

Assistant Minister for the Environment

Schedule of conditions: Field No. P525B, La Rue du Coin Varin, St. Peter

Planning permission: S/2023/0603

The Assistant Minister for the Environment hereby grants planning permission reference S/2023/0603 with the imposition of the following conditions:

- A. The development shall commence within three years of the decision date.
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. Within 3 months following substantial completion of the development hereby approved, a post-commissioning test demonstrating that the development is being operated strictly in accordance with the approved plans and the INCNIRP guidelines requirements approved within this permission, shall be submitted to and approved in writing by the planning authority. Thereafter, the equipment shall only be operated within the INCNIRP guidelines.
 2. The approved fencing shall be painted in a brown/green finish submitted to and approved in writing by the Chief Officer. Once agreed the approved finish shall be implemented in full in conjunction with the installation of the development works, hereby approved, and thereafter retained and maintained as such.
 3. No part of the telecommunication equipment hereby approved shall be installed on site until a landscaping scheme has been submitted to and approved in writing by the Chief Officer. The landscaping scheme (which shall be read in conjunction with the submitted Landscape and Planting Scheme Drawing No. 004 Rev B), shall be designed to BS 5837: 2012 (Trees in Relation to Design, Demolition and Construction) standard and shall include the following details:
 - a) The location and type of all existing trees to be retained, and
 - b) The location and species type, size, number and spacing of all new landscaping proposed.
- All agreed new planting shall then be undertaken within the first available planting season unless an alternative timescale has previously been agreed with the Chief Officer. In addition to the above, the landscaping scheme shall be accompanied by a Landscape Maintenance Plan which shall include details of the proposed maintenance arrangements for both the existing and proposed planting on site for a period of five years following first implementation. Within that 5-year time period, all planting losses on site shall be replaced by species of the same type as previously planted and retained in full accordance with the approved details of the maintenance scheme.
4. In the event that the development ceases to be required for operational telecommunications purposes, it shall be removed within 6 months of its cessation of

operational use, and all equipment and materials, including any foundations and cabling, shall be removed from the site, and the land restored to its former condition.

Reasons:

1. To protect the interests of the general public in accordance with Policies GD1 and ME3 of the Adopted Bridging Island Plan 2022.
2. To promote good design and to protect the character and identity of the existing area in accordance with policy GD6 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 any poles and equipment are removed at the end of their operational life, and the land restored to its former condition, in the interest of the character and amenity of the area in accordance with policy GD6 and NE3 of the Adopted Bridging Island Plan 2022.

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