



## Planning Condition Discharge



Erection of Single Storey Side Extension  
to form Enlarged Restaurant (Class E)  
(Conditions 3, 4, 5, 6, 9, 11)

YAYAS RESTAURANT  
96 BURY OLD ROAD  
MANCHESTER  
M8 5BW

## **Condition Discharge Information**

**Condition 3)** *Prior to the commencement of above ground works, samples and specifications of all materials to be used on all external elevations of the development, including the bollards shall be submitted for approval in writing by the City Council, as Local Planning Authority. The development shall be constructed only using the approved materials.*

Proposed Extension Walls- Standing seam zinc cladding, it's stunningly modern, distinctive and attractive, clean and bold. The weathering of this material produces a protective layer of zinc carbonate which creates a beautiful bluish surface 'patina' effect. It's a tough material, often last over 60 years and, well-maintained, 100 years or more. Zinc is an environmentally conscious choice in that it's completely recyclable.



Proposed Extension Windows- Aluminium anthracite toughened double glaze windows.



Proposed Roof-Warm deck GRP roof.

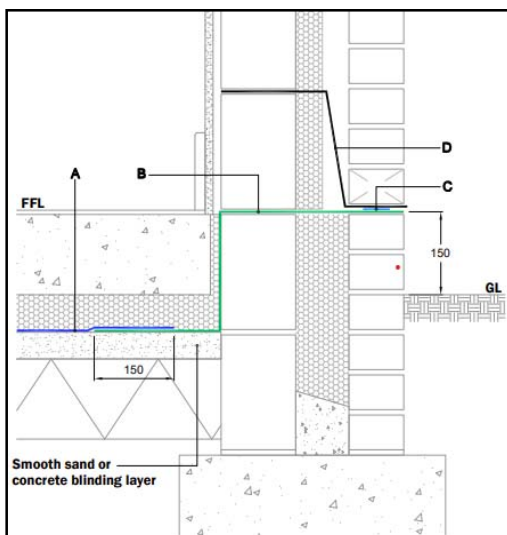


Bollards- (See Spec Sheet Attached for Bollard Type) (See Planning Drawings for Location of Bollards)

**Condition 4)** *In the event that ground contamination, groundwater contamination and/or ground gas are encountered on the site at any time before the development is occupied during the watching brief, then development shall cease and/or the development shall not be occupied until a report detailing what measures, if any, are required to remediate the land (the Remediation Strategy), is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the agreed Remediation Strategy. If no contamination is found, then a post-completion report shall be submitted to evidence this.*

The most common application for Puraflex VOC Membrane is within the foundation of a building or structure that requires protection from the ingress of VOC's, hydrocarbons and/or ground gases. However further applications include:

- Protection of Filcor lightweight structural fill and void formers
- Lining of service trenches for protection from surrounding contaminated ground
- Use within highway construction and associated surface drainage systems
- Bund lining for containment of aggressive chemicals and substances
- Protection of buried structures and tanks within contaminated ground
- External lining of attenuation tanks

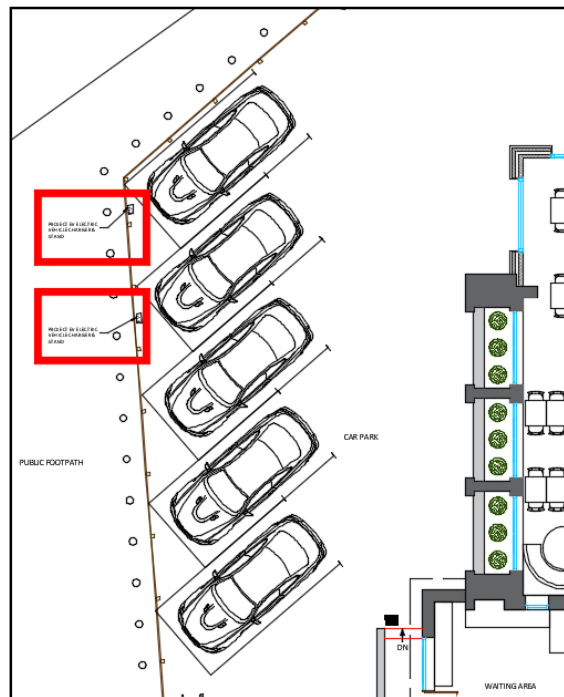


- A. Cordek Puraflex Membrane
- B. Cordek Puraflex DPC
- C. Cordek Double Sided Jointing Tape
- D. DPC / Cavity tray by others

