(Not to be used for House Extensions, Replacement Windows or Advert Apps)

| Applications No:P/2009/1246 | | Deadline Date: 24/09/2009 | | |
|--|---------------------------------|---|---------|--|
| Address: Chateau De La Mer Apar Helier. | tments, Havre des Pas, St. | Registered SSI, or pSSI or BLI Not Registered | | |
| Description of Work: RETROSPEC steps to beach. | TIVE: Construct replacement | | | |
| Zones/Listed: Built-Up Area ☐Rams Of Local Interest | ar Site□Shoreline Zone□Building | | in come | |

| Context | |
|-----------------------------------|---|
| Site Description and Existing use | Stairs form part of the sea wall and are located directly in front of an apartment block on the outskirts of St. Helier within the Havre des Pas/Dicq area. |
| Proposal and Proposed Use | The application is for the retrospective construction of replacement steps leading from the apartments over/through the sea wall and onto the beach. |
| Policy Considerations | BE11 – Public access to and along the shoreline will be protected and enhance where possible. |
| | M1 - Within this zone there is a presumption against all developments except those which are essential for access to water. |
| | With the above policies in mind the retention of the access to the water/beach should be maintained in the interests of public access to the shoreline. |
| Relevant Planning History | None. |

| Officer Analysis | | | | |
|---|--|--|--|--|
| Design (Form, size, scale, siting) | Concrete steps with direct access through a small sea wall access to beach. Functional access nothing more. | | | |
| Architectural Detail and use of materials | Concrete formed steps without any form of embellishment by way of ballustrading or finishes. | | | |
| Impact on Neighbours | None. | | | |
| Access, car parking and Highway considerations | N/A | | | |
| Landscaping Issues | N/A | | | |

| Other Material considerations | Required P | | Provid | led | Comments | | |
|-------------------------------|------------|----|--------|--------|----------|---------------|-----------|
| | YES | NO | YES | NO | | | |
| Percentage For Art | TEATH S | X | 1311 | | | | K II DE E |
| Contaminated Land | 1/02/05 | X | 3.55 | WYns | | | (A) |
| Archaeology | | X | red la | A SERV | | In the second | |
| Waste Management | 1.83 | X | | 75.00 | | Miner Control | - 10.00 E |
| Foul Sewage Disposal | | Х | 3 | | | | |

| Other material | Comments received from Marine Coastal Officer suggested an EIA may |
|----------------|--|
| considerations | be necessary as the development occurred in a marine protected zone with access to |
| | water. An EIA screening form has confirmed that an EIA is not required (Refer to |
| | EIA/2009/1520 for further detail). |

| Statutory Considera | ations | | |
|---|--|--------------------|---|
| Statutory advertising period expired? | JEP Date Site Notice Cert Date | 30.06.09 9.7.09 | Comments |
| *************************************** | Photo received/ok? | Yes | |
| Summary of consultations | principal registered build objections". | ing they do not | eps are located some 10 m away from the have an adverse impact on the setting." "No 17.7.09 – Requested an EIA. |
| Summary of Representations | None. | | |
| Responses from applicants/ amendments/ | N/A | | |

| Recommendation | | |
|-------------------------|---|-----|
| Summary/ Conclusion | In view of the fact that the steps have been in existence for some time and are mere being replaced there is no reason to object to the proposal. | ely |
| Recommendation | APPROVAL | b |
| Conditions | None. | |
| Reasons | None. | |
| Site Visited | Site known to officer | - |
| Final Drawings (Log) | A: Location Plan B: Site Layout C: Photograph 1 D: Photograph 2 | |
| Planning Officer | | |
| Recommendation Date | 25.08.09 | |

Note: This sheet should be positioned under the DCR within the file. One set of the final drawings should be paper-clipped together in the wallet.

Environmental Impact Assessment Screening Checklist



Application Address: Chateau de la Mer Apartments, Harve des Pas, St Helier

Description of Work: RETROSPECTIVE: Construct replacement steps to beach.

Application No: P/2009/1246

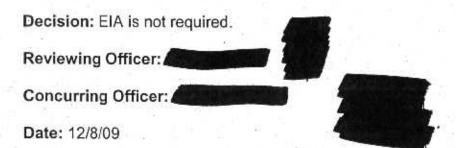
Applicant:

