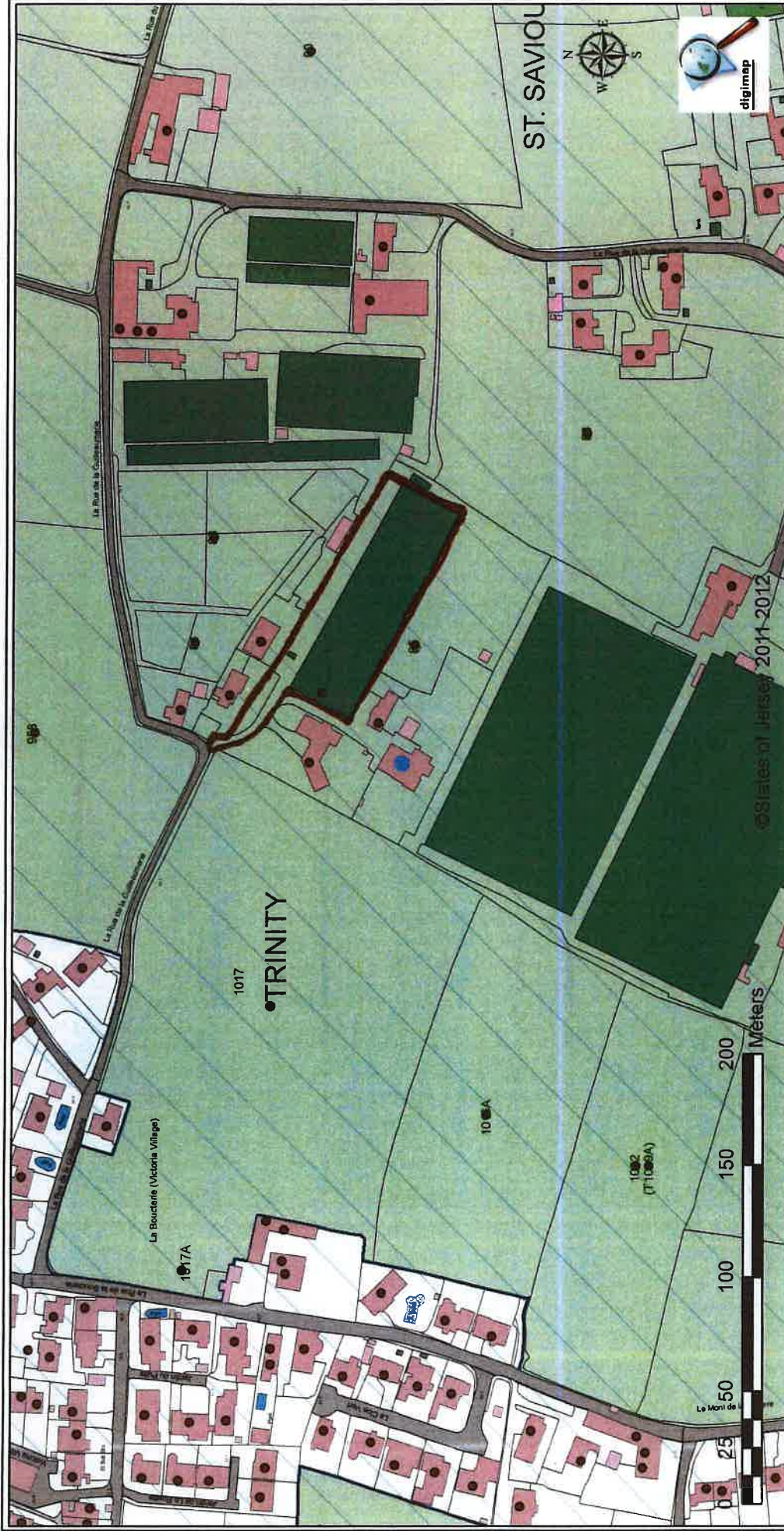


APPENDIX 10



Scale 1:2,500

Vingtaine : Maufant
Type : Residential

Application PP/2012/1682 Date Approved 19th March 2013

LES SAPINS
LA RUE DE LA GUILLEAUMERIE
JE2 7XF
ST. SAVIOUR



Licence No. 64

NB: The details on this plan are illustrative, not defined. The coloured boundary illustrated above does not necessarily indicate the extent of the property or curtilage.

Licence No. 64

**Department of the Environment
Planning & Building Services**
South Hill
St Helier, Jersey, JE2 4US
Tel: +44 (0) 1534 445508
Fax:+44 (0) 1534 445528

19 March 2013


MS Planning Ltd
First Floor, Union House
Union Street
St Helier
JE2 3RF

Planning Application Number PP/2012/1682



Dear Sir

Application Address:	Les Sapins, La Rue de la Guilleaumerie, St. Saviour, JE2 7XF.
Description of Work:	Demolish derelict glass houses. Erect 1 no. dwelling and create orchard.