**Condition 5)** Prior to occupation of the development, a scheme for electric vehicle charging and any other considerations, shall be submitted to and approved in writing by the City Council as local planning authority. We will be providing 2 No Project EV Electric Vehicle Charger (EVA-07S-SE-C 7.3kW 32A 1Ph) with Stand 1500mm. Project EV chargers are designed to offer a comprehensive solution for electric car users, Project chargers can vary in output from 7.3kW AC to 300kW DC depending on the users need. This means that there are electric charging solutions for both commercial and domestic properties.

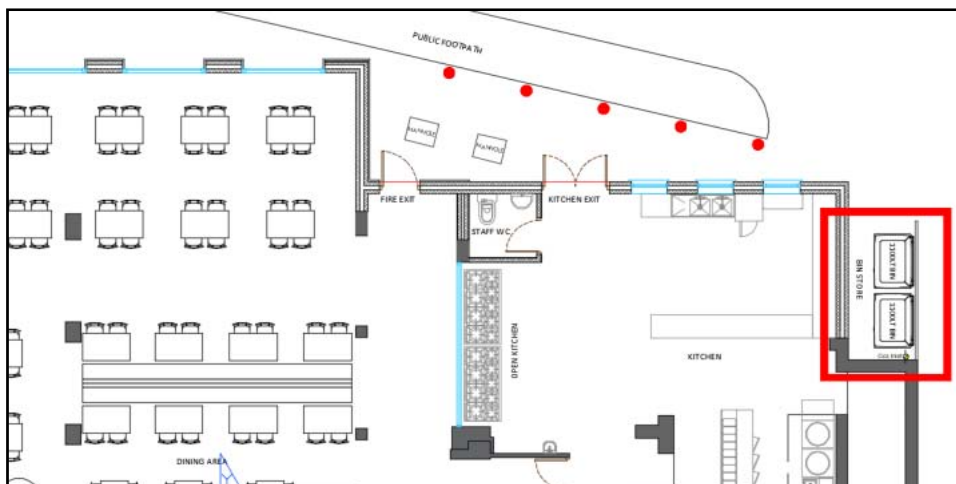


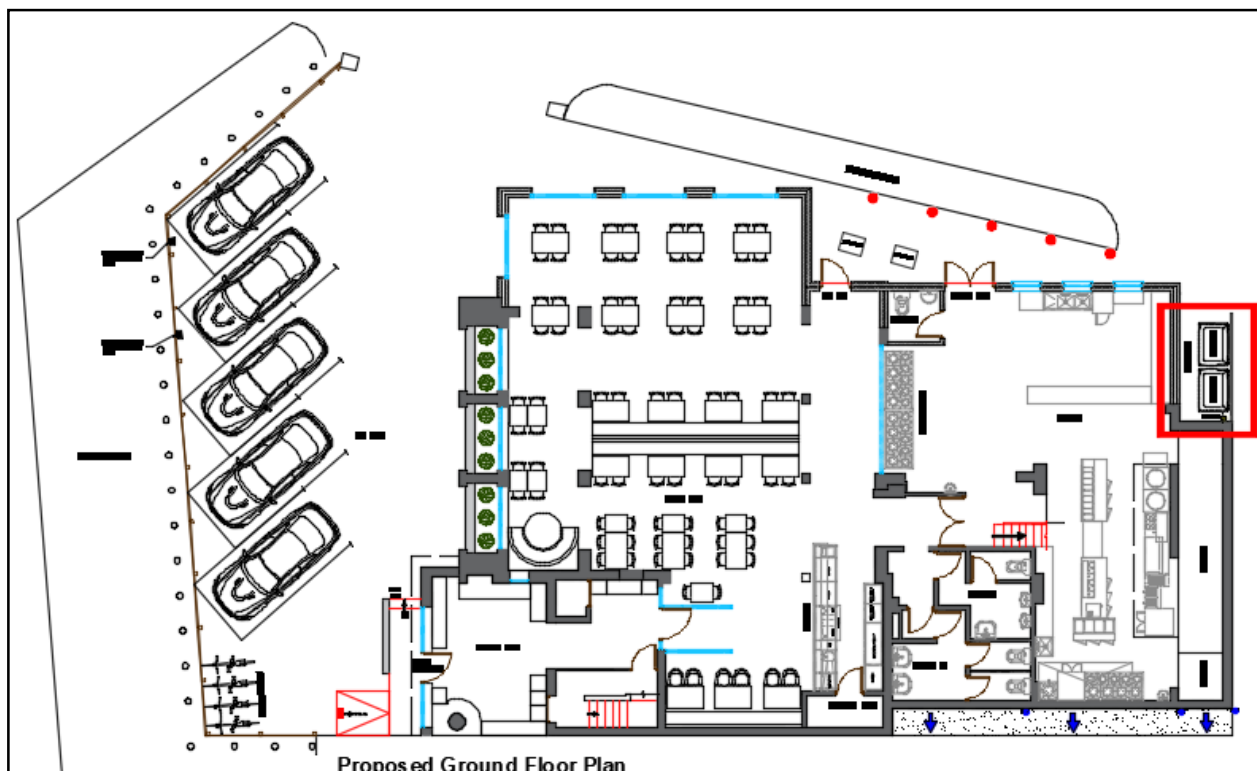
Project EV Electric Vehicle Charger Stand 1500mm  
Source: Screwfix



Position of EV Electric Charging Stands

**Condition 6)** Notwithstanding details submitted, no above ground development shall commence until a scheme for the storage (including segregated waste recycling) and disposal of refuse has been submitted to and approved in writing by the City Council as local planning authority. The details of the approved scheme shall be implemented as part of the development and shall remain in situ whilst the use or development is in operation. Two 1100lt bins will be on site, One Mix Waste Bin and One Dry Mixed Recycling Bin.





2 x 1100lt Commercial Bin Location

**Condition 9)** Prior to first use of the premises, details of the security measures to be incorporated into the development, which, shall be to secured by design specification, shall be submitted for approval in writing by the City Council as local planning authority. The development shall only be carried out in accordance with these approved details and shall be implemented prior to first use.

### Closed Circuit Television (CCTV)

Although CCTV is not a solution to all security problems it can help deter criminals and assist with the identification of offenders after a crime has been committed. If a CCTV system has a recording facility only, it can be a useful investigate tool whereas a monitored system allows a real-time reaction to criminal activity. CCTV is also often very useful in mitigating against risk where other forms of security are not feasible.

It is important that an operational requirement for CCTV is drawn up for commercial premises in accordance with their specific use and that the objectives for the CCTV system are clearly established before a tendering process is started.

The CCTV system must have a recording format that is acceptable to the police with images of evidential quality. Staff should be sufficiently trained to operate the system and be able to make recordings available to police on request and an operational requirement must take account of this fact.

Whilst the location of cameras is a site-specific matter it would be normal practice for the system to observe all vehicular and pedestrian entrances. Early discussions with an independent expert and potential installers can resolve a number of matters including:

