


In the Royal Court of Jersey

Samedi Division

In the year two thousand and nineteen, the tenth day of September.

Before the Judicial Greffier.

Upon the application of Her Majesty's Attorney General, IT IS ORDERED that the attached modification to the Planning Obligation Agreement between The Chief Officer for the Environment, JIFC (1) Limited, The States of Jersey Development Company Limited, the Public of the Island and HSBC Bank PLC in relation to the development of No.1, Jersey International Finance Centre, The Esplanade, St Helier, be registered in the Public Registry of this Island.



Greffier Substitute

LOD

Reg. Pub.

Modification of a Planning Obligation Agreement under Article 25(12) of the Planning and Building (Jersey) Law 2002

relating to the development of IFC 4 (formerly Building No. 1), Jersey International Finance Centre, The Esplanade, St Helier

Dated: *10 September* 2019

The Chief Officer for the Environment (1)

JIFC (1) Limited (2)

The States of Jersey Development Company Limited (3)

The Public of the Island of Jersey (4)

HSBC Bank plc (5)

DATE

10 September

2019

1. PARTIES

- (1) The Chief Officer for the Environment of Growth, Housing and Environment, Regulation, PO Box 228, Jersey JE4 9SS (the "**Chief Officer**");
- (2) JIFC (1) Limited of Dialogue House, First Floor, 2 – 6 Anley Street, St Helier, Jersey, JE2 3QE (the "**Developer**");
- (3) The States of Jersey Development Company Limited of Dialogue House, First Floor, 2 – 6 Anley Street, St Helier, Jersey, JE2 3QE ("**SoJDC**");
- (4) The Public of the Island of Jersey acting by the Minister for Infrastructure, e/o Jersey Property Holdings, Jersey Property Holdings, Maritime House, La Route du Port Elizabeth, St Helier, Jersey JE2 3NW (the "**Owner**"); and
- (5) HSBC Bank plc of HSBC House, Esplanade, St Helier, Jersey, JE1 1HS (the "**Hypothecator**").

2. INTERPRETATION

In this Agreement:-

- 2.1 Any reference to a party includes where the context so admits, that party's successors in title and assigns and in the case of the Chief Officer includes any person or body to whom the relevant functions of the Chief Officer may hereafter be validly transferred.
- 2.2 Words and expressions in this Agreement shall bear the same meaning as in the Original Agreement as modified unless the context otherwise requires.
- 2.3 The principles of construction set out in clause 2 of the Original Agreement as modified shall apply to the provisions of this modification unless the context otherwise requires.
- 2.4 Save as aforesaid the expressions in the left hand column have the meanings attributed to them in the right hand column.

"The Original Agreement"	the Planning Obligation Agreement relating to the Site between the Minister for Planning and
--------------------------	--

	the Environment, SoJDC and the Owner dated 28 January, 2014 and which was registered in the Public Registry on 28 January 2014 at page 203 of book 1325.
--	--

3. RECITALS

- 3.1 On the 28 January 2014 the Original Agreement was registered in the Public Registry.
- 3.2 The Developer was granted a long leasehold interest in the Site pursuant to a sub-lease from SoJDC passed before the Royal Court on 24 July 2015 and registered at page 149 of book 1353 of the Public Registry.
- 3.3 The Hypothecator has an interest in the Site by virtue of the registration two judicial hypothecs consented by the Developer (among others) secured over (inter alia) the Site by acts of the Royal Court dated 3 February 2017 and 17 November 2017.
- 3.3 An application was submitted in relation to the Planning Permit (accorded the reference RC/2018/1794) to "*Vary standard condition A (to commence within 5 years) to extend permission P/2013/0993 (Construct office block with associated basement and landscaping. Temporary relocation of existing car park) for a further 3 Years.*".
- 3.4 Having regard to the purpose of the Law, the Island Plan 2011 and all other material considerations application RC/2018/1794 is to be approved subject to the completion of this modification to the Original Agreement so as to confirm that the Original Agreement will continue to apply to P/2013/0993 as varied by RC/2018/1794.
- 3.5 The Developer, SoJDC and the Owner are party to this modification as the person or persons against whom the planning obligations under the Original Agreement that are to be modified herein are enforceable.
- 3.5 The Chief Officer has agreed with the Developer, SoJDC and the Owner that the Original Agreement may be modified as hereinafter appearing.

