

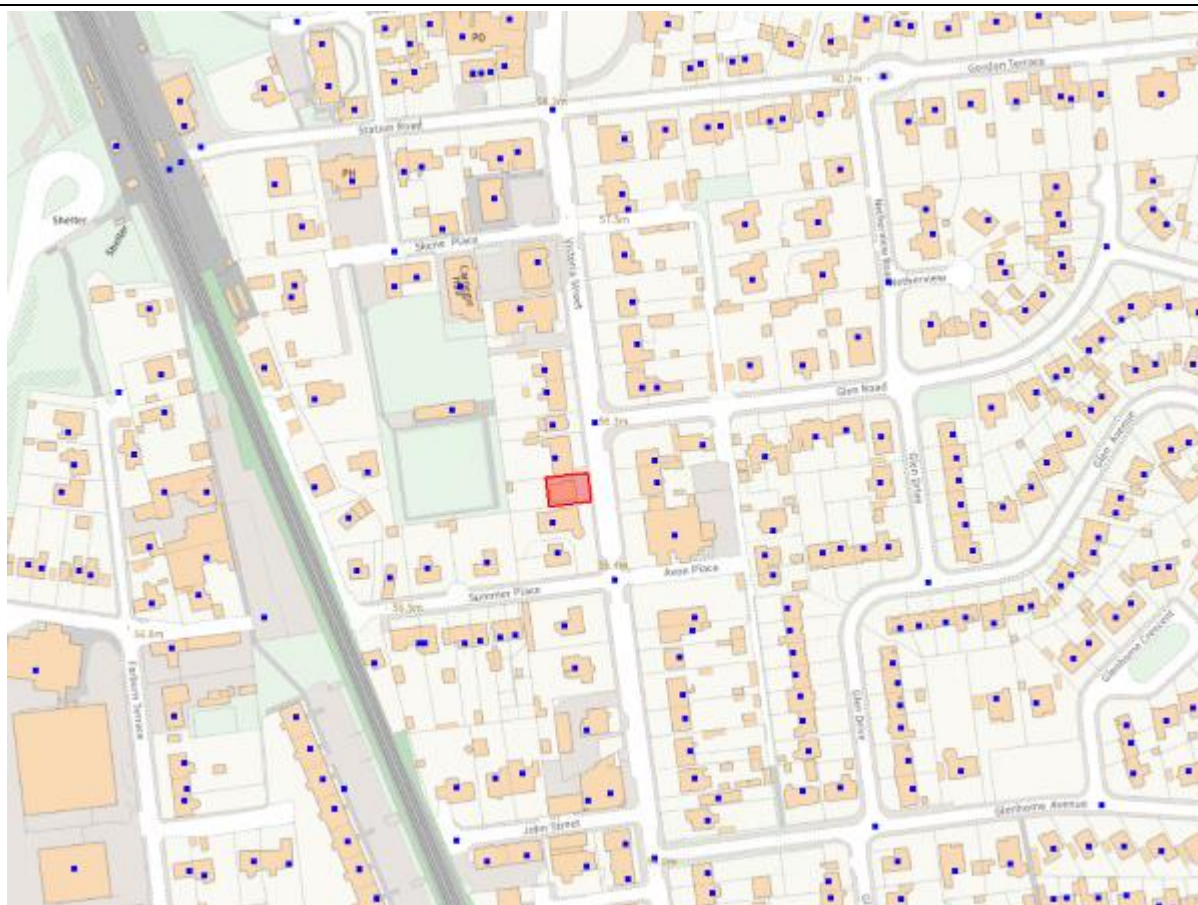


## Planning Development Management Committee

Report by Development Management Manager

**Committee Date: 25 September 2025**

<b>Site Address:</b>	71b/c Victoria Street, Dyce, Aberdeen AB21 7AX
<b>Application Description:</b>	Change of use from veterinary practice [class 1A (shops, financial professional and other services) use] to hot food takeaway (sui generis) and installation of extract flue
<b>Application Ref:</b>	250485/DPP
<b>Application Type</b>	Detailed Planning Permission
<b>Application Date:</b>	15 May 2025
<b>Applicant:</b>	Mr Mohammad Faruk
<b>Ward:</b>	Dyce/Buckburn/Danestone
<b>Community Council:</b>	Dyce and Stoneywood