Please find enclosed notice of The Minister for Planning and Environment's decision regarding the above submission.

The attached approval relates to those matters reserved by the Minister in making his decision in relation to Planning Permission *PP/2012/1682* and all other conditions attached to that Permit remain pertinent.

Yours faithfully


Planner - Major Team
Planning and Building Services
Department of the Environment
direct dial: +44 (0) 1534 448439
fax:+44 (0) 1534 445528
email: 

Encl.

Planning and Environment Department
Planning and Building Services
South Hill
St Helier, Jersey, JE2 4US
Tel: +44 (0)1534 445508
Fax: +44 (0)1534 445528

Planning Application Number PP/2012/1682

Reserved Matters DECISION NOTICE

PLANNING AND BUILDING (JERSEY) LAW 2002

IMPORTANT NOTICE

This notice gives permission under Article 19 of the Planning and Building (Jersey) Law 2002, as amended. The development stated below may also require Building consent under Article 34, for which a separate application will need to be made. If you are in any doubt as to whether building permission is required please telephone the Building Applications Team on 448407 who will be pleased to help.

The Minister for Planning and Environment, having considered your application hereby APPROVES THE MATTERS RESERVED BY PLANNING PERMISSION PP/2012/1682 under Article 19 of the Planning and Building (Jersey) Law 2002.

Demolish derelict glass houses. Erect 1 no. dwelling and create orchard.

To be carried out at:

Les Sapins, La Rue de la Guilleaumerie, St. Saviour, JE2 7XF.

PLEASE NOTE: This decision is purely permissive and in no way absolves 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 an applicant from the need to obtain the permission of the owner of the land to which a permission relates.

APPROVED

Reserved Matters Approval

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number PP/2012/1682

The proposed development is considered to be acceptable having considered all of the material considerations raised. In particular, the development has been assessed against Policy ERE 7 whereby there is a presumption against the redevelopment of redundant and derelict glasshouses for other uses, unless the alternative use is directly related to agriculture or diversification of agricultural activity. In exceptional circumstances, the development of redundant and derelict glasshouse sites may be considered for non-agricultural purposes, provided that the amount of development permitted will be the minimum required to ensure a demonstrable environmental improvement of the site by the removal of the glasshouses and any contaminated material, the reduction in the area of buildings and the repair of the landscape, and accords with Policy GD 1 of the Adopted Island Plan 2011.

Further, consideration has also been given to Policy NE7 where there will be a general presumption against all forms of new development or whatever purpose. Exceptions will only be permitted where their demolition and replacement with a new building would give rise to demonstrable environmental gains that make a positive contribution to the repair and restoration of the landscape character of the area through a reduction in their visual impact and an improvement in the design of the buildings that is more sensitive to the character of the area and local relevance. It is expected that such improvements would arise, in particular, from reductions in mass, scale, volume and the built form of buildings; a reduction in the intensity of use; more sensitive and sympathetic consideration of siting and design which ensured the local relevance of design and materials; and a restoration of landscape character.

In this case, the proposed demolition of the glass house, remediation works, restoration of part of the land to agricultural use/green field site, reduction in area of buildings and the construction of a new dwelling is regarded as acceptable as the package or remediation works to remove the glass houses and restore the landscape of the site. Further, it is considered that the proposals are the "minimum required" to deliver demonstrable environmental improvements without harm to the character of the Green Zone. The advertising and marketing exercise has proved that there is no viable business interest in the site and the

Reserved Matters Approval

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number PP/2012/1682

comments of Land Controls reflect that the condition of the glass houses means that the site is not viable in commercial terms to continue for agricultural purposes. The application has therefore followed due process in terms of the requisite criteria of Policy E1 in terms of advertising and marketing employment land.

In addition, the representation raised to the scheme on the grounds that if permission is granted that any remaining redundant farm buildings are also demolished and that it is essential that the fields beyond the glass house site continue to be provided with access so that they can be farmed appropriately has been assessed. On balance the development proposals are considered to accord with the terms of Policies E1, ERE7, SP1, SP2, SP3, SP5, NE7, E18 & GD1 of the Adopted Island Plan, 2011 in that it does not have an unreasonable impact on surrounding neighbouring amenities or upon the character of the surrounding area.

Subject to compliance with the following conditions and approved plan(s):

1. **Standard Conditions**

- A If the development hereby permitted has not commenced within five years of the original decision date, 19th March 2013 this permission shall cease to be valid.

Reason: The Minister for Planning and Environment reserves the right to reconsider this proposal consequent on any future change of circumstances or policy.

- B. Application for the approval of Reserved Matters, as detailed in condition C, shall be made before the expiration of three years from the date of this decision.

Reason: To accord with Article 19(4) of the Planning and Building (Jersey) Law 2002.

Reserved Matters Approval

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number PP/2012/1682

- C. Approval of the details of the, design, height, massing, external appearance of the building, car parking provision and parking layouts, means of access thereto and landscaping of the site - hereinafter called the Reserved Matters - shall be obtained by application to the Minister for Planning and Environment prior to any development commencing.