| Consideration | Yes | No | Uncertain | Comments |
|--|----------|----------|------------------|-------------------------------|
| is the proposal prescribed development specified in Column 1 Schedule 1 of the El Order? | Ė | Х | | |
| s any qualifying criterion specified in Column 2 of Schedule 1 of the El Order exceeded or met? | | Х | | |
| s the proposal a change or extension of a prescribed development that is already authorised, executed or in the process of being executed, as per Article 2(3) of the EIA Order? | | X | | |
| If you have ticked 'yes' to any of the above, an EIA Impact) (Jersey) Order 2006. | is requi | red as p | per the Planning | g and Building (Environmental |
| s the project on a large scale in the local context? | | X | 3 | |
| Is the site in or near a sensitive site (eg Ecological SSI or pSSI, Ramsar Site, Les Mielles)? | X | | 3.00 | 2 8 |
| s it likely to impact on natural processes? | | X | | G. 178 |
| Is there likely to be significant public reaction to the project? | | X | | 2150 |
| Is the project complex with areas of uncertainty as to impact? | | Х | | |
| Are there any significant environmental concerns in the construction, operation or decommissioning phases? | | X | 1 , 1 | |
| Does the project produce significant quantities of wastes? | ST | X | | |
| Is the project energy intensive? | The A | X | | |
| Does the project utilise novel technology? | i – | Х | N 2= 1 | |
| Is there a history of contamination or other environmental concerns on site? | | Х | 7.1 | dans like |
| Could the environmental effects have more than a local impact? | | X | ke n . | |
| Are there environmental concerns that cannot be dealt with by planning conditions or requesting more information? | 105 | Х | | * - |
| Is the project covered by existing environmental legislation or in international law? | 10 | X | | 1 to 1 to 1 |

If you have ticked 'yes' or 'uncertain' to any of the above, an EIA may be required if, because of factors such as the nature, size or location of the proposed development, the Minister deems that the development is likely to have a significant effect on the environment of the Island or elsewhere, as per Article 13(1)(b) of the Planning and Building (Jersey) Law 2002.

Additional Comments:

The steps adjoining the sea wall are considered an integral part of the sea wall, and thereby a part of a coastal structure to combat erosion. The reconstruction of coastal works are specifically excluded from prescribed development under 10(14) of Column 1 of Schedule 1 of the El Order and therefore an EIA is not required.



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 States of Jersey

Mr John Marshall 1 Chateau De La Mer Havre des Pas St Helier JE2 4UL

Planning Application Number P/2009/1246

Planning Permit

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 <u>may</u> 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 & Environment, having considered your application hereby GRANTS PERMISSION TO DEVELOP LAND¹ under Article 19 of the Planning and Building (Jersey) Law 2002.

RETROSPECTIVE: Construct replacement steps to beach.

To be carried out at:

Chateau De La Mer Apartments, Havre des Pas, St. Helier.

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.

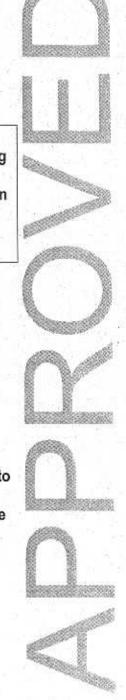
Subject to compliance with the following conditions and approved plan(s):

Standard Condition

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

¹ CAUTION (P1; P/2009/1246; Page 1)
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.





Planning Permit

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2009/1246

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

FOR YOUR INFORMATION:

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

A: Location Plan

B: Site Layout

C: Photograph 1

D: Photograph 2

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.

Sign or Director

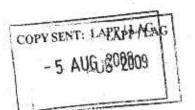
CAUTION

25/08/2009

(P1; P/2009/1246; Page 2)

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.





Environment Department

Howard Davis Farm La Grande Route de la Trinite Trinity Jersey JE3 5JP

Telephone 01534 866200 Facsimile 01534 866201 www.environment.gov.je

Planning consultation response

To:



From:

Environment

Department

tel. 441600

CC:

Subject P/2009/1246

Construct

replacement Date:

17th July 2009

steps to beach

File

ESU/11

ref.:

Dear I

Thank you for the opportunity to comment on the above application. I have now had a chance to review the proposals submitted and, based on the information provided, would like to make the following comments

The development has occurred in the marine protected zone where there is a presumption against all developments except those which are essential for navigation, access to water, fishing and fish farming and coastal defence (Policy M1). The development is also in the Ramsar site, a site of international importance. I presume that the development will require an EIA as the development is on land covered or, in the normal course of tides, from time to time covered by sea water (Planning and Building (Environmental Impact)(Jersey) Order 2006).

Investigation will also be necessary to establish whether the development has breached the Food and Environmental Protection Act 1985 (Jersey) Order 1987.

However the development is small and replaces an existing structure. It is unlikely that the effect on the marine environment will be significant. This will no doubt be covered by the EIA.

Yours sincerely

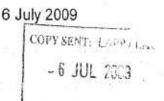
Marine and Coastal Officer.

