

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.** The hours of operation shall be 10:00-23:00, Monday to Sunday
- Reason:** To safeguard the amenity of the surrounding area.
- 05.** 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 2300, and Noise Rating Curve 25 at all other times.
- Reason:** To protect the occupiers of dwellings or noise sensitive buildings from excessive noise.
- 06.** Deliveries shall occur no earlier than 8am.
- Reason:** To protect local residents from exposure to noise at unsocial hours.
- 07.** 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.

08. 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

09. Door threshold levels shall be compatible with existing footway levels.

Reason: In the interests of pedestrian and traffic safety

10. 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.

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.