Reason: To accord with Article 19(4) of the Planning and Building (Jersey) Law 2002.

2. Notwithstanding the requirements of standard condition 'C' above further details are also required of the following:-
- Material finishes to the dwelling, with Jersey relevance, and hardsurfacing
 - Fenestration and materials
 - Access gate/gate posts (if proposed)
 - perimeter enclosure of new unit and material finishes
- and shall be retained and maintained as such.
3. All planting and other operations comprised in the landscaping scheme approved under this permission, shall be carried out and completed in the first planting season following the commencement of the development.
4. Prior to commencement of the development on site details of how the new development will connect to main drains foul sewer and surface water drainage shall be submitted to and approved in writing by the Minister for Planning and Environment and thereafter be fully implemented prior to first occupancy of the development, hereby approved, and retained and maintained as such.

Reserved Matters Approval

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number PP/2012/1682

5. For reasons of clarity the cross hatched area referred to as 'Residential Land' on Planning Approved drawing MSP-1144-PL02.1 'F' forms the domestic curtilage of the new dwelling, hereby approved. The area denoted by diagonal lines and labelled 'New Orchard' / 'Agricultural Land', along with the 3m wide Field entrance, shown on the drawing, shall remain outside the domestic curtilage of the new unit, to be used for agricultural purposes only.
6. Prior to commencement of the development a Phase 1 & Phase 2 soil contamination desk top study shall be submitted to and approved in writing by the Minister for Planning and Environment and thereafter all necessary remediation works are to be fully implemented prior to first occupancy of the development, hereby approved.
7. Prior to commencement of the development on site a detailed landscape proposal for the restoration of part the land to agricultural use and orchard and the landscape regime proposed for the new dwelling shall be included as part of the detailed planning application. The submission must include details of the number, species, and location of both existing and proposed trees and shrubs and must also include new drainage ditches and connection details to main foul sewer and surface water drainage and any changes in land levels. Drawings submitted are to be supplemented with a programme of implementation with details of: (a) the method to be taken to protect existing trees and shrubs; (b) the method of planting to be adopted; (c) the arrangements to be made for the maintenance of the landscaped areas.
8. Any trees or plant(s) planted in accordance with the approved 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 with others of similar size and species, unless the Minister for Planning and Environment gives written consent to a variation of the scheme.

Reserved Matters Approval

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number PP/2012/1682

9. Notwithstanding the provisions of the Planning and Building (General Development) (Jersey) Order 2008, or any amendment to or replacement of that order, no works involving the erection of a building, extension, structure, gate, wall, fence or other means of enclosure, tank, or the introduction of any hardstanding to any ground surface, other than those shown on the drawings approved with this permission, is permitted without the prior approval of the Minister for Planning and Environment.

Reason(s)

2. The Minister for Planning and Environment reserves the right to reconsider this proposal consequent on any future change of circumstances or Policy.
3. To ensure that the benefits of the approved landscaping scheme are not delayed and consequently make an early contribution to the amenity of the site in the interest of sustaining and enhancing landscape quality, in accordance with Policy NE 7 of the Adopted Island Plan, 2011.
4. 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, in accordance with Policies NE 7 & SP 4 of the Adopted Island Plan, 2011.
5. The clear designation of separate domestic and agricultural land usage requires strict control over due to the form of any additional development which may be proposed to accord with Green Zone Policy NE7 and General development considerations of Policy GD1 of the Adopted Island Plan, 2011.
6. To ensure that the benefits of the approved landscaping scheme are not delayed and consequently make an early contribution to the amenity of the site in the interest of sustaining and enhancing landscape quality, in accordance with Policies NE 7 & SP 4 of the Adopted Island Plan, 2011.

Reserved Matters Approval

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number PP/2012/1682

7. To mitigate against the potential failure of trees and plants, and the extent to which that failure might threaten the success of the landscaping scheme, in accordance with Policies NE 7 & SP 4 of the Adopted Island Plan, 2011.

8. To mitigate against the potential failure of trees and plants, and the extent to which that failure might threaten the success of the landscaping scheme, in accordance with Policy NE 7 of the Adopted Island Plan, 2011.

9. The form and design of the layout approved requires strict control over the form of any additional development which may be proposed to accord with Green Zone Policy NE7 and General development considerations of Policy GD1 of the Adopted Island Plan, 2011.

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

FOR YOUR INFORMATION:

The following plan(s) has/have been approved:

Location Plan
Proposed Site Plan (Option 1) - MSP-1144-PL02.1 Rev. F
Planning Statement

If written representations were made on this application this permission shall not have effect for a period of 28 days from the date of this notice, in order to allow for the lodging of any 'third party' appeal against the decision under Article 114 of the Law of the Planning and Building (Jersey) Law 2002.

