

Draft Conditions

Dated 01/04/2022

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

Timing

1. Time Limit: The development shall commence within three years of the decision date.

Reason: *The Department will need to reconsider this proposal in the light of any future change in circumstances.*

Compliance

2. The development hereby approved shall be carried out in accordance with the drawings which form part of this permission.

Reason: *to ensure that the development is carried out and completed in accordance with the details approved.*

3. During operational stage, no external storage of materials, equipment, waste, goods and/or other products shall take place on the Service Yard, other than directly required for the normal operation of the hospital.

Reason: *This is required to safeguard the amenity of nearby residents in accordance with policy GD1 of the Bridging Island Plan (2022).*

Phasing

4. A phasing plan for the whole development, including demolition, construction of hospital building and Westmount Road, shall be submitted and approved by the Department before the commencement of the development. The Phasing Plan shall include details of the parts of the scheme to be developed within each phase of the development / development parcel. Any variations shall be agreed to in writing by the Department prior to the commencement of such work.

Reason: *In the interest of proper planning and to secure the comprehensive phased development of the Site in accordance with policy CI3 of the Bridging Island Plan (2022).*

Play Equipment

5. Prior to the commencement of works to the play park full details of the play equipment and means of enclosure in People's Park shall be submitted to, and approved in writing by, the Department and the Parish of St. Helier. The approved details shall be implemented in full prior to the first occupation of the approved development and thereafter retained as such.

Reason: *To protect the visual amenities of the surrounding area, the character of the street scene and the amenities of nearby residents, in accordance with policies GD1 and CI8 of the Bridging Island Plan (2022).*

Residential Amenity

6. Prior to the first installation of operational plant, details of noise attenuation and plant screens/ louvres and calculations of plant noise at noise sensitive receivers shall be submitted to and approved in writing by the Department. The approved mitigation measures shall thereafter be implemented in full and retained as such.

Reason: *To protect the amenities of occupiers of neighbouring properties, in accordance with policy GD1 of the Bridging Island Plan (2022).*

Waste and Recycling

7. Prior to the commencement of each separate phase relating to demolition, highways works and the main hospital build and operational waste, details of the methods to reduce, recycle and re-use construction and demolition and operational waste shall be submitted to, and approved in writing by, the Department. The details shall be set out in a Site Waste Management Plan ('SWMP') which shall assess, quantify and propose a method for each material identified. Thereafter, the SWMP shall be maintained as a living document and waste management shall be implemented in full accordance with the approved Waste Management Strategy. Any variations shall be agreed to in writing by the Department prior to the commencement of such work.

Reason: *To ensure that waste construction and demolition materials are minimised wherever possible, and where they do arise, that they are re-used and recycled, so that the amount of waste to be transported is minimised, in accordance with policy WER1 of the Bridging Island Plan (2022).*

Contamination

8. Following the commencement of development of each phase during the demolition and construction phases, should any contamination not previously identified be found, the Department must be informed immediately. No further development shall be carried out (unless otherwise agreed in writing with the Department) until the levels of potential contaminants on the site have been investigated and any risks to human health or the wider environment assessed and mitigated.

Reason: *To ensure the development does not have an adverse impact on public health or the wider environment, in accordance with policy GD 1 of the Bridging Island Plan (2022).*

9. No part of the final hospital scheme shall be occupied, until a completion report and contaminated land completion certificate demonstrating completion of the works and the effectiveness of any required remediation set out in the approved scheme, is submitted to and approved in writing by the Department. Where required by the Department 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 Department.

Reason: *To ensure the development does not have an adverse impact on public health or the wider environment, in accordance with policy GD 1 of the Bridging Island Plan (2022).*

BREEAM

10. A) The Hospital, Mental Health and Knowledge Centre buildings hereby approved shall achieve a minimum BREEAM rating of 'Very Good'

B) No work shall take place above ground floor slab level of any part of the development until evidence that the development is registered with the Building Research Establishment (BRE) against the BREEAM 2016 International scheme and Design Stage certificates confirm that the development will achieve a BREEAM rating of Very Good are submitted and approved in writing by the Department to demonstrate compliance with part (A).

C) Within six months of occupation of any of the buildings, evidence shall be submitted in the form of a Post Construction certificate (provided by the BRE via the qualified assessor) to demonstrate full compliance with part (A) for that specific building.