4. THE MODIFICATION

The parties to this Agreement have agreed that the Original Agreement should be modified in the manner detailed in the First Schedule of this Agreement.

5 RC DECISION NOTICE

The Chief Officer shall as soon as practicable apply to the Royal Court for an order that this Agreement be registered in the Public Registry of Contracts and then the Chief Officer shall issue the decision notice for RC/2018/1794 (a draft of which is at the Second Schedule of this Agreement).

6. HYPOTHECATOR'S CONSENT

The Hypothecator acknowledges and declares that this Agreement has been entered into by the Developer, SoJDC and the Owner with its consent and that the Site shall be bound by the obligations contained in this Agreement and that the security of the Hypothecator over the Site shall take effect subject to this Agreement **PROVIDED THAT** the Hypothecator shall otherwise have no liability under this Agreement unless it takes ownership of any part of the Site in which case it too will be bound by the obligations as a person deriving title from the Developer.

7. DECLARATION

Save as hereby modified the provisions of the Original Agreement shall remain in full force and effect and the terms of the Original Agreement are deemed to be re-stated herein in full and incorporated into this modification to the extent that they have not been modified by it.

FIRST SCHEDULE**Modification**

1. Clause 1 ("*DEFINITIONS*") of the Original Agreement shall be modified as follows:

In the definition of "Planning Permit" delete the words

"the planning permission for the Development a copy of which is attached at the Second Schedule;"

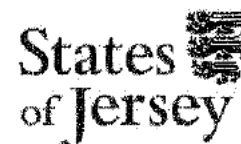
and replace with the following words

"the planning permission for the Development a copy of which is attached at the Second Schedule and references to the Planning Permit include where the context permits any variations, modifications or supplementations to the said planning permission from time to time;"

SECOND SCHEDULE

Draft Decision Notice

Decision Notice



PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number RC/2018/1794

This permission enures (unless otherwise stated) for the benefit of the land to which it relates and of each person for the time being having an estate or interest in that land.

This decision does not absolve the parties concerned from obtaining, nor does it overrule, any other permission that may be required under any other law. In addition, it does not overrule any private property rights, nor does it absolve the need to obtain the permission of the owner of the land to which this permission relates.

This is notification of the decision to **GRANT** permission to vary or remove a condition under Article 21 of the Planning and Building (Jersey) Law 2002:

In respect of the following development:

Vary standard condition A (to commence within 5 years) to extend permission P/2013/0993 (Construct office block with associated basement and landscaping. Temporary relocation of existing car park) for a further 3 Years

To be carried out at:

Esplanade Quarter, Esplanade, St. Helier

This decision notice is to be read in conjunction with the original decision notice for P/2013/0993, and the associated (up-dated) Planning Obligation Agreement.

REASON FOR APPROVAL: The proposed development is considered to be acceptable having due regard to the Jersey Island Plan 2011 and all of the other material considerations raised. In particular, the development has been assessed against Policies SP1, SP2, SP3, SP4, SP5, SP6, SP7, GD1, GD2, GD4, GD5, GD6, GD7, GD8, GD9, NE1, HE5, BE1, BE2, BE5, BE10, EO1, TT4, TT7, TT8, TT9, TT10, NR1, NR7, WM1, WM5, LWM2 and LWM2 of the Jersey Island Plan 2011. In addition, the development has been assessed against the Waterfront Supplementary Planning Guidance (April 2006), Masterplan for the Esplanade Quarter (April 2008), Masterplan Amendment (March 2011) and the Esplanade Quarter Design Code (September 2008) In this case, the proposed development is regarded as acceptable having balanced an assessment of the objectives of the various individual policies, and the Supplementary Planning Guidance documents. It is acknowledged the application delivers a proportionate amount of the Masterplan objectives, and does not preclude the full delivery of the Masterplan objectives in future phases of development. In addition, the representations raised to the original scheme have been carefully reassessed. The Department acknowledge the representations and has weighed them against the benefits delivered by the application. The Department has further considered the issue of height, and by

