Draft Conditions Latest 22nd April 22

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:*** *In the interests of proper planning.*

**Compliance**

1. The development hereby approved shall be carried out in accordance with the drawings and documents as set out in the schedule, agreed with the Department, which forms part of this permission.

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

1. No external storage shall take place on the Service Yard, other than goods which are in transit directly required for the normal operation of the hospital.

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

**Phasing**

1. A phasing plan for the whole development, including, but limited to, the demolition of existing buildings and structures, construction of the hospital buildings, Westmount Road re-engineering works, and landscaping works 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 interests 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**

1. Prior to the commencement of works to the play park in People’s Park, full details of the play equipment and means of enclosure shall be submitted to, and approved in writing by, the Department. 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**

1. 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 plant, machinery or other equipment used on the site shall be installed and operated in such a way that the noise generated from the site shall be at least 5dBA below background noise levels, when measured in accordance with BS4142:2014.

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

**Waste and Recycling**

1. Prior to the commencement of each phase of the development details of the methods to reduce, recycle and re-use construction and demolition 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).*

1. Prior to occupation, details of operational waste shall be submitted to, and approved in writing by, the Department. Any variations shall be agreed to in writing by the Department prior to the commencement of such work.

***Reason:*** *To ensure that operational waste is minimised wherever possible and appropriate, and where it does arise, that it is re-used and recycled, so that the amount of waste is minimised, in accordance with policy WER1 of the Bridging Island Plan (2022).*

**Contamination**

1. Following the commencement of development of each phase, 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).*

1. No part of the final hospital scheme shall be occupied, until a ground contamination completion report and contaminated land completion certificate demonstrating completion of the contamination mitigation works (where applicable) 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**

1. 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).*

**Energy**

1. Prior to their installation, details of renewable energy measures (kWh/year) and amount of carbon offset (CO2e) by the measures employed shall be submitted to the Department to support the ≥20% improvement over the Jersey Building Bye-Laws Part 11 (Conservation of Fuel and Power) (2016) Technical Guidance Note. Measures 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).*

**Whole Life Cycle Carbon**

1. The development should calculate whole lifecycle carbon emissions (CO2e/m2) through a nationally recognised Whole Life-Cycle Carbon Assessment (e.g. RICS methodology in place at the time) determining 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, based on the approved planning submission 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).*

**Heritage**

1. 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).*

1. 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 and made available to Jersey’s Historic Environment Record. 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).*

1. 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).*

1. 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).*

1. The proposed heritage landscape enhancements shown on drawing OHP-LDA-ZZ-ZZ-DR-L-000341 PO4 shall be implemented prior to occupation of the development and maintained thereafter.

***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**

1. 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).*

1. A Demolition and Construction Traffic Management Plan must be scoped and approved by the Department prior to the commencement of development. This will 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).*

1. A highways agreement will be entered into between the applicant 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 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).*

1. A bus strategy related to the new hospital must be prepared by the applicant and submitted and approved by the Department 12 months prior to first occupation of any part 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 (15 minute daytime frequency), vehicle type, routing, and integration with the wider Island travel strategy.

***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).*

1. A Parking Strategy must be prepared by the applicant and submitted and approved by the Department prior to the commencement of the relevant phase which involves displacement of any existing car parking. The strategy shall include, but not be limited to, phasing approach, timing, strategy for displaced parking, priority parking, management for on and off-street parking.

***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).*

1. The development shall not be occupied until a site-wide travel plan is agreed with the Department 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 and shall include, but not be limited to, the modal split to be achieved and further mitigation measures against those modal split targets. The full scope of the travel plan must be agreed with the Department and implemented and monitored every 5 years thereafter.

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

**Landscape and Trees**

1. A landscape phasing plan shall be submitted to and approved by the Department before the commencement of each relevant phase.

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

1. Prior to completion of the hard and soft landscape works, a Landscape Ecology 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).*

1. 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 to the Department 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).*

1. 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).*

1. Trees, shrubs, climbers, herbaceous, wildflower grasses and roof garden landscape planting shall be implemented in accordance with the approved phasing plan (Condition 4) 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).

