

Minister for the Environment

Schedule of conditions: La Girouette, La Rue Laurens, St. Clement

Planning permission: P/2022/0202

The Minister for the Environment hereby imposes the following conditions on planning permission reference P/2022/0202:

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

Reason: The development will need to be reconsidered in the light of any material change in circumstances.

B. The development shall be carried out entirely in accordance with the approved plans and documents.

Reason: To ensure that the development is carried out as approved.

1. No part of the development hereby approved shall be occupied until the permeable paving, soakaways and land drain have been wholly constructed in accordance with the approved plans, The drainage shall thereafter be retained as such.

Reason: To ensure the development does not have an adverse impact on public health or the wider environment, in accordance with policies GD1 and WER6 of the Adopted Bridging Island Plan 2022.

2. The mitigation measures and enhancement features outlined in section 4 of the approved Initial Ecological Assessment Report (ref. NE/ES/LGI.01, June 2022, Nurture Ecology) shall be implemented prior to commencement of the development, continued throughout (where applicable) and thereafter retained and maintained as such. Upon completion a written report confirming satisfactory implementation of the agreed measures/features shall be submitted in writing in order for the relevant condition to be discharged. 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 of all protected species in accordance with the requirements of policies SP5 and NE1 of the Adopted Bridging Island Plan 2022.

3. No part of the development hereby permitted shall be begun until a desk based archaeological evaluation, which will aim to gather sufficient information to establish the presence/absence, extent, condition, character, quality and date of any archaeological deposits within those areas affected has been submitted to and approved in writing by the Chief Officer. The Project Design, 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 and the Chief Officer notified immediately to allow for proper evaluation of such finds and may require 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 SP 4, HE1 and HE5 of the Adopted Bridging Island Plan 2022.

4. No part of the development hereby approved shall be occupied until details of electric car charging facilities have been submitted to and approved in writing by the Chief Officer. The approved details shall be implemented in full, and in accordance with the approved plans, prior to first occupation of the property. The facilities shall thereafter be retained solely for the use of occupants of the development.

Reason: To ensure that the development adequately promotes active travel in accordance with policy TT2 of the Adopted Bridging Island Plan 2022

5. 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.

Reason: 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.

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