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### **RECOMMENDATION**

Approve Conditionally

## **APPLICATION BACKGROUND**

### **Site Description**

The site comprises vacant premises occupying a detached two storey building within Dyce Neighbourhood Centre. It was formerly used as a veterinary practice, with reception, waiting room and treatment rooms located on the ground floor, which extends to 95 square metres. Ancillary office, staff room and a self-contained one bedroom residential flat are located on the 1st floor. The premises fronts onto and is accessed from Victoria Street. The upper floor is accessed via an internal stair and separate external door located on the north elevation of the building. The entire external area and frontage of the site is hard surfaced and used as ancillary parking, bin storage and access. The boundary of the parking area at the frontage is undefined on its east and north edges. The site is bounded by a guest house (Class 7 use) to the north (71 Victoria Street) and a detached house to the south. There is private garden ground and a bowling club to the rear. There are no hot food takeaway uses within the vicinity of the site. The nearest such premises is a fish and chip shop (Sea Salt and Sole) located 225m north-west of the site on Station Road.

### **Relevant Planning History**

- 090894 - Detailed planning permission for a first floor extension of the vet practice at the site to form office, staff room and a flat was granted using delegated powers on 18 September 2009 and has been implemented. Condition 3 of that permission restricts the use of the flat as follows :

*“(3) the flat hereby granted planning permission shall not be occupied by any person other than a person employed in the adjoining veterinary practice or any other business which may occupy the premises in the future, and the dependants, widow or widower of such a person – in order to ensure an appropriate level of amenity for the occupiers of the said flat.”*

- 100700 – Detailed planning permission for formation of a car parking area within the entire front garden of no.71 Victoria Street was refused at the Planning Development Management Committee on 17 June 2010.
- 111825 – Detailed planning permission for formation of a car parking area within the entire front garden of 71 Victoria Street was granted retrospectively on 15 February 2012 using delegated powers. This has been implemented.
- 220837/DPP - Detailed planning permission for change of use of part of a guest house at 58 Victoria Street to form a café was granted conditionally by the Planning Development Management Committee on 10 November 2022. This has not been implemented.

## **APPLICATION DESCRIPTION**

### **Description of Proposal**

Conversion of the ground floor to create a hot food take-away. The existing access and parking arrangements would remain. The existing upper floor ancillary flat would remain unaltered. The existing ground floor window on the north elevation would be blocked off with white timber boards and a fresh air intake grille. An external flue would be fixed to the rear (west) elevation. This would have a galvanised metal finish and would terminate at the ridge line. The intended operating hours would be from 11am until 9pm on weekdays and from 11am until 10pm at weekends.

## Amendments

- Flue relocated to rear elevation.

## Supporting Documents

All drawings and supporting documents listed below can be viewed on the Council's website at:

<https://publicaccess.aberdeencity.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=SW5J06BZISX00>

- Planning Statement
- Odour Impact Assessment
- Noise Impact Assessment
- Operating Statement

## Reason for Referral to Committee

The application has been referred to the Planning Development Management Committee because:

- it is being recommended for approval and has been the subject of formal timeous objection by the local community council within whose area the application site falls.
- it is being recommended for approval and has been the subject of six or more timeous letters of representation containing material planning considerations that express objection or concern about the proposal.

Determination of the application therefore falls outwith the scheme of delegation.

## CONSULTATIONS

### Aberdeen City Council (ACC) Internal Consultees

- **ACC - Environmental Health** – No objection subject to implementation of the proposed odour and noise control measures recommended in the supporting reports. Request that the operational hours of the premises are restricted, with an 8.30pm closing time. Recommend that the operator establishes an odour management plan.
- **ACC - Roads Development Management Team** – No objection in terms of access, parking or pedestrian accessibility. Advise that the proposed cycle parking is accepted. Note that deliveries would be undertaken outwith peak hours from the public road, similar to existing premises in the area. Advise that bins would not be permitted to be stored on the public road / footway.
- **ACC - Waste And Recycling** – No objection. Request that a condition is imposed to require segregated waste and recycling bin storage on site. Advise that segregated food waste storage may be required.