APPROVED

Decision Notice



PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number RC/2018/1794

reference to the submitted information (including the Environmental Statement and digital model) plus the original and amended Masterplan, is satisfied that the application will not cause significant harm to the amenities of the local residents or the area generally. Taken as a package, the Department believes the application to be a positive benefit, and that the potential impacts will not be unreasonable in all the circumstances

This permission is granted subject to compliance with the following conditions and approved plan(s):

- A. The development shall commence within three years of the decision date.
Reason: The development to which this permission relates will need to be reconsidered in light of any material change in circumstance.
- B. The development hereby approved shall be carried out entirely in accordance with the plans, drawings, written details and documents which form part of this permission.
Reason: To ensure that the development is carried out and completed in accordance with the details approved.

Condition(s):

1. The development hereby permitted shall not be commenced until details of the appointed Landscape Architect have been agreed in writing by the Minister for Planning and Environment and the appointed Landscape Architects shall have submitted to and have approved in writing by the Minister for Planning and Environment, a scheme of landscaping which shall provide details of the following;
 - i) all existing trees, hedgerows and other plants, walls, fences and other features which it is proposed to retain on the site and on adjoining land within the same ownership;
 - ii) the position of all new trees and/or shrubs, this must include the species of plant(s)/tree(s) to be planted, their size, number and spacing and the means to be used to support and protect them;
 - iii) other landscape treatments to be carried out or features to be created, for example, any excavation works, surfacing treatments, or means of enclosure;
 - iv) the measures to be taken to protect existing trees and shrubs; and,
 - v) the arrangements to be made for the maintenance of the landscaped areas.
 For the avoidance of doubt the scheme of landscaping shall include an expanded species list in the interest of biodiversity and for increased planting within the temporary car park on the south side of La Route de la Liberation and include details of all hard landscape to include arrangements to show pedestrians have priority over car park entrances; the segregation of cyclists and pedestrians in marked areas; all street furniture; roads and footpaths; areas of hardstanding; areas of public open space; flood protection measures; and, car park ramps. Outside the areas of mechanical and electrical plant on

APPROVED

Decision Notice



PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number RC/2018/1794

the roof, a sedum treatment shall be delivered.

2. All planting and other operations comprised in the landscape scheme hereby approved shall be carried out and completed prior to first occupation of any element of the development.
3. Prior to the commencement of development, a report setting out the arrangements for the management of the landscaped areas shall be submitted to and approved by the Minister for Planning and Environment, and that that any trees or plant(s) planted in accordance with the approved landscape scheme, which within a period of five years from the planting taking place; die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season, unless the Minister for Planning and Environment gives written consent for a variation of the scheme.
4. Prior to the commencement of development, a report setting out the arrangements for maintaining free and unrestricted public access to the landscaped areas shall be submitted to and approved in writing by the Minister for Planning and Environment, to be implemented in full prior to first occupation, and maintained in perpetuity thereafter.
5. No development shall take place until a scheme of foul drainage and surface water drainage (to include flow rates, and to cover the surface drainage of the relocated surface car park) has been submitted to and approved by the Minister for Planning and Environment. The approved scheme shall be completed before the development is first brought into use.
6. Notwithstanding the information on the approved plans, prior to the commencement of development, full details including manufacturers specification and the proposed location of petrol interceptors shall be submitted to and approved in writing by the Minister for Planning and Environment as part of a comprehensive drainage strategy for the temporary car park, to be thereafter implemented in full prior to first occupation of any element of the application site, and maintained in perpetuity thereafter.
7. Notwithstanding the information on the approved plans, prior to the commencement of development, full details of permeable paving / SUDS to be applied to all hard surfaced areas shall be submitted to and approved in writing by the Minister for Planning and Environment to be thereafter implemented in full prior to first occupation of any element of the application site, and maintained in perpetuity thereafter.
8. Prior to the development commencing a full BREEAM pre-assessment demonstrating that 'BREEAM Excellent' can be met by the development must be submitted to and approved in writing by the Minister for Planning and Environment. The pre-assessment must be drawn up by an appropriately qualified assessor. The development must then be carried out in accordance

