a remedial strategy where required shall be prepared and agreed in writing with the Planning Authority before work recommences on site. Upon completion of the remediation works and prior to the site being occupied, a verification report which demonstrates the effectiveness of the completed remediation works shall be submitted and approved in writing by the Planning Authority.

Reason: To ensure that the site is free of contamination in the interests of the amenity and wellbeing of future users of the site

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.