Reason: *To ensure that the development does not have an adverse impact on the environment, in accordance with Policy ME2 of the Bridging Island Plan (2022).*

Whole Life Cycle Carbon

11. No part of the development shall be occupied until a Whole Life Carbon Assessment (using the RICS methodology in place at the time) assessing the Hospital's carbon emissions over its life-time, accounting for embodied carbon and any future potential carbon emissions, including benefits from reuse and recycling of building structure and materials, has been submitted to the Department.

Reason: *to ensure that the development is has adequate measures for reducing lifetime carbon emissions, in accordance with Policy SP1 of the Bridging Island Plan (2022).*

Energy

12. No part of the scheme shall be occupied, until the precise details of renewable energy measures and amount of carbon offset by the technology have been submitted to and approved in writing by the Department. Once details are approved, they shall be implemented in full and thereafter retained as such.

Reason: *To ensure the development has adequate renewable energy measures and in order to off-set the developments carbon emissions in accordance with policy SP1 and ME1 of the Bridging Island Plan (2022).*

Heritage

13. If hidden historic features are revealed during the course of works, they shall be retained in-situ until examined by the Department or their authorised officer. Works shall be suspended in the relevant area of the building and the Department notified immediately with a view to agreeing the appropriate action.

Reason: *To ensure that special regard is paid to the interests of protecting the architectural and historical interest, character and integrity of the building or place in accordance with policies HE 1, HE 5 and SP 4 of the Bridging Island Plan (2022).*

14. Prior to the demolition of Briez Izel, Thorpe Cottage and Chapelle de St. Luc a programme of recording and analysis, to be agreed with the Department, shall be submitted to and approved by the Department. The recording and analysis shall be carried out by a suitably qualified person as agreed by the Department. That work shall be carried out in full accordance with the programme approved. Any variations shall be agreed to in writing by the Department prior to the commencement of such work.

Reason: *To ensure that special regard is paid to the interests of protecting the architectural and historical interest, character and integrity of the building or place in accordance with policies HE 1, HE 5 and SP 4 of the Bridging Island Plan (2022).*

15. No part of the development hereby permitted shall be begun until a Project Design by a competent person for a phased programme of archaeological oversight has been submitted to and approved in writing by the Department. The Project Design once approved, shall be implemented. In the event that any significant archaeological finds are made, work shall cease in that area and the Department shall be notified immediately to allow for proper evaluation of such finds and further mitigation.

Reason: *To ensure that special regard is paid to the interests of protecting the architectural and historical interest, character and integrity of the building or place in accordance with policies HE 5 and SP 4 of the Bridging Island Plan (2022).*

16. No part of the development hereby permitted shall be begun until a Project Design by a competent person for detailed archaeological excavation, in accordance with the findings of the archaeological oversight, which will include a programme of controlled, intrusive fieldwork with defined research objectives to examine, record and interpret archaeological deposits, features and structures and have provision to for post evaluation reporting has been submitted to and approved in writing by the Department. Once approved in writing, shall be implemented at the applicant's expense. In the event that any significant archaeological finds are made, work shall cease in that area and the Department shall be notified immediately to allow for proper evaluation of such finds and may further mitigation.

Reason: *To ensure that special regard is paid to the interests of protecting the architectural and historical interest, character and integrity of the building or place in accordance with policies HE 5 and SP 4 of the Bridging Island Plan (2022).*

Transport and Highways

17. No part of the development hereby approved shall be occupied until the means of vehicle, pedestrian and cycle access as indicated on the approved plans has been wholly constructed in accordance with the approved plans and shall thereafter be retained as such.

Reason: *In the interests of highway safety, in accordance with policy TT1 of the Bridging Island Plan (2022).*

18. A Demolition and Construction Traffic Management Plan must be scoped and approved pre-commencement by the Department. This could include, but not be restricted to, wheel washing facilities, restrictions relating to parking off-site, proposed hours of work and movement, HGV routes to and from the site and highways condition surveys before and after works.

Reason: *To minimise the impact to the general travelling public in accordance with policy TT1 and GD1 of the Bridging Island Plan (2022).*

19. A highways agreement will be entered into between the developer and the highway authority to cover the adaptation and adoption of any highway infrastructure required in mitigation of the impacts of the development. The highways agreement will include arrangements for the statutory instruments and approvals that are the responsibility of the Minister for Infrastructure. This is required to be agreed six months in advance of the commencement of any physical works to the highways infrastructure.