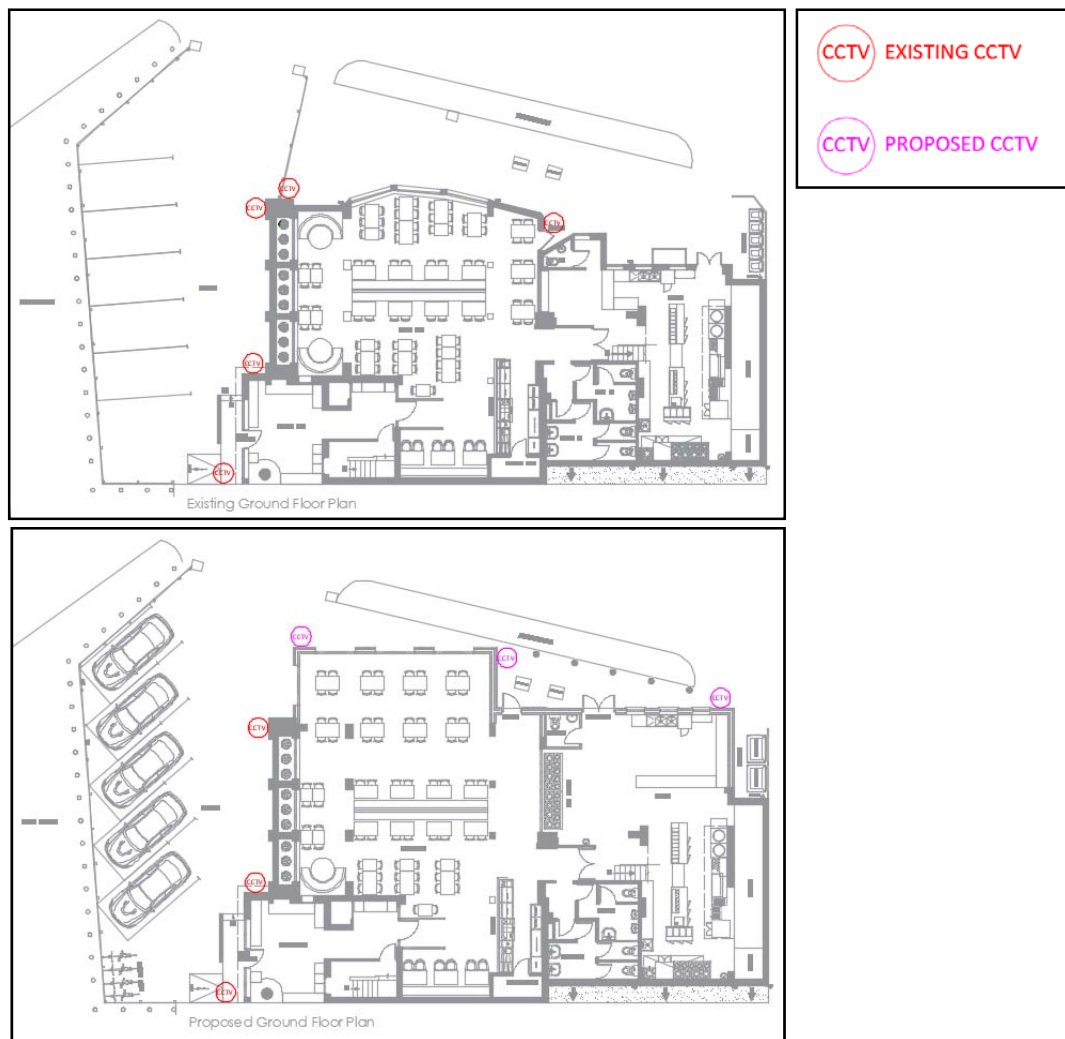
- monitoring and recording requirements
- activation in association with the intruder alarm
- requirements for observation and facial recognition/identification
- areas to be monitored and field of view
- activities to be monitored
- the use of recorded images
- maintenance of equipment and the management of recording
- subsequent ongoing training of operatives

CCTV systems must be installed to BS EN 62676: *Video surveillance systems for use in security applications*.

The CCTV system should be compatible with the existing or planned lighting system and landscaping proposals.

In high crime areas CCTV installations should be protected with vandal-resistant housings.

CCTV systems should be registered with the Information Commissioner's Office (ICO) and be compliant with guidelines in respect to Data Protection and Human Rights legislation.

