

Assistant Minister for the Environment

Schedule of conditions: Sunny Brow, La Rue de Haut, St. Brelade

Planning permission: P/2021/1675

The Assistant Minister for the Environment hereby imposes the following conditions on planning permission reference P/2021/1675:

- A. The development shall commence within three years 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 the first residential occupation of any of the units, visibility splays shall be laid out and constructed in accordance with the approved plans. The visibility splays shall be retained thereafter and no obstruction to visibility of any kind shall be placed within them above a height of 0.9m.
Reason: To maintain highway safety in accordance with Policy TT1 of the Bridging Island Plan.
2. Prior to the first residential occupation of any of the units, the vehicle manoeuvring area, car parking spaces, bicycle spaces and electric vehicle charging points shall be laid out and constructed in accordance with the approved plans. These facilities shall be retained thereafter for the sole use of the occupiers of the units and their visitors.
Reason: To provide adequate off-street parking facilities in accordance with Policy TT4 of the Bridging Island Plan
3. No development shall take place until samples of all the external facing materials to be used, including hard landscaping materials, have been submitted to and approved in writing by the Chief Officer. The development shall be carried out in accordance with the approved samples and retained as such.
Reason: To protect the character and identity of the area and enhance the setting of the development pursuant to Policy GD6 of the Bridging Island Plan.
4. Prior to the first residential occupation of any of the units, the balcony of the westernmost unit type 1 (unit 01-06) in the west elevation at first-floor level shall be fitted with an obscure-glazed privacy screen along the length of its west side to a height of 1.8m above finished floor level. The screen shall thereafter be retained as such.
Reason: To protect the privacy of neighbours pursuant to Policy GD1 of the Bridging Island Plan.
5. Prior to the first residential occupation of any of the units, the balcony of the easternmost unit type 1 (unit 01-06) in the east elevation at first-floor level shall be fitted with an obscure-glazed privacy screen along the length of its east side to a height of 1.8m above finished floor level. The screen shall thereafter be retained as such.

Reason: To protect the privacy of neighbours pursuant to Policy GD1 of the Bridging Island Plan.

6. Prior to the commencement of the development, the measures set out in the approved Species Protection and Enhancement Plan (ref: NE/ES/F.03, 3rd May 2022, Nurture Ecology Ltd.) shall be implemented in full. The measures (where applicable) shall be maintained throughout the construction of the development and shall thereafter be retained as such. Any variations that may be required as a result of findings on site shall be agreed in writing by the Chief Officer prior to the variations being carried out.

Reason: To safeguard the natural environment and biodiversity and geodiversity in accordance with Policies SP5 and NE1 of the Bridging Island Plan.

7. Prior to the commencement of the development, a protection plan setting out details of the methods to be used for the protection of all retained trees on the site for the duration of the construction work shall be submitted to and approved in writing by the Chief Officer. The plan shall include details of: (i) the protective fencing to be erected around each retained tree, including the height of the fencing and the distance from the tree and its crown spread; (ii) the arrangements to be made for the handling and storage of spoil, waste and other materials generated during construction work in order to protect all retained trees; and (iii) all excavations and trenches for services and drains and their proximity to retained trees. The approved protection plan shall be implemented and maintained in full for the duration of the construction work.

8. Prior to the first residential occupation of any of the units, (i) all hard and soft landscape works indicated on the approved plans shall be carried out in full and (ii) a landscape maintenance and management plan, including long-term design objectives, management responsibilities and schedules of maintenance for all landscaped areas, shall be submitted to and approved in writing by the Chief Officer. The landscape maintenance and management plan shall be implemented as approved.

Reason for Conditions 7 & 8: To protect and improve green infrastructure assets and landscape character in accordance with Policies NE2 and NE3 of the Bridging Island Plan.

9. Prior to the commencement of the development, full details of the play equipment, ground surface treatment and any works of enclosure to be installed in the communal play area shown on the "Proposed Landscape Plan 900 P2" shall be submitted to and approved in writing by the Chief Officer. The development shall be carried out in accordance with the approved details prior to the first residential occupation of any of the units and thereafter retained as such.

Reason: To provide appropriate play space for the units and to protect neighbours' amenities pursuant to Policies CL8 and GD1 of the Bridging Island Plan.

10. Prior to the commencement of the development, details shall be submitted to the Chief Officer to demonstrate that the development as approved will outperform the target energy rate (i.e. the minimum energy performance for new dwellings required by building bye-laws) by 20%, using the Jersey Standard Assessment Procedure (JSAP) calculator or the Simplified Building Energy Model (SBEM) tool.

Reason: To comply with Policy ME1 of the Bridging Island Plan.

11. Precise details of types, positions, luminosity, shielding and justification for each external light, including measures to minimise sky-glow shall be submitted to and approved in

writing by the Chief Officer before any such illumination is installed. No further external illumination shall be added without the prior written consent of the Chief Officer.

Reason: In order to prevent unnecessary light pollution in this sensitive setting adjacent to the Coastal National Park in accordance with policies GD6 and GD9.

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