

Environment Division

Howard Davis Farm
La Grande Route de la Trinite
Trinity
Jersey JE3 5JP

Telephone 01534 441600
Facsimile 01534 441601
www.gov.je

Planning consultation response

To: Alice Tostevin
From: Environmental Protection
(Jody Robert – 441621)
cc: Rebekah Porter
Subject: P/2011/1673, Plemont Bay Holiday
Village, La Rue de Plemont, St Ouen
Date: 29 February 2012

Dear Alice,

Thank you for the opportunity to comment on the above application. Environmental Protection (EP) have commented on various scoping and Environmental Statements relating to this site on previous occasions. With respect to the latest changes to the application which have been provided, EP have no additional comments. To summarise the previous consultation responses for this site, the following three standard conditions should be included on any permit for this site:

Contaminated Land Condition

Prior to the commencement of development, the levels of potential contaminants in the ground shall be investigated, any risks to human health or the wider environment assessed and mitigation measures proposed in a scheme to be submitted to and approved in writing by the Minister for Planning and Environment. The approved scheme shall be implemented to the satisfaction of the Minister for Planning and Environment, in consultation with Environmental Protection and Environmental Health and, in accordance with the requirements of Supplementary Planning Guidance Planning Advice Note 2 - Development of Potentially Contaminated Land as amended. Any changes to the scheme require the express written consent of the Minister for Planning and Environment.

Reason: To ensure the development does not have an unreasonable impact on public health or the wider environment and to accord with Policy GD6 of the Jersey Island Plan 2011.

Contaminated Land Completion Condition

Prior to occupation of any part of the permitted development, a completion report and contaminated land completion certificate, endorsed by the interested party/parties, demonstrating completion of the works and the effectiveness of any remediation set out in the approved scheme, as required under Condition [#] above, shall be submitted to and approved in writing by the Minister for Planning and Environment. Where required

by the Minister the completion report shall also include a plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the Minister for Planning and Environment.

Reason: To ensure the development does not have an unreasonable impact on public health or the wider environment and to accord with Policy GD6 of the Jersey Island Plan 2011.

D/CEAP Condition

Prior to the commencement of development, a Demolition/ Construction Environmental Management Plan shall be submitted to and approved by the Minister for Planning and Environment. The Demolition/ Construction Environmental Management Plan shall be thereafter implemented in full until completion of the development and any variations agreed in writing by the Minister for Planning and Environment prior to such work commencing. The Plan shall secure an implementation programme of mitigation measures to minimise the adverse effects of the proposal on the environment, and shall include but not limited to:

- A. A demonstration of compliance with best practice in controlling, monitoring, recording and reporting on any emissions to the environment (such as noise and vibration, air, land and water pollution);
- B. Details of a publicised complaints procedure, including office hours and out-of-hours contact numbers;
- C. Specified hours of working;
- D. Details of any proposed crushing/ sorting of waste material on site;
- E. [any other specific issues raised through the consultation process].

Reason: To ensure the development does not have an unreasonable impact on public health or the wider environment and to accord with Policy GD6 of the Jersey Island Plan 2011.

Yours sincerely