APPROVED

Decision Notice



PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number RC/2018/1794

with the details specified in the approved assessment. Within six months of the first occupation of the building a post construction review shall be submitted - again drawn up by an appropriately qualified assessor - demonstrating that 'BREEAM Excellent' has been achieved.

9. Prior to the occupation of the development hereby permitted, details shall be submitted to and approved by the Minister for Planning and Environment, implemented and thereafter maintained, of a Green Travel Plan covering the management of travel movements to and from the site. The Methodology for the Green Travel Plan shall cover a period of at least 10-years and shall first have been agreed with the Minister for Planning and Environment, and shall include provision for charging points for electric cars and electric cycles, and a commitment to low carbon transport. No office accommodation shall be occupied until a Travel Plan coordinator has been appointed and their details forwarded to the Minister for Planning and Environment.

10. Notwithstanding the information on the approved plans, prior to the commencement of development, full details including manufacturers specification of the proposed air source heat pumps shall be submitted to and approved in writing by the Minister for Planning and Environment to be thereafter implemented in full prior to first occupation of any element of the application site, and maintained in perpetuity thereafter.

11. Prior to the commencement of the development hereby permitted, details shall be submitted to and approved by the Minister for Planning and Environment, implemented and thereafter maintained, of a Skills and Training Plan, to support the development and training needs of Island residents. The Methodology for the Skills and Training Plan shall first have been agreed with the Minister for Planning and Environment.

12. A Percentage for Art contribution must be delivered in accordance with the Percentage for Art Statement submitted to, and approved by, the Minister for Planning and Environment. The approved work of art must be installed prior to the first use/occupation of any part of the development hereby approved.

13. Prior to the commencement of the development hereby permitted, full details of the provisions and arrangements to be made for the storage, sorting, recycling, collection and disposal of operational office refuse must be submitted to and approved in writing by the Minister for Planning and Environment to be thereafter implemented prior to first occupation and maintained in perpetuity.

14. Notwithstanding the information on the approved plans, prior to the commencement of development, full details of the relocated public recycling facilities currently at the Esplanade car park shall be submitted to and approved in writing by the Minister for Planning and Environment to be thereafter made available in full prior to first occupation of any element of the application site,

APPROVED

Decision Notice



PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number RC/2018/1794

and maintained in perpetuity thereafter.

15. Notwithstanding the information on the approved plans, prior to the commencement of development, full details of the proposed off-street servicing, including designated parking bays, shall be submitted to and approved in writing by the Minister for Planning and Environment to be thereafter made available in full prior to first occupation of any element of the application site, and maintained in perpetuity thereafter.

16. Notwithstanding the indications on the approved plans, prior to the commencement of the development hereby permitted, full details of all external materials (including physical samples of the louvers / vertical fins) to be used to construct the development shall be submitted to and approved in writing by the Minister for Planning and Environment to be thereafter implemented prior to first occupation and maintained in perpetuity.

17. Prior to commencement of the development hereby permitted, details shall be submitted to and approved by the Minister for Planning and Environment, implemented and thereafter maintained, setting out the arrangements for Waste Management in relation to the proposed excavation. Following completion of the excavation, and prior to commencement of construction, a Waste Management Completion Report shall be submitted to the Minister for Planning and Environment.