Reserved Matters Approval

PLANNING AND BUILDING (JERSEY) LAW 2002

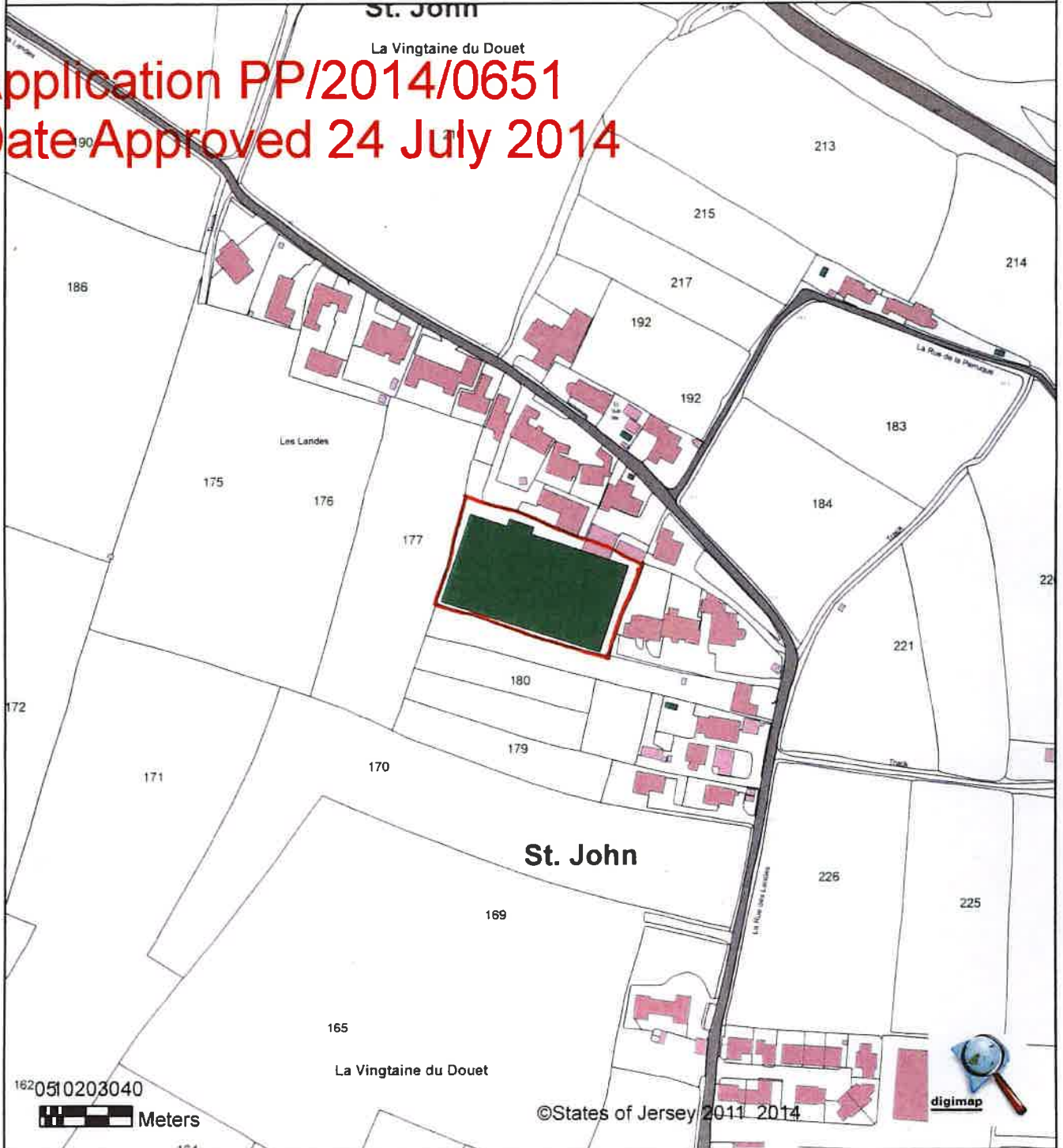
Planning Application Number PP/2012/1682

If during this period a person appeals in accordance with Article 114 of the Law, the decision shall not have effect until either the appeal is withdrawn or is determined. When any such appeal is determined the decision shall have effect, if at all, in accordance with that determination.

19/03/2013 Signed

for Director

Application PP/2014/0651
Date Approved 24 July 2014



1820510203040

Meters

©States of Jersey 2011 2014

digimap

FIELD NO. 178
LA RUE DES LANDES
ST. JOHN

Scale 1:2,500
Vingtaine : Douet
Type : Base Property Unit

**Department of the Environment
Planning & Building Services**
South Hill
St Helier, Jersey, JE2 4US
Tel: +44 (0) 1534 445508
Fax: +44 (0) 1534 445528

25 July 2014

MS Planning Ltd
First Floor, Union House
Union Street
St Helier
Jersey
JE2 3RF

Planning Application Number PP/2014/0651

Dear Sir

Application Address: Field No. 178, La Rue des Landes, St. John.

