

Minister for Health and Social Services

Schedule of conditions: Land formerly known as 'The Firs', Le Mont Sohier, St. Brelade
Planning permission: P/2023/0222

The Minister for Health and Social Services hereby grants planning permission reference P/2023/0222, 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. 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 Development Control section of the Infrastructure and Environment (I&E) Department. The approved materials shall be implemented in full and thereafter retained and maintained as such.
Reason: In the interests of visual amenity, and to comply with policy GD6 of the Bridging Island Plan (adopted March 2022).
2. Prior to the commencement of development, precise details of foul and surface water drainage arrangement shall be submitted to and approved in writing by the Development Control section of the I&E Department. Such details as may be approved shall be implemented in full prior to the occupation of the dwelling hereby approved and retained and maintained as such thereafter.
Reason: In order to ensure that suitable foul and surface water drainage arrangements are put in place in accordance with policies WER2 and WER6 of the Bridging Island Plan 2022.
3. Notwithstanding the parking layout details shown on drawing no 314-05, revised parking details, which shall include car parking spaces with a minimum size of 5 metres x 2.5 metres, electric vehicle (EV) charging point facilities, and cycle parking facilities, shall be submitted to and approved in writing by the Development Control section of the I&E Department. Such details as may be approved shall be implemented in full prior to the occupation of the dwelling hereby approved and retained and maintained as such thereafter.
Reason: To ensure the provision of satisfactory parking, EV charging and cycle parking facilities, in line with the adopted Supplementary Planning Guidance Residential Parking Standards (adopted October 2023).
4. Precise details of all external lighting shall be submitted to and approved in writing by the Development Control section of the I&E Department prior to its installation. The

dwelling shall not be occupied until the approved external lighting scheme has been implemented and it shall be retained and maintained as such thereafter, with no additional external lighting units added without the Department's prior written consent.

Reason: To prevent unnecessary light pollution and to protect biodiversity in line with policy NE1 of the Bridging Island Plan (adopted March 2022).

5. Precise details of a dedicated external storage space to serve the dwelling shall be submitted to and approved in writing by the Development Control section of the I&E Department. Such external storage space details as may be approved shall be provided prior to the occupation of the dwelling hereby approved and shall be retained and maintained as such thereafter.

Reason: To ensure the provision of satisfactory external storage space in line with the adopted Supplementary Planning Guidance Residential Space Standards (adopted October 2023).

6. No part of the development hereby approved shall be occupied or brought into use until the means of vehicular access as indicated on the approved plan has been wholly constructed in accordance with the approved plans and shall thereafter be retained and maintained as such.

Reason: To ensure that appropriate and safe access arrangements are put in place to serve the development.

7. Prior to commencement of the development hereby approved, a scheme of landscaping shall be submitted to and approved in writing by the Development Control section of the I&E Department. The scheme of landscaping shall provide details of the following;
- i) all existing trees, hedgerows and other plants, walls, fences and other features which it is proposed to retain on the site;
 - 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;
 - iii) other landscape treatments to be carried out, including any excavation works, surfacing treatments, or means of enclosure;
 - iv) the measures to be taken to protect existing trees and shrubs;
 - v) 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; and,
 - vi) a landscape management plan for the maintenance of the landscaped areas.

Once agreed, the approved scheme shall be implemented in full no later than the first planting season after the occupation of the dwelling hereby approved, and thereafter retained and maintained as such.

Reason: In the interest of the amenity of the area and the natural environment and in accordance with the requirements of policies NE1, NE2, NE3, SP4 and SP5 of the Bridging Island Plan (2022).

Informative:

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.

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