

Minister for the Environment

Schedule of conditions

Planning permission: P/2024/0558 (13, Clos du Ruisseau, La Grande Route de St. Martin, St. Martin)

Conditions

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

Reason: To protect the amenities of occupiers of neighbouring properties, in accordance with policy GD1 of the Adopted Bridging Island Plan 2022.

2. The mitigation and enhancement measures detailed in the approved preliminary ecological assessment (ref. NE/ES/CDR.03, March 2024, Nurture Ecology) shall be implemented prior to commencement of the development, continued throughout 10 (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 Chief Officer prior to works being undertaken. If commencement of works on site is delayed for 18 months from 19th February 2024, an updated survey and mitigation measures must be supplied to and approved by the Chief Officer prior to commencement of development.

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. Prior to the commencement of development, detailed visibility splays shall be submitted to the Chief Officer for approval. Prior to first occupation, the agreed visibility splays shall be laid out and constructed in accordance with the approved plans. The visibility splays shall then be retained thereafter and no visual obstruction of any kind over the height of 900mm shall be erected within them.

Reason: In the interests of safe and inclusive travel, in accordance with policy GD1 and TT1 of the Adopted Bridging Island Plan 2022.

4. Prior to commencement of the development of any phase, a detailed scheme of landscaping shall be submitted to and approved in writing by the Chief Officer. 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, surfacing

treatments or means of enclosure; 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.

5. Prior to their first use on site, details of all external materials to be used (including any hard landscaping materials) shall be submitted to and approved in writing by the Chief Officer. The approved materials shall be implemented in full and thereafter retained as such.

Reason: 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.

6. Prior to first occupation, the cycle parking facilities shown on Drawing MSP-2501- PL03 should be constructed.

Reason: To provide for active transport in line with policy TT2 of the Adopted Bridging Island Plan 2022

END