18. Prior to the commencement of development a Construction Environmental Management Plan shall be submitted to and agreed in writing by the Minister for Planning and Environment which shall thereafter be implemented in full until the completion of the development. The Plan shall set out a mechanism for independent environmental audit and include an implementation programme of mitigation measures to minimise any adverse effects of the proposal, and shall include:

- A. A demonstration of best practice in relation to noise and vibration control; and control of dust and emissions;
- B. Details of a publicised complaints procedure, including office hours and out-of-hours contact numbers;
- C. Specified hours of working (to include that work resulting in noise being heard outside the application boundary occurs only between 8am and 6pm Monday to Friday, and 8am to 1pm on Saturdays, with no noisy working outside these times, and no noisy work on Bank or Public Holidays);
- D. Details of any proposed crushing / sorting of waste material on site;
- E. Details of the proposed management of traffic and pedestrians (to include for vehicle wheel washing);
- F. Measures taken to detect and manage any asbestos;
- G. Proposed piling methods;
- H. Any arrangements for dewatering.

19. Unless otherwise agreed in writing by the Minister for Planning and

APPROVED

Decision Notice



PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number RC/2018/1794

Environment, prior to first occupation of the development hereby permitted the visibility lines must be provided for 50m at a point 2.4m back from the entrance to the basement car park. Everything within the visibility sight lines, including gates, walls, railings and plant growth is to be permanently restricted in height to 900mm above road level. The access ramp is to have an approach ramp of no steeper than 5% for the first 4.8m. Any vehicle barrier or control point must be a minimum of 8m from the roadside kerb edge and prior to the commencement of development details of any traffic light control system should be submitted to and agreed in writing by the Minister for Planning and Environment to be implemented prior to first occupation and maintained in perpetuity thereafter.

20. Prior to the commencement of development a scheme of external lighting shall be submitted to and approved in writing by the Minister for Planning and Environment, to be implemented in full prior to first occupation and retained in perpetuity thereafter. Unless otherwise agreed in writing by the Minister for Planning and Environment all external lighting must be erected and directed in accordance with the Institution of Lighting Engineers Guidance Notes for the Reduction of Light Pollution 1994 (revised).

21. Prior to the commencement of development details of the CCTV installations shall be submitted to and approved in writing by the Minister for Planning and Environment, to be implemented in full prior to first occupation and retained in perpetuity thereafter.

22. Prior to the occupation of the development, a Flood Risk Assessment as applicable to the application site shall be submitted to and approved by the Minister for Planning and Environment, with any recommendations implemented prior to first occupation and thereafter maintained in perpetuity. The Methodology for the Flood Risk Assessment shall first have been agreed with the Minister for Planning and Environment.

23. Prior to the commencement of the development, a scheme for Air Quality Monitoring during the construction phase shall be submitted to and approved by the Minister for Planning and Environment, to be thereafter maintained until first occupation. The Methodology for the Air Quality Monitoring shall first have been agreed with the Minister for Planning and Environment, and shall include provision for remedial actions in the event that air quality drops below reasonable levels to be agreed in advance with the Minister for Planning and Environment.

24. Prior to commencement of the development hereby permitted, a programme of recording and analysis of the elements of the sea wall to be removed, to the terms of a brief to be supplied by the Department, shall be submitted to and approved by the Minister for Planning and Environment, to be thereafter implemented.

APPROVED

Decision Notice



PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number RC/2018/1794

25. Prior to the commencement of any work on site which shall affect the sea wall, a Method Statement shall be submitted to and approved in writing by the Minister for Planning and Environment itemising the procedures to be followed for works to the sea wall, including the elements of the wall which are to be relocated. All the specified works are to be undertaken prior to first occupation of any element of the development and are to be maintained in perpetuity thereafter.