### External Consultees

- **Aberdeen International Airport** – No objection subject to imposition of a condition requiring agreement and implementation of a bird hazard management plan.
- **Scottish Water** – No objection. Advise that for food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains. Advise that a segregated food waste bin may be required.
- **Dyce and Stoneywood Community Council** – Object on the basis of conflict with policies VC8 (Town, District, Neighbourhood and Commercial Centres), H1 (Residential Areas), WB3 (Noise) and D1 (Quality Placemaking) of the Aberdeen Local Development Plan 2023 and due to adverse amenity impacts due to odours, litter, long hours of operation, inconsiderate parking and anti-social behaviour.

## **REPRESENTATIONS**

A total of nine objections have been received. Renotification of neighbours was undertaken on 25 July 2025 due to the delayed submission of odour and noise impact assessment reports. Seven objection were initially received. A further two objections were received following renotification. The matters raised can be summarised as follows –

### **Material Considerations**

1. Conflict with development plan policies (National Planning Framework 4 policies 9 (Brownfield, vacant and derelict land and empty buildings), 14 (Design quality and place), 17 (Rural homes), 23 (Health and safety), 26 (Business and industry), 27c (City, town, local and commercial centres) and 28 (Retail) and Aberdeen Local Development Plan policies H1 (Residential Areas), D1 (Quality Placemaking), VC8 (Town, District, Neighbourhood and Commercial Centre), WB1 (Healthy Developments), WB2 (Air Quality), WB3 (Noise) and ACC Harmony of Uses Guidance, due to adverse impact on residential amenity and the character and wellbeing of the area;
2. Conflict with the use of and adverse privacy impact in the adjacent guest house;
3. Odour impact;
4. Noise impact (late night operating hours / sleep disruption) and potential mental health impact;
5. Litter, waste and vermin generation;
6. Traffic, parking generation, road safety and the reversing of and use of e-bikes;
7. Anti-social behaviour and attraction of undesirable late night visits;
8. Adverse visual impact of flue and conflict with placemaking policy.

### **Non-Material Considerations**

1. Lack of demand for proposed use
2. Trespass onto other property
3. Breach of private access rights
4. Devaluation of nearby property value.

As the above matters are not material to the determination of the application they have not been considered. Matters of access rights and trespass are civil legal matters.

## **MATERIAL CONSIDERATIONS**

### **Legislative Requirements**

Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 require that where making any determination under the planning acts, regard is to be had to the provisions of the Development Plan; and, that any determination shall be made in accordance with the plan, so far as material to the application, unless material considerations indicate otherwise.

### **Development Plan**

#### **National Planning Framework 4**

National Planning Framework 4 is the long-term spatial strategy for Scotland and contains a comprehensive set of national planning policies that form part of the statutory development plan.

- Policy 1 (Tackling the Climate and Nature Crises)
- Policy 3 (Biodiversity)
- Policy 9 (Brownfield, Vacant and Derelict Land and Empty Buildings)
- Policy 12 (Zero Waste)
- Policy 13 (Sustainable Transport)
- Policy 14 (Design, Quality and Place)
- Policy 15 (Local Living and 20 Minute Neighbourhoods)
- Policy 23 (Health and Safety)
- Policy 27 (City, Town, Local and Commercial Centres)

#### **Aberdeen Local Development Plan 2023**

- Policy B3 (Aberdeen International Airport and Perwinnes Radar)
- Policy D1 (Quality Placemaking)
- Policy NE3 (Our Natural Heritage)
- Policy R5 (Waste Management Requirements for New Developments)
- Policy T2 (Sustainable Transport)
- Policy T3 (Parking)
- Policy VC3 (Network of Centres)
- Policy VC8 (Town, District, Neighbourhood and Commercial Centres)
- Policy WB1 (Healthy Developments)
- Policy WB2 (Air Quality)
- Policy WB3 (Noise)

### **Aberdeen Planning Guidance**

- Aberdeen International Airport & Perwinnes Radar
- Air Quality
- Harmony of Uses
- Health Impact Assessment
- Hierarchy of Centres
- Noise
- Transport & Accessibility
- Waste Management Requirements for New Developments

## Other National Policy and Guidance

- Planning Advice Note 51 – Planning, Environmental Protection and Regulation

## EVALUATION

### Key Determining Factors

- Impact on the Retail Centre
- Residential Amenity Impact
- Health Impact
- Overprovision / Clustering of Uses
- Road Safety, Traffic Generation and Parking

### Impact on the Retail Centre

The proposal accords with National Planning Framework 4 (NPF4) policies 9, 13 and 15 as it would result in re-use of a vacant unit and would provide an appropriate commercial use within a designated centre which is accessible by public transport and to wider residential areas.