Reason: *In the interests of proper planning and to ensure proposals are suitably designed for users of the public highways including disabled users in accordance with policies TT1, TT2, GD1, GD6 and SP7 of the Bridging Island Plan (2022).*

20. A Bus Strategy must be prepared by the applicant and submitted and approved by the Department 12 months prior to first occupation of any element of the development approved. This document should include, but not be restricted to, funding arrangements, bus interchange facilities and waiting infrastructure. The document will also need to identify bus service design, including timetabling, frequencies, vehicle type and routing.

Reason: *To develop a culture of bus travel and encourage sustainable travel, in accordance with policies TT1 and SP1 of the Bridging Island Plan (2022).*

21. A Parking Strategy must be prepared by the applicant and submitted and approved by the Department 12 months prior to first occupation of any element of the development approved.

Reason: *To manage parking on site and give due consideration to those who require priority parking and to ensure that the development provides adequate provision for off-street parking and manoeuvring for users of the site, in the interests of highway safety and the general amenities of the area, in accordance with policy GD1, TT1 and TT4 of the*

Bridging Island Plan (2022). And to promote sustainable patterns of development, in accordance with policies TT1, TT2, TT4 and SP1 of the Bridging Island Plan (2022).

22. The development shall not be occupied until an effective site-wide travel plan is agreed and resourced for a minimum period of 10 years. The travel plan is to be based on the provisions set out within the submitted framework travel plan. The full scope of the travel plan must be agreed with the Department.

Reason: *In the interests of promoting sustainable patterns of development, in accordance with Policy TT1 of the Bridging Island Plan (2022).*

Landscape and Trees

23. As per an agreed plan, all hard and soft landscape works carried out in full, prior to the occupation of the relevant building. Hard and soft landscape works shall be completed following the removal of the temporary site and welfare offices.

Reason: To ensure that the benefits of the approved landscaping scheme are carried out and completed, making a positive contribution to the amenities of the site in accordance with policies GD1, GD6, NE1, NE2, NE3, SP3, SP5, CI6 and CI7 of the Bridging Island Plan (2022).

24. Prior to completion of the hard and soft landscape works, a Landscape and Management Plan for an initial period of 10 years for those proposed works will be submitted to and approved in writing by the Department, following this the plan shall be reviewed every 5 years. The schedule shall include details of the arrangements for its implementation and ongoing maintenance. The maintenance shall be continued in accordance with the approved schedule unless otherwise agreed in writing by the Department.

Reason: *This condition is necessary to ensure the protection of wildlife and supporting habitat and secure opportunities for the enhancement of the nature conservation value of the site in accordance with the requirements of policies GD1, NE1, NE2, NE3, SP4 and SP5 of the Bridging Island Plan (2022).*

25. Any tree felling, hedge removal or any clearance works should be undertaken between the months of 1st October to 1st March in any calendar year, unless a qualified and competent person has confirmed that there are no nesting birds or other protected wildlife in any of the trees or hedgerows to be felled or removed 48 hours prior to removal.

Reason: *To ensure the protection of any nesting birds and any recognised species in accordance with policies NE1 and SP5 of the Bridging Island Plan (2022).*

26. No part of the development hereby permitted shall be begun until details for the protection all existing trees to be retained on site for the duration of the development works has been submitted to and approved in writing by the Department. The tree protection plan shall include details of: 1.) all protective fencing to be erected around each tree(s) and shall include details of the height of the fencing and distance from the tree trunk(s) or the crown spread. 2.) the appropriate handling of spoil/waste/storage of other materials generated

during development works on site, to ensure the protection of all existing tree(s). 3. Any excavations, including any trench for services or drains that may be in close proximity to existing trees. Once agreed, the tree protection plan shall be implemented in full and retained during development works unless otherwise agreed in writing with the Department.

Reason: *To prevent trees on site from being damaged during building works in accordance with policies GD1, SP4, SP5 and NE3 of the Bridging Island Plan (2022).*

27. As per an agreed plan, Trees, shrubs, climbers, herbaceous, wildflower grasses and roof garden landscape planting shall be implemented in accordance with the approved landscape scheme as soon as practicable and prior to the first occupation of the relevant building following completion of the works. Any failures will be replaced annually as necessary, up to and including the 5th year after practical completion within 5 years. All shrubs, climbers, herbaceous, bulbs and roof garden planting including wildflower grasses shall be replaced annually as necessary up to and including the 3rd anniversary of the original planting (36 months)

Reason: To ensure that the benefits of the approved landscaping scheme are carried out and completed, making a positive contribution to the amenities of the site in accordance with policies GD1, GD6, NE1, NE2, NE3, SP3, SP5, CI6 and CI7 of the Bridging Island Plan (2022).