26. Unless otherwise agreed in writing by the Minister for Planning and Environment, the replacement car parking on the south side of La Route de la Liberation shall be surfaced, demarcated, drained, accessible and in all other regards operational, prior to the loss of any car parking spaces within the existing Esplanade car park. The replacement car parking is approved on temporary basis only, to ensure a balance of 525 public spaces is maintained across the two sites. The temporary car parking shall cease to operate when 525 spaces have been re-introduced to the Esplanade site. At all times the number of operational spaces across the two sites shall comprise 525 public car spaces and 100 public motorcycle spaces (excluding the basement provision in the subject building). The temporary replacement car parking shall be made available for general public users on the same terms (in relation to charging mechanisms, length of stay and operating hours) as the existing Esplanade car park.

27. Prior to the commencement of development drawings shall be submitted to and approved in writing by the Minister for Planning and Environment to show the location of public parking facilities for 20 additional bicycles, with that provision being implemented prior to first occupation and maintained in perpetuity thereafter.

28. Prior to the commencement of development a phasing plan demonstrating how access is to be retained to the balance of the Esplanade car park shall be submitted to and approved in writing by the Minister for Planning and Environment. If any new access is required it shall be fully operational prior to the closure of the existing access on the site of Building 4.

29. Prior to the commencement of development a detailed drawing (at no less than 1:20 scale) to show the entrance to the temporary car park at the junction of La Rue de L'Étau, specifically the geometry necessary to facilitate exit in both an easterly and westerly direction, shall be submitted to and approved in writing by the Minister for Planning and Environment to be thereafter implemented prior to first use and maintained in perpetuity.

30. Prior to the commencement of development the levels of potential contaminants in the ground shall be investigated and any risks to human health or the wider environment assessed and mitigated, to the satisfaction of and in accordance with the requirements of Supplementary Planning Guidance Planning Advice Note 2 - Development of Potentially Contaminated Land. This

APPROVED

Decision Notice



PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number RC/2018/1794

will include: Phase 2 work to provide up-to-date site investigations and shall include ground conditions, soil, gas and groundwater data, across both the site of the proposed new building and the temporary car park; and Phase 3 Remediation and / or Risk Management, with Completion Report and Certificate to be issued prior to first occupation of any element. Where required by the Minister, the completion report shall also include a plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the Minister. For the avoidance of doubt the scope of all work must be agreed in writing in advance with the Minister for Planning and Environment and shall also include the site of the temporary car park.

31. Notwithstanding the conclusions reached within site investigation work, should any contamination be found during the course of development hereby approved, work shall cease and the Minister for Planning and Environment contacted immediately.

32. Prior to the commencement of development a Hydro-Geological Model shall be prepared for the site to fully understand the implications of the development on groundwater conditions. No development shall take place until details of this and any mitigation measures have been submitted to and approved by the Minister as part of a detailed application, with the mitigation measures to be implemented prior to first occupation and maintained in perpetuity thereafter. For the avoidance of doubt the scope of all work must be agreed in writing in advance with the Minister for Planning and Environment

33. On the conclusion of all detailed site investigations, the groundwater quality data and a groundwater quality change model shall be submitted to the Minister for Planning and Environment, and prior to the commencement of any development a programme of groundwater analysis and sampling shall be submitted to and agreed in writing by the Minister for Planning and Environment for whole construction phase. For the avoidance of doubt the applicant shall fund and allow reasonable independent audit water sampling on site by the Minister for Planning and Environment whenever the Minister deems this to be appropriate.

34. Prior to the commencement of development a Phasing Plan shall be submitted to and agreed in writing by the Minister for Planning and Environment. That Phasing Plan shall include details of the timetable for the delivery of the wider Esplanade Quarter works beyond Phase 1 (the Jersey International Finance Centre) to include the sinking of La Route de la Liberation and the balance of the works in the approved Masterplan for the Esplanade Quarter (as Amended). Thereafter the Esplanade Quarter works are to be undertaken in accordance with the agreed Phasing Plan.

