

Minister for the Environment

Schedule of conditions: Cleveland, La Rue de Samares, St. Clement

Planning permission: P/2022/0722

The Minister for the Environment hereby imposes the following conditions on planning permission reference P/2022/0722:

1. No part of the development hereby permitted shall be begun until a Demolition/Construction Environmental Management Plan has been submitted to and approved in writing by the Department. The Demolition/Construction Environmental Management Plan shall thereafter be implemented in full until the completion of the development. Any variations to the Plan shall be 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. Full details of how materials will be dealt with on site (including but not limited to material storage, detail of any compound(s) provided, any crushing/sorting of waste material);

D. Specified hours of working;

E. Details of all traffic related to the construction, including but not limited to equipment and material deliveries and employee vehicles.

2. Notwithstanding the provisions of the Planning and Building (General Development) (Jersey) Order 2011, no external lighting shall be installed on the site unless a Lighting Design Strategy has been submitted to, and approved in writing by, the Department. The strategy shall be designed following the recommendations in "Artificial Lighting and Wildlife. Interim Guidance: Recommendations to Help Minimise the Impact of Artificial Lighting" (Bat Conservation Trust, 2014) and once approved shall be implemented in full.

3. Prior to commencement of the development, a detailed scheme of all landscaping for the site shall be submitted to and approved in writing by the Department. The scheme of landscaping shall provide details of the following:

i) all existing landscaping features to be retained;

ii) the position of all new trees and/or shrubs; this must include the species of plant(s)/tree(s) to be planted, their size, number and spacing and the means to be used to support and protect them and details of their role within the scheme of landscaping where they are specifically designed to negate the impact of development on the residential amenity of neighbouring residential properties;

iii) other landscape treatments to be carried out to include any excavation works, all surfacing treatments and means of enclosure/boundary treatment;

iv) the presence of any invasive plant species on site, and if present, a detailed method statement for the removal and long-term management/eradication of the species.

Prior to first occupation of the development, the approved landscape scheme shall be implemented in full and shall thereafter be retained and maintained as such.

4. Prior to the commencement of the development hereby approved, full details of foul and surface drainage works to serve the development shall have been submitted to and approved in writing by the Department. The surface water drainage works shall incorporate Sustainable Drainage Systems (SuDS) and will work effectively with the landscaping of the site. Once approved the details will be implemented in full in accordance the approved plans and details, and thereafter retained as such.

5. Prior to the commencement of the development hereby approved 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 which shall assess, quantify and propose a method for each material identified. It will also include any proposed temporary stockpiling, the location of disposal sites, details of waste transfer vehicle sites, frequency and timing of trips, and routes to and from disposal sites. Thereafter, the Site Waste Management Plan 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 Chief Officer prior to the commencement of such work.

6. Prior to the first occupation of the dwellings hereby approved the enclosure to the east of the application site, including the marquee and all other structures, shall be removed and the site restored to grass.

7. Prior to its first occupation, details of the electric vehicle charging infrastructure to be provided for occupants of the Cottage shall be submitted to and approved in writing by the Department. The approved details shall be implemented in full and retained thereafter.

8. Prior to the first occupation of the any part of the development hereby approved, the cycle parking facilities as shown on the approved plan will have been installed and available for use by the site's occupants, and these facilities shall thereafter be retained thereafter.

9. Prior to the commencement of the development hereby approved, details of additional cycle storage to be provided for Units 1 and 2 as shown on the approved plan shall be submitted to and approved in writing by the Department. The development shall only be carried out in accordance with the approved details, completed prior to the first use of the development, and thereafter retained as such.

10. Prior to first occupation of the accommodation hereby approved, details and plans of the covered refuse stores shall be submitted to and approved in writing by the Department. The approved provision shall be provided and available for use prior to first occupation, maintained and available for use for the duration of the development.

11. All actions included in the approved "initial Ecological Assessment Report" reference IEA 1169 dated 008/12/2022 shall be followed in full for the duration of the demolition and construction of the development hereby approved.

Reasons:

1. To ensure the development does not have an adverse impact on public health or the wider environment, in accordance with policies GD1 and ME3 of the Adopted Bridging Island Plan 2022.
2. 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.
3. In the interest of the amenity of the area, the natural environment and to ensure precise landscape details serve to protect the amenities of neighbouring uses in accordance with the requirements of policies SP4, SP5, GD1, NE1, NE2 and NE3 of the Adopted Bridging Island Plan 2022.
4. To ensure that appropriate provision is made to deal with foul drainage generated at the site, to reduce the risk of pollution, to ensure surface water drainage measures are effectively integrated as part of the development, and to ensure potential flooding risks are minimised, in accordance with policies WER2, WER6 and WER 7 of the Adopted Bridging Island Plan 2022.
5. 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 Adopted Bridging Island Plan 2022.
6. In the interests of the visual amenity of the area, in accordance with policy PL5 of the Adopted Bridging Island Plan 2022.
7. In the interests of safe and inclusive travel, in accordance with policy TT2 of the Adopted Bridging Island Plan 2022.
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9. In the interests of safe and inclusive travel, in accordance with policy TT2 of the Adopted Bridging Island Plan 2022.
10. To ensure the development has appropriate refuse storage provided for occupants and to limit its environmental impact, in accordance with policy GD1 and GD6 of the Adopted Bridging Island Plan 2022.
11. To ensure the protection of any protected species, in accordance with policies SP5 and NE1 of the Adopted Bridging Island Plan 2022.

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