

Minister for Health and Social Services

Schedule of conditions: Les Frontieres Farm, La Route du Francief, St. Brelade

Planning permission: P/2023/0366

The Minister for Health and Social Services hereby grants planning permission reference P/2023/0366, subject to the following conditions:

- A. The development shall commence within three years of the Ministerial Decision.
Reason: The development to which this permission relates will need to be reconsidered in light of any material change in circumstance.
- 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 and completed in accordance with the details approved.
1. The development hereby approved shall be used only as a bat loft and for private, personal use only and not in connection with any commercial enterprise.
 2. No part of the development hereby approved shall be occupied until all hard and soft landscape works as indicated on the approved plan have been carried out in full. Any plants which fail within 24 months of completion of the works shall be replaced. Following completion, the landscaping areas shall be thereafter maintained as such.
 3. Prior to the first occupation of the new development, the charging points for electric vehicles and cycle storage shall be installed.
 4. The measures outlined in the approved Species Protection and Enhancement Plan (ref. NE/ES/LFF.03, 26th April 2023, Nature Ecology) shall be implemented prior to commencement of the development, continued throughout (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 Land Resource Management Team prior to works being undertaken.
 5. Prior to commencement of development, the compensatory bat loft must be constructed.

Reasons:

1. To ensure that the compensatory bat loft and ground floor storage is not used for commercial operations.
2. To ensure that the benefits of the approved landscaping scheme are carried out and completed, making a positive contribution to the amenities of the site in accordance with Policies SP3, SP4, GD8, NE1, NE2 and NE3 of the Bridging Island Plan.
3. To ensure that the residential unit has easy access to a charging point under the provisions of Policy TT4 of the Bridging Island Plan.
4. & 5. To ensure the protection and improvement of biodiversity in accordance with the natural environment policies of the Bridging Island Plan 2022-2025.