APPROVED

Decision Notice



PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number RC/2018/1794

35. Prior to the commencement of development a programme of works to deliver an Archaeological Watching Brief, by a named, suitably qualified and experienced archaeologist, to include actions in the case of discovery of archaeological resources, shall be submitted to and agreed in writing by the Minister for Planning and Environment, to be thereafter implemented in full in accordance with the agreed Brief.

Reason(s):

1. To ensure that before development proceeds provision is made for a landscaping regime that will enhance the appearance of the development and help to assimilate it into the landscape and to deliver a high quality development in accordance with Policies SP7, BE2 and GD7 of the Jersey Island Plan 2013.
2. To ensure the benefits of the landscape scheme are not delayed, in the interests of the amenities of the area and to deliver a high quality development in accordance with Policies SP7, BE2 and GD7 of the Jersey Island Plan 2013.
3. To mitigate against the potential failure of trees and plants, and the extent to which that might threaten the success of the approved landscape scheme and to deliver a high quality development in accordance with Policies SP7, BE2 and GD7 of the Jersey Island Plan 2013.
4. To deliver a high quality development in accordance with Policies SP, BE2 and GD7 of the Jersey Island Plan 2013.
5. To ensure satisfactory drainage arrangements in accordance with Policy GD2 and BE2 of the Jersey Island Plan 2011.
6. To ensure satisfactory drainage arrangements in accordance with Policy GD2 of the Jersey Island Plan 2011 and in the interests of preventing contamination, in accordance with Policy GD6, BE2 and NR1 of the Jersey Island Plan 2011.
7. To ensure satisfactory drainage arrangements in accordance with Policy GD2, GD2 and LWM2 of the Jersey Island Plan 2011
8. In the interests of sustainable development and energy efficiency, in accordance with Policy SP2 and BE2 of the Jersey Island Plan 2011
9. In the interests of promoting sustainable patterns of development, and to accord with Policies TT9, BE2 and SP6 of the Jersey Island Plan 2011.
10. To ensure satisfactory drainage arrangements in accordance with Policy GD2 of the Jersey Island Plan 2011 and in the interests of delivering renewable energy in accordance with Policy NR7 and BE2 of the Jersey Island Plan 2011.

APPROVED

Decision Notice



PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number RC/2018/1794

11. In the interests of promoting sustainable patterns of development and supporting economic growth and diversification, and to accord with Policy GD1, BE2 and SP5 of the Jersey Island Plan 2011.
12. To accord with the provisions of Policy GD8 and BE2 of the Jersey Island Plan 2011.
13. To ensure that waste and refuse is stored and disposed of without harming the amenities of the occupiers of neighbouring properties or the surrounding area, in accordance with Policy GD1 and BE2 of the Island Plan, 2011.
14. For the avoidance of doubt and in the interests of providing adequate recycling facilities in accordance with Policy WM5 and BE2 of the Jersey Island Plan 2011.
15. In the interests of providing adequate service infrastructure, in accordance with Policy GD2 and BE2 of the Jersey Island Plan 2011.
16. To ensure a high quality of design and in accordance with Policies SP7, BE2 and GD7 of the Jersey Island Plan 2011.
17. In the interests of securing waste minimisation, and to accord with Policy WM1 and BE2 of the Jersey Island Plan 2011.
18. In the interests of protecting the amenities of the area to accord with Policy GD1 and BE2 of the Jersey Island Plan 2011 and in the interests of preventing contamination, in accordance with Policy GD6, BE2 and NR1 of the Jersey Island Plan 2011.
19. In the interests of delivering suitable vehicle infrastructure, in accordance with Policy GD1 and BE2 of the Jersey Island Plan 2011.
20. In the interests of the amenities of the area and in accordance with the requirements of Policy GD1 and BE2 of the Jersey Island Plan 2011.
21. In the interests of the amenities of the area and in accordance with the requirements of Policy GD1 and BE2 of the Jersey Island Plan 2011.
22. In the interests of ensuring adequate service infrastructure in accordance with the requirements of Policy GD1 and BE2 of the Jersey Island Plan 2011.
23. In the interests of ensuring adequate air quality in accordance with Policy NR3 and BE2 of the Jersey Island Plan 2011.

