

Assistant Minister for the Environment

Schedule of conditions: The Pines, Le Mont Sohier, St Brelade

Planning permission P/2021/1273

The Assistant Minister for the Environment hereby imposes the following conditions on planning permission reference P/2021/1273:

A. The development shall commence within three years of the date of the Ministerial Decision.

Reason: The development to which this permission relates will need to be reconsidered in light of any material change in circumstance.

B. The development hereby approved shall be carried out entirely in accordance with the plans, drawings, written details and documents which form part of this permission.

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

1. Prior to commencement of the development hereby approved, a Demolition/Construction Environmental Management Plan shall be submitted to and approved by the Planning Department. The Demolition/Construction Environmental Management Plan shall be thereafter implemented in full until the completion of the development and any variations agreed in writing by the Department prior to such work commencing. The Plan shall secure an implementation programme of mitigation measures to minimise the adverse effects of the proposal on the environment, and shall include but not be limited to:

- a. a demonstration of compliance with best practice in controlling, monitoring, recording and reporting on any emissions to the environment (such as noise and vibration, air, land and water pollution);
- b. details of a publicised complaints procedure, including office hours and out of hours contact numbers;
- c. details of any proposed crushing/ sorting of waste material on site;
- d. specified hours of working;
- e. the appointment of a chartered engineer to inspect, approve and monitor the critical elements of both permanent and temporary construction works throughout their duration;
- f. provisions for site management, safety, and supervision;
- g. provisions for the management of construction traffic, access and parking;
- h. the arrangements for the storage of plant and materials to be used;
- i. provisions to ensure the stability of land and buildings and monitor movement;
- j. the engagement of builders and contractors experienced in the carrying out of similar works;
- k. consultation with adjoining owners and occupiers to explain what works are to be carried out, what the implications are for them and what mitigation measures are to be put into place.

Reason: To ensure the development does not have an adverse impact on public health or the wider environment, in accordance with Policies GD1, GD6 and WER1 of the approved 2022 - 2025 Island Plan.

2. No part of the development hereby approved shall be occupied until the drainage works, including the connection to the foul sewer and soakaway, is completed to the satisfaction of the Planning Department.

Reason: To ensure that the property has adequate foul drainage and in order to prevent any pollution of groundwater in accordance with Policy WER7 of the approved 2022 - 2025 Island Plan.

3. No part of the development hereby approved shall be occupied until all hard and soft landscape works as indicated on the approved plan have been carried out in full. Following completion, the landscaping areas shall be thereafter maintained as such.

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, GD8, NE1 and NE2 of the approved 2022 - 2025 Island Plan.

4. The findings and required mitigation measures outlined in the Ecology Assessments shall be implemented prior to the commencement of development, continued throughout the phases of development (where applicable) and thereafter retained and maintained as such. Any variations that may be required as a result of findings on site are to be agreed in writing by the Planning Department prior to works being undertaken.

Reason: To ensure the protection of all protected species in accordance with Policies NE1 and NE2 of the approved 2022 - 2025 Island Plan.

5. Prior to the commencement of development, full details of any external lighting on the site, shall be submitted to and approved by the Planning Department and thereafter shall be implemented as agreed.

Reason: To safeguard the amenities of the occupants of the adjoining properties in accordance with Policy GD1 of the approved 2022 - 2025 Island Plan.

6. No part of the development hereby approved shall be occupied until all the proposed windows in the north elevation at first floor level are fitted with obscure glass and restricted in its/their opening mechanism to no more than 200mm. Once implemented, the obscure glazing and restricted opening mechanism shall be maintained as such thereafter.

Reason: To safeguard the amenities and privacy of the occupants of the adjoining properties in accordance with Policy GD1 of the approved 2022 - 2025 Island Plan.

7. No part of the development hereby approved shall be occupied until both the terraces in the north elevation at first floor level are fitted with privacy screens and wall to the height and design as shown on the Proposed Elevations Plan on Drawing no. P107. Once constructed, the screens and wall shall be maintained as such thereafter.

Reason: To safeguard the amenities and privacy of the occupants of the adjoining properties in accordance with Policy GD1 of the approved 2022 - 2025 Island Plan.

8. Prior to their first use on site, samples of all external materials to be used (including any hard landscaping materials) shall be submitted to and approved in writing by the Planning Department. The approved materials shall be implemented in full and thereafter retained and maintained as such.

Reason: To promote good design and to safeguard the character and appearance of the surrounding area, in accordance with Policies GD1 and GD6 of the approved 2022 - 2025 Island Plan.

9. No part of the basement of the approved dwelling shall be used as sleeping accommodation.

Reason: To ensure that appropriate parking provision exists for the dwelling, in accordance with Policy TT4 of the approved 2022 - 2025 Island Plan.

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