The site lies within a Neighbourhood Centre as defined in the Hierarchy of Centres Aberdeen Planning Guidance (APG) and identified in the Aberdeen Local Development Plan (ALDP). The proposed use would be complementary to the role of the neighbourhood centre, by providing a related commercial service, re-use of a vacant unit and provision of a supporting service for the wider residential area. Thus it accords with the intent NPF4 policy 27 and ALDP policies VC3 and VC8 (*issue 1 in representations*). The proposal complies with the specific criteria set out in policy VC8 as follows:

1. The re-use of vacant premises makes a positive contribution to the vitality and viability of the centre;
2. It would not undermine the principal function of the centre in which it is located;
3. Although no information regarding the target catchment of the use has been provided, it would likely cater for a local demand appropriate to the neighbourhood centre;
4. It would maintain an active street frontage as the main windows would not be blocked off;
5. It does not result in overprovision or clustering of hot food take away uses;
6. Subject to implementation of the proposed mitigation measures, it does not conflict with the amenity of the neighbouring area or existing commercial uses.

### Residential Amenity Impact

Harmony of Uses APG states that:

*“ It is not usually considered acceptable to locate a hot food shop,... directly adjacent or beneath residential properties. Applications within close proximity to residential units will be refused where it is considered that there may be significant adverse impacts on residential amenity in terms of noise, vibration, odours, traffic disturbance, litter or hours of operation as a result of the proposed premises.”*

The premises is located directly adjacent to residential properties, such that there is a degree of

conflict with the above APG. Whilst there is a residential flat within the same building, located on the upper floor, its use is restricted by planning condition to be ancillary to the commercial use of the application premises. Thus any occupants of the flat would be associated with the business within the application site. The technical assessments provided demonstrate that any potential adverse impacts in terms of odour and noise can be suitably mitigated and therefore the conflict with the APG does not warrant refusal. At its closet point, the proposed flue would be 7m from the closest window of a habitable room within the rear dormer of the building to the north. The termination point of the flue would be substantially higher than all nearby opening windows, thereby facilitating dispersal of flue emissions.

Subject to imposition of conditions requiring implementation of the mitigation measures set out in the technical assessments, restriction of the hours of operation to prevent late night operation and provision of bin storage, there would be no insurmountable conflict with residential amenity and the expectations of NPF4 policies 12 and 23, ALDP policies H2, WB2, WB3, R5 and related guidance regarding Air Quality, Noise and Waste Management Requirements for New Developments. Subject to appropriate waste management on site the proposed use would not attract vermin (*issue 5*). It is noted that the nearest hot food takeaway to the site, located on Station Road, closes at 8pm. A similarly restricted closing time is considered necessary to address concerns regarding late night opening due to the proximity to residential properties (*issue 4*).

#### Health Impact

The premises does not lie within a disadvantaged area identified in ACC Health Impact Assessment APG. Although it lies close to (within 500m) of a primary school (that is, Dyce School) and around 1km from Dyce Academy, there is no planning policy restriction or presumption against the location of food retail premises near, or on approach routes to schools. Given the location of the premises within a designated neighbourhood centre and the presence of other premises selling hot food within similar distance of such schools (for example, Greggs and Domino Pizza at Burnside Road) the proposal would have no substantive effect on community health and wellbeing. As the site is already in commercial use and located within a designated neighbourhood centre the proposal does not undermine its character. Subject to imposition of the proposed mitigation measures the amenity of the wider area would not be adversely impacted. Thus, there is no conflict with NPF4 policy 27 part c).

As there would be no significant adverse effect on health, there is no conflict with NPF4 policy 23 part b. A Health Impact Assessment is not required given the minor nature of the proposal, its location outwith a disadvantaged area, that the proposal does not have significant placemaking effect and that the potential adverse impacts on human health have been assessed by the supporting odour and noise impact assessments. Thus there is no conflict with ALDP policy WB1 and Health Impact Assessment APG.

