

## **Minister for the Environment**

### **Schedule of conditions**

#### **Planning permission: P/2023/1259 at Verte Vue Farm, La Rue du Rondin, St Mary**

The Minister for the Environment hereby imposes the following conditions:

##### *Standard conditions*

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

##### *Additional conditions*

- 1. Prior to the commencement of the development, full details of the arrangements to be made for parking and access, including the arrangements for the storage of bicycles and the provision of electric vehicle charging points shall be submitted to and approved in writing by the Chief Officer. The development shall be carried out in accordance with the approved details and the facilities shall be retained thereafter.  
Reason: To provide satisfactory parking, access and bicycle storage facilities in accordance with the transport policies of the Bridging Island Plan.
- 2. The measures outlined in the approved Species Protection and Ecological Enhancement Plan (ref. NE/ES/VV.02, 14 November 2023, Nurture Ecology) shall be implemented prior to the commencement of the development, continued throughout the development (where applicable) and thereafter retained and maintained as such. Any variations from the approved plan that may be required as a result of findings on site shall be agreed in writing in advance with the Chief Officer prior to implementation.  
Reason: To protect biodiversity pursuant to Policy NE1 of the Bridging Island Plan.
- 3. The landscaping works shall be carried out in accordance with the approved details before the development is brought into use. A landscape management plan, including management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Chief Officer before the development is brought into use and the landscape management plan shall be carried out as approved. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the commencement of the development; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or

diseased shall be replaced in the next planting season with others of similar size and species, unless the Chief Officer gives written consent to any variation.

Reason: To deliver design quality, to protect and improve green infrastructure assets and to provide new green infrastructure assets pursuant to Policies GD6 and NE2 of the Bridging Island Plan.

4. Before the development is brought into use, equipment to control the emission of odours from the premises shall be installed in accordance with a scheme to be submitted to and approved in writing by the Chief Officer. All equipment installed as part of the approved scheme shall thereafter be operated and maintained in accordance with that approval and retained for so long as the use continues. An odour management plan, including management responsibilities and maintenance schedules, shall be submitted to and approved in writing by the Chief Officer before the development is brought into use. The odour management plan shall be carried out as approved.

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

5. Any plant or machinery in the development shall be installed, maintained and operated to such specification that the noise generated is at least 5dBA below the background noise levels when measured in accordance with BS4142:2014 from within the curtilage of any nearby property.

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

#### *Approved plans and documents*

Location Plan VVF/02a

Overall Site Plan 1554/08-A

Proposed Layout Plan 1554/04-J

Proposed Layout Plan 1554/07-D

Site Access & Visibility 1554/10-B

Elevations 1554/05-D

Fence Elevations 1554/09-C

Proposed Sections 1554/06-J

Fig. 1 Landscape Proposals Sheet 1 VVF/03-A

Fig. 2 Landscape Proposals Sheet 2 VVF/04-A

Fig. 3 Landscape Proposals Sheet 3 VVF/05-A

Heritage Impact Statement

Species Protection and Ecological Enhancement Plan NE/ES/VV.02

Environmental Statement (1)

Initial Ecological Assessment (IEA) & Preliminary Roost Inspection (PRI) Report

Planning and Design Statement

Transport Statement

Plant Noise Assessment

Odour Risk Assessment J0651/1/F3

**END**