APPROVED

Decision Notice



PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number RC/2018/1794

24. In the interests of the historic environment in accordance with Policy HE1 and BE2 of the Jersey Island Plan 2011.
25. In the interests of the historic environment in accordance with Policy HE1 and BE2 of the Jersey Island Plan 2011.
26. In the interests of securing adequate car parking provision, in accordance with Policy TT10 and BE2 of the Jersey Island Plan 2011.
27. In the interests of securing adequate bicycle parking provision, in accordance with Policy TT4 and BE2 of the Jersey Island Plan 2011.
28. In the interests of securing adequate access and service infrastructure in accordance with Policy GD1 and BE2 of the Jersey Island Plan 2011.
29. In the interests of securing adequate access and service infrastructure in accordance with Policy GD1 and BE2 of the Jersey Island Plan 2011.
30. To ensure the development does not have an unreasonable impact on public health or the wider environment and to accord with Policy GD1, BE2, and GD6 of the Jersey Island Plan 2011.
31. To ensure the development does not have an unreasonable impact on public health or the wider environment and to accord with Policy GD1, BE2, and GD6 of the Jersey Island Plan 2011.
32. To ensure any long term impact of the scheme on groundwater conditions is clearly understood and any mitigation measures identified and to accord with Policy GD1, BE2, NR1 and GD6 of the Jersey Island Plan 2011.
33. To ensure any long term impact of the scheme on groundwater conditions is clearly understood and any mitigation measures identified and to accord with Policy GD1, BE2, NR1 and GD6 of the Jersey Island Plan 2011.
34. To ensure compliance with Policy BE2 of the Jersey Island Plan 2011
35. To ensure adequate consideration of potential archaeological resources in accordance with Policy HE5 of the Jersey Island Plan 2011.

FOR YOUR INFORMATION

The approved plans can be viewed on the Planning Register at www.gov.je/planning

The following plan(s) has/have been approved:
Cover Letter
Previous Decision Notices

APPROVED

Decision Notice



PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number RC/2018/1794

Location Plan
Planning Red Line Boundary

DECISION DATE: XXXXXXXX

The development may also require building permission, for which a separate application will need to be made. You can find out if building permission is required on our website www.gov.je/planningbuilding

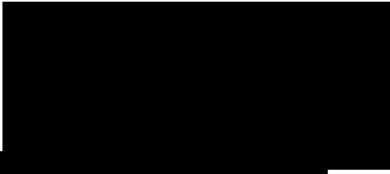
The approved plans and any conditions attached to the decision are important and should be complied with. If there is any variation from the approved plans or the conditions you need to notify us immediately. Failure to comply with the approved plans or conditions may result in enforcement action.

If you are unhappy with a condition attached to this permission, you may request a review or make an appeal. You can find out how to do this on our website www.gov.je/planning

DRAFT

APPROVED

Signed on behalf of JIFC (1) Limited

By 

In the presence of 

This *9th* day of *August* 2019

Signed on behalf of The States of Jersey Development Company Limited

By 

In the presence of 

This *9th* day of *August* 2019

Signed on behalf of the Public

by 

in the presence 

this *30th* day of *AUGUST*, 2019

Signed on behalf of the Chief Officer

by [redacted] (Peter Le Gresley)

in the presence of [redacted]

this 10th day of September, 2019

Signed on behalf of HSBC Bank plc

By [redacted]

In the presence of [redacted]

This 12 day of August 2019