Description of Work: Demolish existing glasshouse. Construct 1 No. dwelling.

Please find enclosed notice of the Minister for Planning and Environment's decision regarding the above application.

Please note that the Conditions imposed on the Permit are important and should be strictly adhered to and any subsequent changes to the development which may affect the requirements of the Conditions should be notified to the Minister for Planning and Environment as soon as possible.

In particular Condition B requires the submission of Reserved Matters within 3 years of the date of the Permit. Failure to make that submission will cause the outline planning permission to lapse.

Failure to comply with the attached Conditions may result in the Minister for Planning and Environment instigating Enforcement Action.

Yours faithfully



Senior Planner

Encl.

Outline Permission

**PLANNING AND BUILDING (JERSEY) LAW 2002
ARTICLE 19
DECISION NOTICE**

The Minister for Planning and Environment, having considered your application hereby **GRANTS PERMISSION TO DEVELOP LAND** under Article 19 of the Planning and Building (Jersey) Law 2002.

Demolish existing glasshouse. Construct 1 No. dwelling.

To be carried out at:

Field No. 178, La Rue des Landes, St. John.

PLEASE NOTE

This decision is purely permissive and in no way absolves 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 an applicant from the need to obtain the permission of the owner of the land to which a permission relates.

Reason for Approval: The proposed development is considered to be acceptable as a Departure from Policy NE7 of the Island Plan 2011 having due regard all of the material considerations raised including representations received. In particular, the development has been assessed against Policies NE7, ERE7 and E1 of the 2011 Island Plan.

It is considered in this particular instance that there is sufficient justification to approve this application as a departure from the Island Plan because the proposed benefits through the redevelopment of this site for one chalet bungalow in terms of impact on the character of the area are extensive. The existing run down glasshouse site is an eyesore and has a large negative impact on the character of the area and on residential amenity with attendant contaminated land issues. The large majority of the glasshouse site would return to agriculture in the form of an orchard with a chalet bungalow in its place. The proposed house is located in close proximity and would fit in well with an adjacent ribbon of residential development within walking distance of St John's Village.

It is considered that the proposed development would be compliant with Policies ERE7 and E1 as exceptional circumstances exist in terms of visual improvement, positive impact on residential amenity and the remediation of land and the loss of employment land in this particular instance would be

Outline Permission

acceptable.

In accordance with plan(s) accompanying the said application, subject to compliance with the following conditions and approved plan(s):

Standard Conditions

- A. If the development hereby permitted has not commenced within five years of the decision date, this permission shall cease to be valid.
Reason: The Minister for Planning and Environment reserves the right to reconsider this proposal consequent on any future change of circumstances or policy.
- B. Application for the approval of Reserved Matters, as detailed in condition C, shall be made before the expiration of three years from the date of this decision.
Reason: To accord with Article 19(4) of the Planning and Building (Jersey) Law 2002.
- C. Approval of the details of the, design, height, massing, external appearance of the building, car parking provision and parking layouts, means of access and landscaping of the site - hereinafter called the Reserved Matters - shall be obtained by application to the Minister for Planning and Environment prior to any development commencing.
Reason: To accord with Article 19(4) of the Planning and Building (Jersey) Law 2002.

Condition(s)

1. Notwithstanding the requirements of standard condition 'C' above further details are also required of the following:-

- Material finishes to the dwelling, with Jersey relevance, and hardsurfacing
- Fenestration and materials
- Access gate/gate posts (if proposed)
- perimeter enclosure of new unit and material finishes

and shall be retained and maintained as such

2. Prior to commencement of the development on site a detailed landscape proposal for the restoration of part of the land to agricultural use and orchard and the landscape regime proposed for the new dwelling shall be included as part of the detailed planning application. The submission must include details of the number, species, and location of both existing and proposed trees and shrubs and must also include new drainage ditches and connection details to main foul sewer and surface

APPROVED

Outline Permission

water drainage and any changes in land levels. Drawings submitted are to be supplemented with a programme of implementation with details of: (a) the method to be taken to protect existing trees and shrubs; (b) the method of planting to be adopted; (c) the arrangements to be made for the maintenance of the landscaped areas.

3. All planting and other operations comprised in the landscaping scheme approved under this permission, shall be carried out and completed in the first planting season following the commencement of the development

4. Any trees or plant(s) planted in accordance with the approved 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 with others of similar size and species, unless the Minister for Planning and Environment gives written consent to a variation of the scheme.

5. Prior to commencement of the development on site details of how the new development will connect to main drains foul sewer and surface water drainage shall be submitted to and approved in writing by the Minister for Planning and Environment and thereafter be fully implemented prior to first occupancy of the development, hereby approved, and retained and maintained as such.