Ecology

28. Species Protection Plans by a competent person will be submitted to and approved in writing by the Department prior to the start of each phase of demolition and each phase of construction.

Reason: *To ensure the protection of any recognised species in accordance with policies NE1 and SP5 of the Bridging Island Plan (2022).*

29. The findings and required mitigation measures outlined in the submitted Species Protection Plan shall be implemented prior to the commencement of demolition, continued throughout the phases of development (where applicable) and thereafter retained as such. Any variations that may be required as a result of findings on site are to be agreed in writing by the Department prior to works being undertaken. If within 12 months of the date of this permission, planning permission has not been implemented for the new hospital facility on site then an updated Species Protection Plan shall be submitted to the Department and approved in writing.

Reason: *To ensure the protection of all protected species in accordance with the requirements of Policies SP5 and NE1 of the Adopted Bridging Island Plan 2022.*

Levels

30. Prior to commencement of the main construction works, not including demolition or West Mount Road, details of any earthworks which involve changes to existing levels on the site

have been submitted to and approved in writing by the Department. These details shall include the proposed grading and mounding of land, including the levels and contours to be formed, showing the relationship of any new site levels to existing site levels and vegetation, and the placement of fill material on the site. The scheme shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Department.

Reason: *To ensure that the benefits of the approved landscaping scheme are carried out and completed, making a positive contribution to the amenities of the site in accordance with policies GD1, NE1, NE2, NE3 and SP5 of the Bridging Island Plan (2022).*

Materials

31. Prior to their first use on site, a sample panel of all external materials to be used (including any hard landscaping materials), to be agreed with the Department, shall be constructed on site and approved by the Department. The approved materials shall be implemented in full and thereafter retained as such.

Reason: *To promote good design and to safeguard the character and appearance of the surrounding area, in accordance with policies GD1, GD6 and SP4 of the Bridging Island Plan (2022).*

32. Full details of external screening of mechanical, electrical, plumbing equipment will be submitted to the Department and approved prior to installation.

Reason: *To promote good design and to safeguard the character and appearance of the surrounding area, in accordance with policies GD1, GD6 and SP4 of the Bridging Island Plan (2022).*

Drawings

33. Prior to their first use on site, drawings to a scale of no less than 1:50 shall be submitted to and approved in writing by the Department for details of materials. No part of the development hereby approved shall be occupied until the details are implemented in full and thereafter, they must be retained as such.

Reason: *To promote good design and to safeguard the character and appearance of the surrounding area, in accordance with policies GD1, GD6 and SP4 of the Bridging Island Plan (2022).*

Art

34. Prior to any installation on site, precise details of the proposed art arrangements to serve the development shall be submitted to and approved in writing by the Department. The approved scheme shall be implemented in full prior to first occupation of any buildings on site and thereafter retained as such.

Reason: *To ensure compliance with Policy GD 10 of the Adopted Bridging Island Plan 2022.*

External Lighting

35. Full details of the external lighting shall be submitted to and approved in writing by, the Department, prior to its first installation. The approved scheme shall be implemented in full and thereafter retained as such.

Reason: *To safeguard the amenities and privacy of the occupants of the adjoining properties in accordance with policy GD1 of the Bridging Island Plan (2022).*

Memorial Fountain

36. Prior to commencement of demolition in the relevant phase full details of the means of relocating the fountain memorial and the specified location shall be submitted to, and approved in writing by, the Department. This shall include submission of a plan showing the existing and proposed new location. The approved details shall be implemented in full prior to the first occupation of the approved development and thereafter retained as such. It shall be maintained as a part of the hospital landscape.

Reason: *To safeguard the existing memorial fountain to Ms Turner, currently located adjacent to the Westmount Centre and to accord with policies SP3 and SP4 of the Bridging Island Plan (2022).*

Drainage

37. Prior to commencement of demolition in any phase, a scheme indicating the permanent severing and capping of all surface water connections into the private foul sewer and consequently the foul sewer network (with neither the temporary or permanent reinstatement of any surface water connection to the foul sewer network), shall be submitted to and approved in writing by the Department. In addition, all sewers should be adequately protected from demolition and all sewers and connections should be adequately protected from the ingress or any deleterious materials of substances.

