

Minister for the Environment

Schedule of conditions

Planning permission: P/2024/1484 (13 Oaktree, Clos de l'Ecole, St John)

Informative: possible presence of protected species

The applicant should be aware that the site has the potential to support wildlife that is protected under the Wildlife (Jersey) Law 2021. It is an offence under this Law to cause harm to certain protected species or to remove, damage or destroy their nest, den, breeding or resting site. It is the responsibility of the applicant to inform all site workers of the legal implications should any protected species, dens or nests be found.

Basis of comment: This property has features that indicate its potential use by bats and birds, including the age and structure of the building indicating the presence of potential roosting and nesting features, the proximity of other known protected species records and the surrounding hedgerows, trees and coastal habitats providing good connectivity and habitat for these species. Given that the application proposals affect parts of the roof the applicant should be advised of the potential presence of bats and birds that may be encountered upon commencement of the works.

This permission is granted subject to compliance with the following conditions:

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. No part of the development hereby approved shall be occupied until the proposed glazed Juliet balcony guarding in the north elevation at first floor level is fitted with obscured glazing. Once implemented, the obscure glazing shall be retained as such thereafter.

Reason: To safeguard the amenities and privacy of the occupants of nearby properties in accordance with Policy GD1 of the adopted bridging Island Plan 2022.

2. No part of the development hereby approved shall be commenced until details of active and passive electric car and cycle charging facilities have been submitted to and

approved in writing by the Chief Officer. The works shall be wholly installed in accordance with the approved plans and the facilities shall thereafter be retained solely for the use of occupants of the development.

Reason: In the interests of safe and inclusive travel, in accordance with policy TT2 of the Adopted Bridging Island Plan 2022.

END