6. For reasons of clarity the area to the east of a hatched red line showing the dwelling, parking area (marked in orange) and garden areas marked in dark green on Planning Approved drawing MSP-2029-PL01' forms the domestic curtilage of the new dwelling, hereby approved. The area shown by a lighter green colour and marked with trees and denoted 'Orchard', along with the access drive marked grey on the Planning Approved drawing MSP-2029-PL01', shall remain outside the domestic curtilage of the new unit, to be used for agricultural purposes only.

7. Prior to commencement of the development a Phase 1 & Phase 2 soil contamination desk top study shall be submitted to and approved in writing by the Minister for Planning and Environment and thereafter all necessary remediation works are to be fully implemented prior to first occupancy of the development, hereby approved.

8. Notwithstanding the provisions of the Planning and Building (General Development) (Jersey) Order 2008, or any amendment to or replacement of that order, no works involving the erection of a building, extension, structure, gate, wall, fence or other means of enclosure, tank, or the introduction of any hardstanding to

APPROVED

Outline Permission

any ground surface, other than those shown on the drawings approved with this permission, is permitted without the prior approval of the Minister for Planning and Environment

9. Prior to commencement of the development a full ecological survey of the application site shall be submitted to and approved in writing by the Minister for Planning and Environment and thereafter any necessary works are to be fully implemented prior to first occupancy of the development, hereby approved

Reason(s)

1. The Minister for Planning and Environment reserves the right to reconsider this proposal consequent on any future change of circumstances or Policy.
2. To ensure a suitable landscaping scheme, in accordance with Policies NE 7 & GD1 of the Adopted Island Plan, 2011.
3. To ensure that the benefits of the approved landscaping scheme are not delayed and consequently make an early contribution to the amenity of the site in the interest of sustaining and enhancing landscape quality, in accordance with Policy NE 7 of the Adopted Island Plan, 2011.
4. To mitigate against the potential failure of trees and plants, and the extent to which that failure might threaten the success of the landscaping scheme, in accordance with Policy NE 7 of the Adopted Island Plan, 2011.
5. To ensure that suitable drainage facilities and connections are provided for the application site, in accordance with Policy GD1 of the Adopted Island Plan, 2011.
6. The clear designation of separate domestic and agricultural land usage requires strict control over due to the form of any additional development which may be proposed to accord with Green Zone Policy NE7 and General development considerations of Policy GD1 of the Adopted Island Plan, 2011.
7. To ensure that the application site is suitably decontaminated to be used for residential and agricultural use, in accordance with Policy GD1 of the Adopted Island Plan, 2011.

APPROVED

Outline Permission

8. The form and design of the layout approved requires strict control over the form of any additional development which may be proposed to accord with Green Zone Policy NE7 and General development considerations of Policy GD1 of the Adopted Island Plan, 2011.

9. In the interests of protecting the ecological quality of the application site, in accordance with Policies NE 7 & SP 4 of the Adopted Island Plan, 2011.

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

FOR YOUR INFORMATION:

The following plan(s) has/have been approved:

Location Plan
Planning & Design Statement
Proposed Site Plan MSP-2029-PL01
Proposed Floor Plans MSP-2029-PL02

If written representations were made on this application this permission shall not have effect for a period of 28 days from the date of this notice, in order to allow for the lodging of any 'third party' appeal against the decision under Article 114 of the Law of the Planning and Building (Jersey) Law 2002.