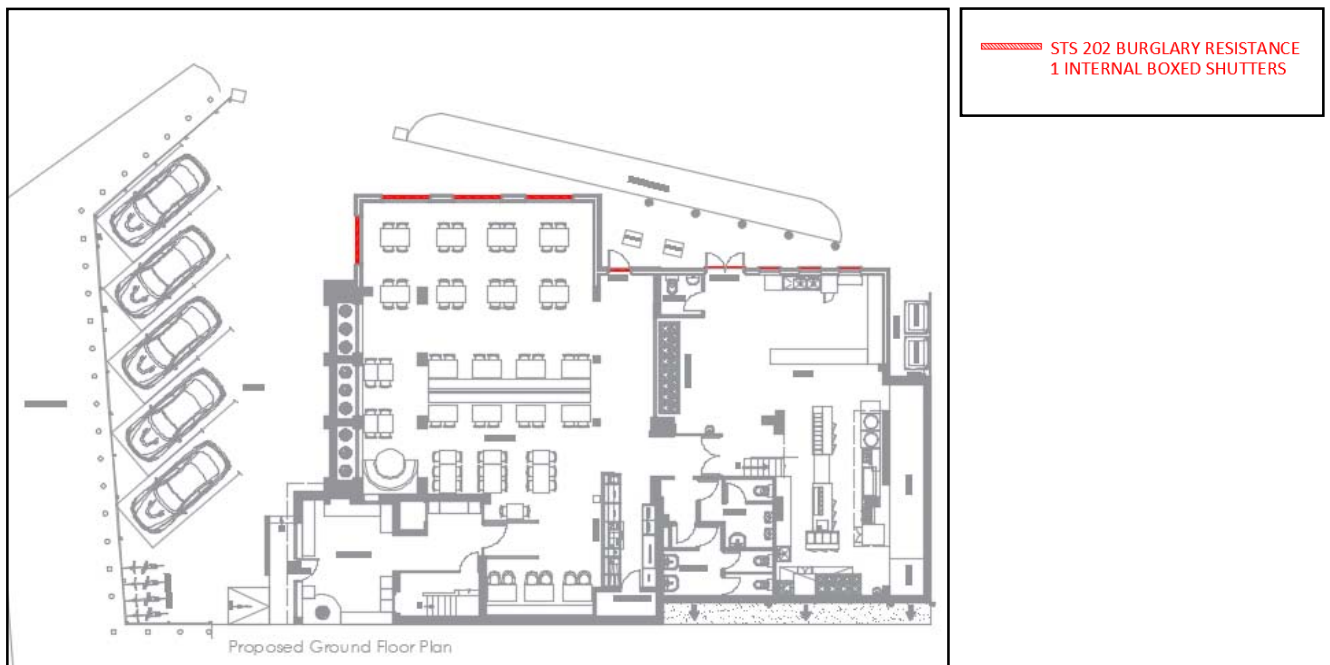


## Roller Shutters

Grilles and shutters can provide additional protection to both internal and external doors and windows. The minimum standard for such products is certification to:

- LPS 1175 Issue 7 Security Rating 1, or
- LPS 1175 Issue 8 Security Rating A1, or
- STS 202 Burglary Resistance 1

For roller shutters, the above minimum security ratings are generally sufficient where: a shutter is required to prevent minor criminal damage and glass breakage the shutter is alarmed and the building is located within a secure development with access control and security patrols the shutter is intended to prevent access into a recess the door or window to be protected is of a high security standard in its own right.

