

## Assistant Minister for the Environment

**Schedule of conditions:** Makai (formerly known as La Rousse) La Route de la Baie, St Brelade

**Planning permission:** P/2022/1454

**The Assistant Minister for the Environment hereby imposes the following conditions on planning permission reference P/2022/1454:**

- 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 commencement of development, details shall be submitted to, and agreed in writing by, the Development Control Section of Regulation, which demonstrate that the new development hereby approved will exceed Building Byelaw requirements, in terms of energy efficient homes, by 20%. Thereafter, the agreed details shall be implemented in full, and retained as such.  
**Reason:** To accord with Policy ME1 of the 2022 Bridging Island Plan.
  2. Prior to the commencement of the development hereby permitted, samples of all of the external materials to be used shall be submitted to, and approved in writing by, the Chief Officer. High quality photographic evidence may be sufficient for some items. Thereafter, the approved details shall be implemented in full.  
**Reason:** To promote good design and to safeguard the character and appearance of the surrounding area, in accordance with Policies SP3, SP4 and GD6 of the 2022 Bridging Island Plan.
  3. Prior to the development being brought into first use, visibility splays shall be laid out and constructed in accordance with the approved plans. The visibility splays shall then be maintained thereafter and no visual obstruction of any kind over the height of 900mm shall be erected within them.  
**Reason:** In the interests of highway and pedestrian safety, in accordance with Policy TT1 of the 2022 Bridging Island Plan.
  4. 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. Any plants which fail within 24 months of completion of the works shall be replaced. Following completion, the landscaping areas shall be thereafter maintained as such.  
**Reason:** To ensure 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 SP3, SP4, NE3, and GD9 of the 2022 Bridging Island Plan.

5. The measures outlined in the approved Ecological Enhancement Plan (ref. NE/ES/MA.02, 01st November 2022; Nurture Ecology) shall be implemented prior to the commencement of the 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 Land Resource Management Team prior to works being undertaken.

**Reason:** To ensure the protection and improvement of biodiversity in accordance with the Natural Environment policies of the 2022 Bridging Island Plan

END