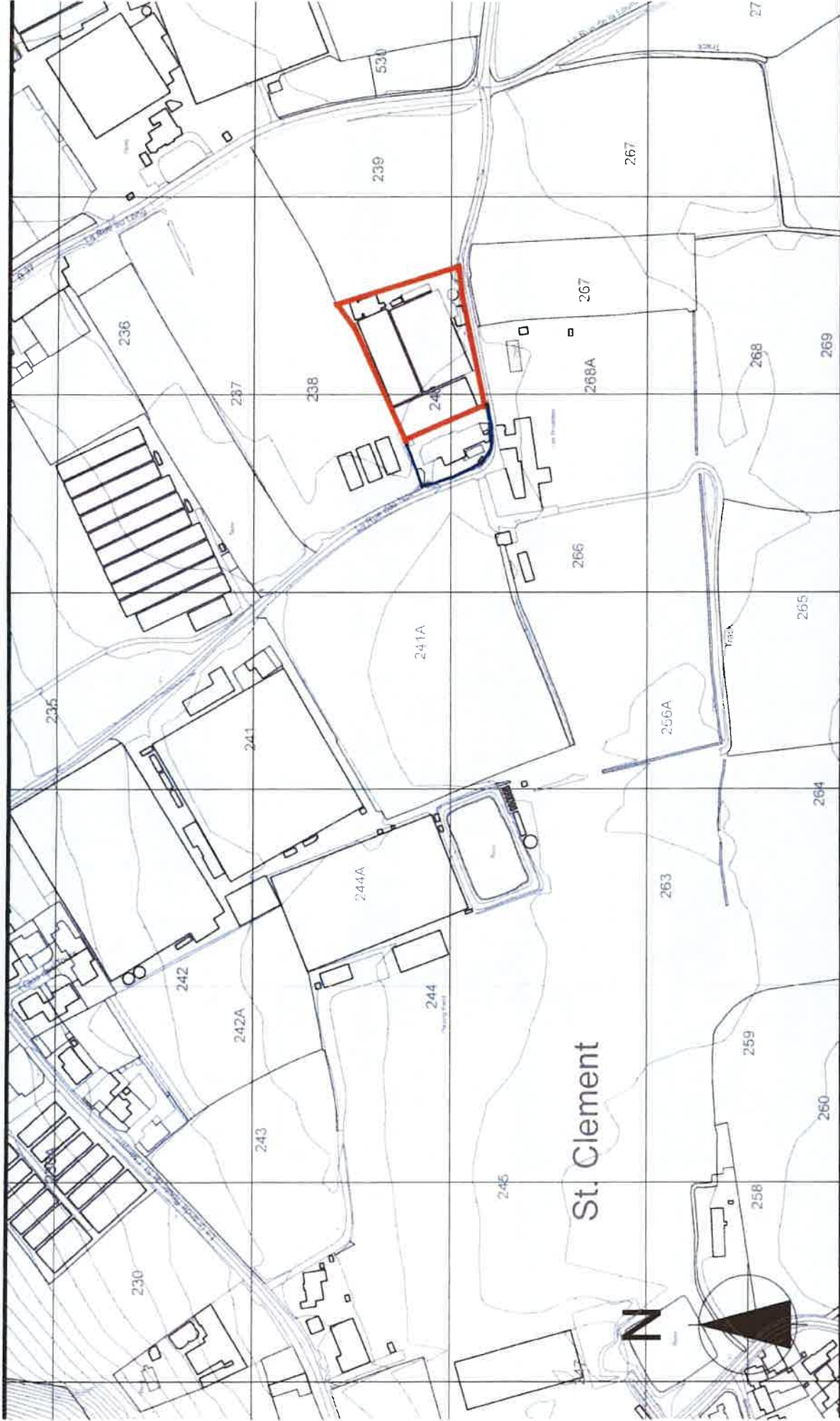
If during this period a person appeals in accordance with Article 114 of the Law, the decision shall not have effect until either the appeal is withdrawn or is determined. When any such appeal is determined the decision shall have effect, if at all, in accordance with that determination.

24/07/2014

Signed

for Director

APPROVED



A4 DRAWING SIZE

COPYRIGHT: DYSON AND BUESNEL (CHARTERED ARCHITECTS) LIMITED
108 HALETTI PLACE
ST. HELENS
JERSEY, C.I.
JE2 8YH
TEL: 01534 880461
FAX: 01534 880462
WEBSITE: www.dysonandbuesnel.com
E-MAIL: info@dysonandbuesnel.com

NOTES
NO HOPE SCALE FROM THIS DRAWING
ALL DIMENSIONS TO BE CHECKED ON SITE
ANY DISCREPANCIES TO DRAWN OR DIMENSIONED
INFORMATION SHOULD BE REPORTED IMMEDIATELY

LICENCE
No. J78

SCALE 1:2500
DATE AUG 2015

DRAWING NUMBER 761/15/S01
DESCRIPTION LOCATION MAP

DYSON AND BUESNEL
ARCHITECTS

Department of the Environment
Planning and Building Services
South Hill
St Helier, Jersey, JE2 4US
Tel: +44 (0)1534 445508



[REDACTED]
K E Planning
Les Carillons
Patier Lane
St Saviour
Jersey JE2 7LQ

Planning Application Number PP/2016/1010

Dear Madam

Application Address:	Les Nouettes Nurseries, La Rue des Nouettes, St. Clement, JE2 6SJ.
Description of Work:	Outline Application: Demolish the existing two dwellings and redundant glasshouses. Construct 2no. three bed dwellings. Create vehicular access onto La Rue des Nouettes. 3D Model available.

Please find enclosed the decision notice for the above application.

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 please 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. How to do this is set out in Supplementary Planning Guidance Practice Note No. 3 available online at www.gov.je

Yours faithfully

[REDACTED]

Planning Application Number PP/2016/1010

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

In accordance with Article 19(8) of the Planning and Building Law 2002, as representations were made in connection with this application, this decision shall not have effect during the period of 28 days immediately after the decision date.

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 outline permission under Article 19 of the Planning and Building (Jersey) Law 2002;

In respect of the following development:

Outline Application: Demolish the existing two dwellings and redundant glasshouses. Construct 2no. three bed dwellings. Create vehicular access onto La Rue des Nouettes. 3D Model available.

To be carried out at:

Les Nouettes Nurseries, La Rue des Nouettes, St. Clement, JE2 6SJ.

REASON FOR APPROVAL: Permission has been granted having taken into account the relevant policies of the approved Island Plan, together with other relevant policies and all other material considerations, including the consultations and representations received.