1. Prior to commencement of the main construction works, details of any earthworks which involve changes to existing levels on the site shall be 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).*

**Ecology**

1. Species Protection Plans produced by a qualified and competent person and informed by appropriate updated surveys, 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).*

1. 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.*

**Materials**

1. Prior to their first use on site, sample panels of all external materials to be used (including any hard landscaping materials) shall be agreed with the department in addition to a external materials maintenance strategy detailing the process of ensuring that the hospital buildings and other structures on the site retain a good appearance over time shall be submitted to, and approved by the Department. The approved materials sample panel shall be constructed on site, following which the external materials shall be implemented in full and thereafter retained as detailed in the external materials maintenance strategy.

***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).*

1. 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).*

**Art**

1. Prior to any art being introduced on site, a full Public Art Statement shall be submitted to and approved in writing by the Department. This shall be a live document which will allow ongoing public consultation, and which will allow the strategy to evolve over time.

Detailed proposals for external physical artwork installations shall be consulted on with the public, submitted to, and approved by the Department prior to their implementation on site.

The contribution of public art shall approximately total 1% of total construction costs of the development.

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

**External Lighting**

1. Full details of the comprehensive 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.

***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**

1. Prior to commencement of demolition in the phase in which the Memorial Fountain to Ms Turner is located, full details of the means of relocating the memorial and its location, shall be submitted to, and approved in writing by, the Department. 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**

1. 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 public 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. In addition, a scheme indicating materials processing and wash down facilities and how the private and / or public drainage infrastructure is isolated and protected from these areas shall be submitted to and approved in writing by the Department.

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

1. A pre-demolition independent CCTV survey of the foul and surface water sewers downstream of the proposed development shall be completed with a copy provided to IHE Liquid Waste team.

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

1. All existing drains, pipes, sewers and ancillary drainage infrastructure that will remain in use as permanent installations shall be independently inspected and air-tested, with damaged or leaking pipework replaced, relined or repaired

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

1. A scheme indicating the proposed details for the connection of temporary site welfare facilities or other temporary site connections to the public sewer network (either direct or indirect connections) shall be submitted to and approved in writing by the Department prior to the connection of any temporary facilities

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

**Construction/ Environmental Management**

1. 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;

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).*

1. No noise should be audible beyond the site boundary outside those hours listed below:
	* + Monday to Friday between 0800 and 1800 hours and
		+ Saturday between 0800 and 1300 hours
		+ No working Sundays or bank holidays

Any consent for working outside these hours will be given only after consultation with the Environmental Health Officer. Fourteen days’ notice is normally required from the Contractor when seeking such consent.

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

**Wind**

1. Details of shelter screens for mitigation against wind effects 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).*

**Delivery and Servicing Hours**

1. A delivery and servicing plan detailing servicing arrangements including the location, times and frequency shall be submitted to and approved in writing by the Department prior to the first occupation of the building. The development shall be constructed and operated strictly in accordance with the details approved and no change shall take place without the prior written consent of the Department.

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

**Grampian Conditions**

1. Unless otherwise agreed in writing with the Department, not to commence the demolition phase in which the Jersey Bowling Club is located, a planning application for its relocation shall have been submitted and approved by 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).*

1. Unless otherwise agreed in writing with the Department not to occupy the Development until such time as a contract has been let for the reprovision of bowling green facilities by the Government of Jersey.

*Reason: To ensure that relocation of the Jersey Bowling Club facilities associated with the proposals takes place in an appropriate timeframe, in accordance with policy CI5 of the Bridging Island Plan (2022).*

1. Unless otherwise agreed in writing with the Department no part of the development hereby approved shall be occupied until the drainage works, associated with IHE, 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 specified by the Department following the 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, legal instruments and detailed design support and approvals, during the works on any current or future Department assets administered by the Department.
2. Delivery of the resourcing requirements identified in the bus strategy. 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.

Warwick Farm

A requirement that the part of Warwick Farm identified for relocating the bowls facility to only be used (i) its extant agricultural use (ii) a bowling green, together with ancillary clubhouse premises and associated car parking or (iii) such other use that is in accordance with the Island Plan and agreed to in writing by the Department.