

DRAFT 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: To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.

02. Acoustic/amplified music from the premises 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.

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 wall 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:
 - 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.

04. The use of the premises shall be restricted to the following days and hours of operation:

Public House: Monday to Friday 11.00 – 23.00, Saturday and Sunday 11.00 – 24.00

Office: Monday to Friday 08.30 – 17.30

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

05. Before any work on the site is begun, a Management Plan (which shows how the two uses can operate together) shall be submitted to and approved in writing by the planning authority.

Reason: To ensure that the amenity of employees and customers of the public house and office is protected from the effects of noise and other disturbance.

06. 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.

07. Details of the external material to be used on the proposed building shall be submitted to and approved by the planning authority in writing in respect of their type, colour and texture. Written approval shall be obtained before the materials are used on site.

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

08. Clear delineation between the public (adopted) and private (non-adopted) areas shall be provided by means of a flush heel kerb and any steps or ramps shall be located in private (non-adopted) areas.

Reason: In the interests of pedestrian safety.

09. The car parking area(s) shall be permeable but shall exclude loose material. Car parking spaces (each space measuring 2.5 x 5.0 metres) and aisles (6 metres wide) shall be clearly delineated on the ground. The car parking area(s) shall be available for use before the development/the part of the development served by the car parking in question, is occupied.

Reason: To attenuate drainage from the site in the interest of flood control; to keep the road free of loose material in the interests of pedestrian and

vehicular safety; and to ensure that car parking is available for the occupiers/users of the development.

10. Prior to the commencement of construction works on site, details of the drainage system for the development shall be submitted to and approved in writing by the Planning Authority.

Reason: In order to minimise the impact of the building on the existing public drainage system.

11. Appropriate SUDS measures shall be adopted within the site that prevents surface water run off draining onto the public road.

Reason: In the interests of traffic safety at the locus.

12. Prior to the commencement of construction works on site, the applicant shall liaise with Scottish Water to carry out any investigation works necessary to identify water infrastructure affected by the development. Once identified, the applicant shall submit a proposal for Scottish Water approval to divert this infrastructure. This proposal will include the cost, a named contractor, and expected timescales.

Reason: To ensure that Scottish Water infrastructure is protected, and that it is accessible for maintenance.

13. Before any work on the site is begun, a scheme of landscaping shall be submitted to and approved in writing by the planning authority. The scheme shall include hard and soft landscaping works, boundary treatment(s) including walls and railings, details of trees and other features which are to be retained, and a programme for the implementation/phasing of the landscaping in relation to the construction of the development. All landscaping, including planting, seeding and hard and soft landscaping, shall be completed in accordance with the approved scheme.

Reason: To ensure that the landscaping of the site contributes to the landscape quality and biodiversity of the area.

14. Before any landscaping works on the site is begun, a maintenance schedule for the landscaping scheme/open space, including a calendar detailing the maintenance of each component of the landscaping scheme and the number of operations within each month, and details of the responsibilities of relevant parties, shall be submitted to and approved in writing by the planning authority.

Reason: To ensure the continued contribution of the landscaping scheme/open space to the landscape quality and biodiversity of the area.

Advisory Notes

B53 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.

B54 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.