The Applicant has submitted a scheme for 2 modest dwellings that meets the test of being the minimum required to ensure a demonstrable environmental improvement of the site. The dwellings are proposed to be sited in the western most part of the site adjacent to existing neighbouring buildings and would return 68% of the site to agriculture and the land remediated and there would be a large reduction in built form on the site. Additional landscaping is proposed to the boundaries to screen the development and the overall effect will be to provide the demonstrable environmental improvements required. By locating the proposed dwellings to the western part of the site and not in the centre of

APPROVED

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number PP/2016/1010

the site where the main glasshouses are, will reduce their visual impact and be seen in association with neighbouring buildings, as well as retaining the largest amount of land possible in agricultural use.

The proposed properties are chalet bungalows of a modest scale set off the site boundaries. In addition due to the distance to neighbouring properties and the landscaping to the boundaries, it is considered there would be no unreasonable impact on neighbouring uses.

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

- A. The development shall commence within five years of the decision date or within 2 years of the approval of the final reserved matters, whichever is the later.
Reason: The development to which this permission relates will need to be reconsidered in light of any material change in circumstance.
- B. Application for the approval of Reserved Matters, as detailed in Condition C, shall be made before the expiration of three years from the date of this decision.
Reason: To accord with Article 19(6) of the Planning and Building (Jersey) Law 2002.
- C. Approvals of the details of the external appearance and materials of the buildings and landscaping of the site – hereinafter called the Reserved Matters – shall be obtained by application prior to any development commencing.
Reason: To accord with Article 19(6) of the Planning and Building (Jersey) Law 2011.

Condition(s):

1. No part of the development hereby approved shall be occupied until the levels of potential contaminants in the ground have been investigated, any risks to human health or the wider environment assessed and mitigation measures proposed in a remediation strategy to be submitted to and approved in writing by the Department of the Environment. The approved remediation strategy shall be implemented in full, in accordance with the requirements of Supplementary Planning Guidance Planning Advice Note 2 - Development of Potentially Contaminated Land, as amended. Any changes to the strategy require the express written consent of the Department of the Environment prior to the work being carried out.
2. Notwithstanding the conclusions reached within the Phase 1 Desktop Study, following the commencement of development during the demolition and

APPROVED

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number PP/2016/1010

construction phases, should any contamination not previously identified be found, the Department of the Environment shall be informed as soon as possible. No further development shall be carried out (unless otherwise agreed in writing with the Department) until the levels of potential contaminants in the ground have been investigated and any risks to human health or the wider environment assessed and mitigated, in accordance with the requirements of Supplementary Planning Guidance Planning Advice Note 2 - Development of Potentially Contaminated Land as amended.

3. No part of the development hereby approved shall be occupied until the approved drainage works, including the connection to the foul sewer, is completed in accordance with the approved plans.
4. Prior to the development being brought into first use, visibility splays shall be laid out and constructed in accordance with the approved plans. The visibility splays shall then be maintained thereafter and no visual obstruction of any kind over the height of 900mm shall be erected within them.
5. Prior to commencement of the development hereby approved, an Ecological Assessment of the site must be submitted to and approved in writing by the Department of the Environment. The Ecological Assessment shall be undertaken by a suitably qualified person and to a methodology to be first agreed in writing by the Department of the Environment. All mitigation measures shall be carried out in full and in accordance with the recommendations of the Ecological Assessment.
6. Prior to the first occupation of the dwellings hereby approved, all buildings/structures/hardstanding on the application site shall be removed in their entirety and the site remediated fully to the satisfaction of the Department of the Environment.

Reason(s):

1. To ensure the development does not have an adverse impact on public health or the wider environment, in accordance with Policies GD1 and GD6 of the Adopted Island Plan 2011 (Revised 2014).
2. To ensure the development does not have an adverse impact on public health or the wider environment, in accordance with Policies GD1 and GD6 of the Adopted Island Plan 2011 (Revised 2014).
3. To ensure that the property has adequate foul drainage and in order to prevent any pollution of groundwater in accordance with Policy LWM2 of the Adopted Island Plan 2011 (Revised 2014).
4. In the interests of highway safety, in accordance with Policy GD1 of the Adopted Island Plan 2011 (Revised 2014).

APPROVED

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number PP/2016/1010

5. To ensure the protection of all protected species in accordance with Policies NE1, NE2 and NE4 of the Adopted Island Plan 2011 (Revised 2014).
6. To safeguard the character and appearance of the area in accordance with Policies GD1 and NE7 of the Adopted Island Plan 2011 (Revised 2014).

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:

Location Plan
Planning and Design Statement
Framework Site Waste Management Plan
Phase 1 Contaminated Land Desk Study
Proposed Housing
Proposed Site Plan
Proposed Floor Plans
Proposed Elevations

DECISION DATE: 27/10/2016

The development may also require building permission, for which a separate application will need to be made. If you are in any doubt as to whether building permission is required please telephone the Building Applications Team on 448407.

APPROVED