Reason: *To safeguard existing drainage from damage and to comply with policy WER7 of the Bridging Island Plan (2022).*

Construction/ Environmental Management

38. A full Demolition and Construction Environmental Management Plan must be approved pre-commencement by the Department. This should include:

- i. An introduction consisting of construction phase environmental management plan, definitions and abbreviations and project description and location;
- ii. A description of management responsibilities;
- iii. A description of the construction and demolition programme which identifies activities likely to cause high levels of noise or dust;
- iv. Site working hours and a named person for residents to contact;

- v. Detailed Site logistics arrangements;
- vi. Details regarding dust and noise mitigation measures to be deployed including identification of sensitive receptors and ongoing monitoring;
- viii. Details of the hours of works and other measures to mitigate the impact of construction on the amenity of the area and safety of the highway network; and
- ix. Communication procedures with the Department and local community regarding key construction issues – newsletters, fliers etc.

The construction shall thereafter be carried out in accordance with the details and measures approved in the CEMP for the related phase unless the written consent of the Department is received for any variation.

Reason: *This is required prior to construction to avoid hazard and obstruction being caused to users of the public highway and to safeguard residential amenity during the whole of the construction period in accordance with policies TT1 and GD1 of the Bridging Island Plan (2022).*

39. There should be no noisy works audible at the site perimeter (demolition / construction) outside of 8am to 6pm Monday to Friday and 8am to 1pm Saturdays without prior permission from the Department.

Reason: *In the interest of protecting residential amenity in accordance with policy GD1 of the Bridging Island Plan (2022).*

Wind

40. Details of shelter screens for mitigation against climate next to the out-patient entrance on the south façade of the main building will be submitted and approved by the Department prior to their first installation.

Reason: *To ensure no harm on the amenities of occupants in compliance with policy GD1 of the Bridging Island Plan (2022).*

Grampian Conditions

41. Prior to the final phase of highways works beginning, proposals for the relocation of the Jersey Bowling Club shall have been submitted to the Department.

Reason: *To offer support for the current users of the Jersey Bowling Club to facilitate relocation, minimise disruption associated with the proposals and give due consideration to their particular needs, in accordance with policy CI5 of the Bridging Island Plan (2022).*

42. No part of the development hereby approved shall be occupied until the drainage works including public surface water sewer and outfall have been completed.

Reason: *To ensure that the property has adequate drainage and discharge of foul sewage in order to suitably dispose of foul water and prevent flooding in accordance with policy WER6 and WER7 of the Bridging Island Plan (2022).*

Informative

1. A photographic survey showing the condition of the footway and carriageway on the frontage of the development site and beyond the immediate frontage of the development site at Westmount Road, to include any junctions on the delivery route near the site, identified with the Department, shall be undertaken, and submitted to the Department. After works are complete a second survey should be submitted to the Department. Any defects and damage to the highway must be made good to standards specific by the Department following works.

Draft Planning Obligations

Both parties agree that Planning Obligations are required to mitigate the impact of the development.

This section sets out the items anticipated to be delivered through Planning Obligation Agreements between the Applicant and the Department.

Transport

1. A Highways Agreement to cover the adaption and adoption of mitigation schemes, e.g. junction improvements, footways, cycleways, signalling infrastructure etc. which require approvals and local technical knowledge. This also should include an allowance for Department resource and interface for project management, legal instruments and detailed design support and approvals, during the works on any current or future Department assets administered by the Department.
2. The resourcing requirements identified in the bus service development plan. Including the potential subsidy to improve bus services to and from the development site, if required, as a direct and sustainable way of access that will be vital for many staff, patients and visitors, pre-occupation. This item will also need to also include bus stops and other bus waiting infrastructure.
3. If the car park management plan identifies that IHE resource will be required to manage and maintain aspects of this operation in the future, these costs must be covered by the POA. If it is anticipated that no existing Government of Jersey resources are needed to manage, maintain and operate the car parking services on site, then no POA will be required for this item.
4. The resourcing requirements for the travel plan, to maintain its independence of function, and guarantee the measures are delivered. It is suggested that there is a mechanism within the travel plan to ensure the costs of annual monitoring and reporting are met by the applicant.