TO:

Central team

FROM:

Historic Environment Team



HISTORIC BUILDING CONSULTATION RESPONSE

Application Address: Chateau De La Mer Apartments, Havre des Pas, St. Helier.

GRADE:BLI D C REF: P/2009/1246

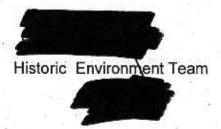
Further to your request dated 06/07/2009 my comments are as follows:

As the steps are located some 10metres away from the principal registered building and at a lower level they do not have an adverse impact on the setting.

Policy consideration is Policy G13 of the Jersey Island Plan 2002 which relates to buildings and places of architectural and historic interest.

HET- no objections

(NB Any comment on this consultation response by the applicant or agent must be addressed to the relevant Planning Officer who maintains the file, and not to the Historic Environment Team.)



| 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 P & El Receiver | States 👼 |
|--|-------------------|
| Planning and Building (Jersey) Law, 2002 Application for Permission to Develop Land | 2 9 MAY 2000 |
| Please read the general guidance notes on the back of this form before answering al | Il the questions. |

Please read the general guidance notes on the back of this form before answering all the questions One original and five copies of this form must be provided. Please complete using block letters. Failure to fully complete this form could result in delays.

- 1. If this is a revised Planning application please state previous permit number
- 2. Have you received any pre-application advice in relation to this project? (tick) Yes No x

If Yes, please state the name of the officer you dealt with

Give the full address of the land or property that is the subject of this application, including field number where relevant.

CHATEAU DE LA MOR APARTMENTS
14AVIRE DES PAS
57 HELIOR

Field No

Postcode: Jan 40h

4. What is the full name and address of the applicant? (See note 4)

JOHN MARSHALL
I CHATTON DELA MER
HAVRE DES PAS
ST. HOLLON

Postcode: JEZ4UL

Contact Tel Fax

Email

5. What is the full name, address and daytime telephone number of the architect or agent making this application if different to the applicant?

> Contact Tel Fax

Email

6. What is the full name and address of the owner?

AS ABNE

Tel

Fax

Email

Postcode:

Postcode:

7. Give a clear and concise description of the proposed development, itemising any revisions to a previous application. (IMPORTANT: PLEASE READ NOTE 5)

REPLACEMENT OF CHARTE BEAGI STOPS AT FORMULE PROJORT WHICH WORE JOHOLISHOD

9. What is the area of land (including buildings) to which the application relates? Sam 10. Do the proposals include a new or altered means of vehicular access to a road? (tick) No x 11. What systems are used for the disposal of foul sewage and surface water? Foul Sewer Foul Sewage (tick) Surface Water (tick) Surface Water Sewer Septic Tank / Soakaway Soakaway Cesspool / Tight tank Storage Tank 12. Could any previous uses of the land have potentially contaminated the site? Yes No (if yes, please provide details such as a desktop study and/or intrusive investigation result - see the department's guidance, 'Development of Potentially Contaminated Land') Give details of plans, drawing, maps and photographs included with this form. (Continue on separate sheet if necessary, IMPORTANT: PLEASE READ NOTE 7) Description of Drawing Drawing No. No. of Copies 14. Fee Calculator Number of Fee per Item Category Total Category 3 £233.00 e.q £699.00 × 2 239 20 478 -Total fees due £ 428 Please indicate how you would like to make payment (tick): Credit Card* *Credit Card payments can be made by completing a separate form coded: CCNPT Cheque Number Cheque Value This Application Form Must be Signed by the Applicant and Agent. APPLICANT/AGENT DECLARATION: I am aware that it is an offence to submit false or misleading information with an application. This application is made with my authority and I confirm that I have read and understood the notes section detailed with this form. As part of the application process, I am aware and agree that any of the information supplied in this application may be disclosed to relevant States Departments, other relevant authorities, made accessible to members of the public and published in the local media or on a wite. Confidentiality is maintained on a broader front through the auspice of Jersey's Data Protection Law. I config lars given in this application and the accompanying drawings are correct. Applicant Signature JOHN MARSHAY FULL NAME IN BLOCK LETTERS Agent Signature Date FULL NAME IN BLOCK LETTERS This Application Form must be signed by the Owner of the Land or Property as being submitted with his or her knowledge and agreement. OWNER'S DECLARATION: This application is made with my authority and I confirm that I have read and understood the note: section detailed with this form. As part of the application process, I am aware and agree that any of the information this application may be disclosed to relevant States Departments, other relevant authorities, made accessi the public and published in the local media or on our website. I also understand that the site will need to of the Department and that notes/photographs may be taken to assist in the determination of the appli is maintained on a of Jarsey's Data Protection Law. Signature P.R LEW. HM EFCEIVER GENERAL FULL NAME IN BLOCK LETTERS