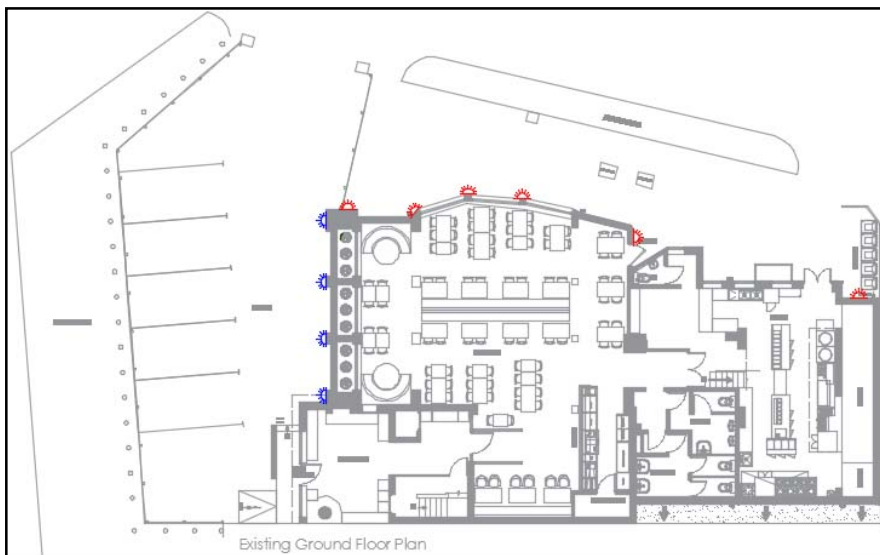


## External Lighting

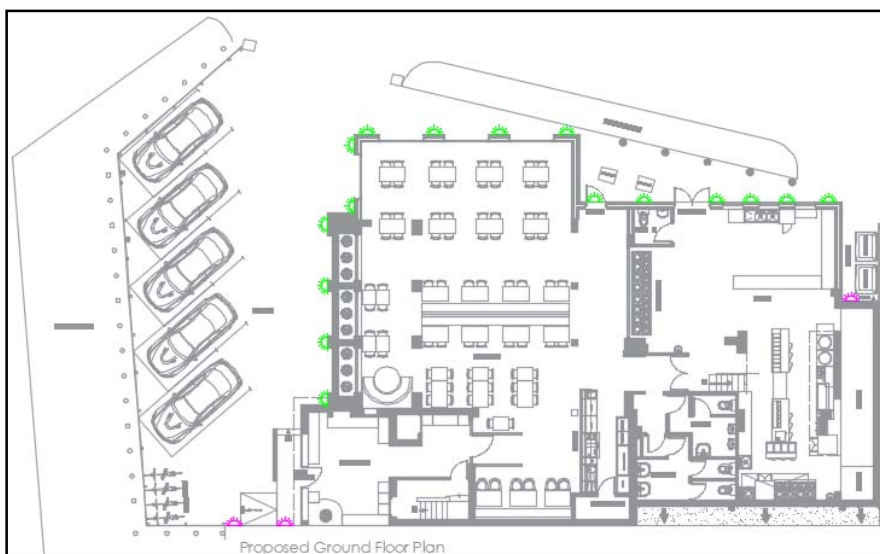
The need for lighting will be determined by local circumstances. For example, in an inner city environment the lighting of a footpath is generally only effective in reducing crime levels if it is matched with a high degree of natural surveillance from surrounding buildings, where reaction to an identified incident can be expected. The lighting of an isolated and little used footpath may give the user a false sense of security and should be avoided. If there is a history of crime along an existing footpath, or where the additional connectivity due to the development could attract criminal or anti-social behaviour, consideration should be given to closing the path at night rather than lighting it. It is accepted that this would only be an option in exceptional circumstances.

In terms of security, the objective of lighting commercial units after dark is to deter or detect an intruder.

Lighting design should be co-ordinated with a CCTV installation (when specified) and the landscape designed to avoid any conflicts and to ensure that the lighting is sufficient to support a CCTV system. Light fittings should be protected where vulnerable to vandalism.



Luceco Semita Urban Wall Light



Luceco Semita Urban PIR Light

**Condition 11)** *Prior to the commencement of development, a construction management plan outlining working practices during development shall be submitted to and approved in writing by the local planning authority, which for the avoidance of doubt should include;*

- Dust suppression measures;*
- Compound locations where relevant;*
- Location, removal and recycling of waste;*
- Parking of construction vehicles;*
- Wheel washing facilities; and*
- Sheeting over of construction vehicles.*

*The development shall only be carried out in accordance with the approved Construction Management Plan. (See attached Construction Management Plan)*