#### Overprovision / Clustering of Uses

There are no hot food takeaway uses within the vicinity of the site. The nearest such premises is a fish and chip shop (Sea Salt and Sole) located 225m north-west of the site on Station Road. Domino's Pizza and Greggs are located 700m south-east of the site, outwith any designated centre, on Burnside Road. There are no hot food takeaway uses within Victoria Street neighbourhood centre. Whilst food is available at the Dunavon Hotel on Victoria Street, which is a licensed premises, that does not lie within the neighbourhood centre. That premises does not function as a hot food takeaway. Thus, there would be no overprovision, or excessive clustering, of hot food takeaway uses within the designated centre. The proposal therefore accords with this criteria within the Harmony of Uses APG.

## Road Safety, Traffic Generation and Parking

The proposed use has potential to generate traffic and increased stopping of vehicles (for example, short stay car trips associated with food collection and delivery) as is recognised by Harmony of Uses APG. Whilst vehicles reversing onto the public road from the site could potentially pose a safety hazard to other road users, including pedestrians, the Roads Team have no road safety concerns regarding that matter. Given that the existing commercial use of the site would generate vehicle trips and customer parking, including similar reversing manoeuvres, that no additional car parking is proposed and that the Roads Team have no road safety objection, this concern does not warrant refusal. Given that there is unrestricted vehicle parking on the west side of Victoria Street at the site frontage, the risk of obstruction of the footway by vehicles and cycles or e-bikes is relatively low. It is proposed that servicing and delivery vehicles would use Victoria Street, which is accepted by the Roads Team. A condition is proposed requiring visitor and staff cycle parking on site in order to accord with NPF4 policy 13 and ALDP policy T3. An advisory note is proposed in relation to refuse bin collection.

## Design

The amended flue proposed would be appropriately located on the rear elevation of the building, such that it would be largely screened from public view. It would not be an unduly prominent or overly dominant feature in the street scene as the flue would not extend above the building ridge and only the top part of the flue would be potentially visible from Victoria Street when heading south. The proposed flue would be of similar appearance and finish to the flue installed in at the rear of the nearby Dunavon hotel. Although it would be visible from adjacent residential premises and would have substantial diameter, the protection of views from private land / property is not a material planning consideration. The blanking of windows and installation of a louvre on the north elevation raises no design concerns as these are not display windows and are on a side elevation. Thus the proposal accords with NPF4 policy 14 and ALDP policy D1.

## Air Safety

The proposal has no direct impact on air safety as the proposed flue would be no higher than the existing building. Although the use has potential to attract birds (for example, due to litter generation) a condition is proposed to ensure the agreement and implementation of a bird management plan as requested by Aberdeen Airport. Thus there would be no conflict with ALDP policy B3 and related guidance regarding Aberdeen International Airport & Perwinnes Radar.

## Nature and Climate Crises

Notwithstanding the expectations of NPF4 policies 1 and 3 and ALDP policy NE3, given that the proposal is for a change of use and only minor external alteration to the building, it would be unreasonable to require the development to address biodiversity, nature crises, or climate emergency matters. Any such policy tension therefore does not warrant refusal in this instance.

## **Matters Raised in Representations**

### Conflict with Development Plan Policy (*issue 1*)

The site does not lie within an H1 policy area as identified in the ALDP. Thus, that policy is not relevant in this instance. The potential conflict with residential amenity is discussed in detail above. As the proposal is not for retail, business or industrial uses, or for rural homes, NPF4 policies 17, 26 and 28 are not relevant and there is no related conflict.



### Conflict with Guest House Use / Privacy Impact (issue 2)

The proposed use would be complementary to the operation of the guest house as it would provide a potential supporting food service for guests. Thus, in principle, there is no conflict with such use. The proposed use results in no adverse privacy impact on adjacent premises as no new window or door openings are proposed. As an existing clear glass window in the north elevation of the ground floor would be blocked off, there would be a reduction in intervisibility with the adjacent premises to the north.

### Odour, noise, waste, traffic and parking impacts (issues 3-6)

The technical concerns relating to generation of odours, waste, late night activity and traffic are addressed in the evaluation above.

### Mental Health Impact (issue 4)

No evidence has been provided that the use would result in significant adverse effect on mental health. Thus there is no grounds for refusal on the basis of potential conflict with NPF4 Policy 23 part b) and ALDP Policy WB1.

### Anti-Social Behaviour (issue 7)

This is not identified as a relevant consideration within Harmony of Uses APG in relation to consideration of proposed hot food takeaways. Whilst it is claimed that there is existing anti-social behaviour in the area, such as littering, noise disturbance and drunken behaviour, there is no policy requirement that the application address such impacts. No evidence has been provided that the proposed use would result in an unacceptable increase in anti-social behaviour in the area. Thus it would not be appropriate to refuse the proposal on that basis. The proposed hours of operation of the business would be restricted by planning condition and would reduce any risk of late night disturbance to nearby residents.

### Visual / Placemaking Impact (issue 8)

The revised proposal has no adverse impacts.

## **RECOMMENDATION**

Approve Conditionally

## **REASON FOR RECOMMENDATION**

The re-use of vacant premises and provision of commercial uses within a designated and accessible neighbourhood centre accords with the objective of enhancement of its vitality and viability and the intent of Policy 9 (Brownfield, Vacant and Derelict Land and Empty Buildings), Policy 13 (Sustainable Transport), Policy 15 (Local Living and 20 Minute Neighbourhoods) and Policy 27 (City, Town, Local and Commercial Centres) within National Planning Framework 4 (NPF4) and Policy VC3 (Network of Centres), Policy VC8 (Town, District, Neighbourhood and Commercial Centres) and Policy T2 (Sustainable Transport) within the Aberdeen Local Development Plan 2023 (ALDP). There is no conflict with NPF4 Policy 14 (Design, Quality and Place) and ALDP Policy D1 (Quality Placemaking) and ALDP Policy WB1 (Healthy Developments).

Subject to imposition of conditions requiring implementation of the mitigation measures set out in the technical assessments, restriction of the hours of operation to prevent late night operation and provision of bin storage, there would be no insurmountable conflict with residential amenity. Conditions can be used to address the potential adverse impacts of the development and ensure compliance with NPF4 Policy 12 (Zero Waste), Policy 13 (Sustainable Transport), and Policy 23 (Health and Safety) and ALDP Policy R5 (Waste Management Requirements for New Developments), Policy T3 (Parking), Policy WB2 (Air Quality) and Policy WB3 (Noise).

The tension with NPF4 Policy 1 (Tackling the Climate and Nature Crises), Policy 3 (Biodiversity) and Policy NE3 (Our Natural Heritage), ACC Harmony of Uses Aberdeen Planning Guidance and other material considerations do not warrant refusal.

## **CONDITIONS**

### **(01) DURATION OF PERMISSION**

The development to which this notice relates must be begun not later than the expiration of 3 years beginning with the date of this notice. If development has not begun at the expiration of the 3-year period, the planning permission lapses.

Reason - in accordance with section 58 (duration of planning permission) of the 1997 act.

### **(02) BIRD MANAGEMENT**

No development shall take place, nor shall the use operate, unless a Bird Hazard Management Plan has been submitted to and approved in writing by the planning authority. The submitted plan shall include details of:

- physical arrangements for the collection (including litter bins) and storage of putrescible waste, arrangements for and frequency of the removal of putrescible waste;
- signs deterring people from feeding the birds.

The Bird Hazard Management Plan shall be implemented as approved, on completion of the development and shall remain in force for the duration of the approved use. No subsequent alterations to the plan are to take place unless first submitted to and approved in writing by the Planning Authority.

Reason: It is necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Aberdeen Airport.

### **(03) WASTE AND RECYCLING STORAGE**

The use hereby approved shall not take place unless a scheme of segregated waste storage for the site, including food waste storage, has been submitted to and approved in writing by the Planning Authority. This shall include screening of the proposed refuse and recycling bin store, as specified on drawing no. PL01 G hereby approved and provision of gully and wash down facilities within the site. The approved use shall not take place unless the approved bin store has been provided and thereafter is retained and is available for use for the duration of the use of the premises as a hot food takeaway.

Reason – In order to ensure waste storage on site, preserve the amenity of the area and ensure that the bins do not obstruct the adjacent public road / footway.

#### (04) ODOUR MITIGATION

The use hereby approved shall not take place unless the odour mitigation measures specified in the approved Odour Impact Assessment (TKM Ventilation Services, 23rd July 2025) including the external flue shown on drawing ref. PL01 G, or such other assessment and drawing as may be approved in writing by the planning authority, have been implemented in full. Implementation of the following specific measures is required:

- Wall mounted extract canopy located directly above cooking appliances
- Canopy to include baffle type grease filters (washable)
- Extract ductwork routed to the external termination point incorporating sufficient access panels to permit cleaning/filter changeout
- 3-stage filtration comprising first stage G2 mesh filter (grease), second stage M5 disposable bag filter and third stage activated carbon filter for removal of grease and odour. Carbon filter to have minimum dwell time of 0.2 seconds. Suitable access will be required to the filters
- Exhaust to atmosphere via high velocity jet cowl discharging above eaves
- Fresh-air make-up via ducted system with filter/fan
- Both supply and extract fans operated via speed controllers
- Safety gas interlock required to isolate gas supply in event of ventilation fan failure

The approved use shall not take place unless evidence of implementation of the requisite physical measures to be installed on site has been submitted to and agreed in writing by the planning authority. Thereafter, the odour mitigation measures shall be retained for duration of the use of the premises as a hot food takeaway.

Reason – In order to preserve the amenity of adjacent residential premises by reason of the generation of odours.

#### (05) NOISE IMPACT / MITIGATION

The use hereby approved shall not take place unless the noise mitigation measures specified in the approved Noise Impact Assessment (FEC Acoustics, 23rd July 2025), or such other assessment as may be approved in writing by the planning authority, have been implemented in full. Implementation of the following specific measures is required:

- The intake/extract points are located as shown on the Proposed Plans and Elevations (Drawing No: PL01 G).
- The Local Extract Ventilation system (LEV) has an intake fan with equivalent (or lower) noise emissions than the Vent Axia Quiet Pack Fan (as detailed in Appendix 8.1.1).
- The LEV has an extract fan with equivalent (or lower) noise emissions than the Soler & Palau CVAB/4-6000/450N D Fan (as detailed in Appendix 8.1.2).
- A silencer is fitted upstream of the intake ventilation fan that provides (as a minimum) dynamic insertion loss values equivalent to the Vent Axia 'Sonex' Silencer (400 mm diameter, 900 mm length) detailed in Appendix 8.1.3.
- A silencer is fitted downstream of the exhaust fan that provides (as a minimum) dynamic insertion loss values equivalent to the Vent Axia 'Sonex' Silencer (400 mm diameter, 900 mm length) detailed in Appendix 8.1.3.
- The LEV installer ensures all necessary measures are taken to reduce the effects of vibration on the internal and external building structure using various anti-vibration methods (e.g. pads/mats/mounts and flexible hose connections).

The approved use shall not take place unless evidence of implementation of the requisite physical measures to be installed on site has been submitted to and agreed in writing by the planning authority. Thereafter, the said measures shall be retained for the duration of the use of the premises as a hot food takeaway.

Reason – In order to preserve the amenity of adjacent residential premises by reason of the generation of plant noise.

#### **(06) CYCLE PARKING / STORAGE**

The use hereby approved shall not take place unless the proposed cycle parking, as specified on drawing no. PL01 G hereby approved has been implemented in full and thereafter is retained and is available for use for the duration of the premises as a hot food takeaway.

Reason – In order to ensure provision of adequate customer and staff cycle parking on site and reduce the risk of obstruction of the adjacent public road / footway.

#### **(07) HOURS OF OPERATION**

The use hereby approved shall not operate outwith the hours from 7.00am to 8.30pm on any day.

Reason - In order to protect the amenity of adjacent residential uses due to potential late night noise generation / disturbance associated with use of the premises.

### **ADVISORY NOTES FOR APPLICANT**

#### **01. Odour Management**

The operator of the premises is advised to establish a written Odour Management Plan including cleaning and maintenance procedures for the plant (based on extent of use) in accordance with manufacturers guidelines and recommendations in Section 5.3.10 of the Kitchen Ventilation Report in order to reduce risk of future malodour and statutory nuisance.

#### **02. Drainage / Waste Management**

For food services establishments, Scottish Water recommends a suitably sized grease trap is fitted within the food preparation areas, so the development complies with Standard 3.7 a) of the Building Standards Technical Handbook and for best management and housekeeping practices to be followed which prevent food waste, fat oil and grease from being disposed into sinks and drains.

#### **03. Refuse / Recycling Bin Storage**

The operator of the premises is advised that no business refuse or recycling bins would be permitted to be stored on the public road (includes footway) outwith collection time and should be removed immediately after collection.