

Minister for the Environment

Schedule of conditions: Les Hauts Vents, La Rue du Nord, Trinity

Planning permission P/2021/1533

The Minister for the Environment hereby imposes the following conditions on planning permission reference P/2021/1533:

1. The development shall commence within three years of the date 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.

2. 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.

3. No part of the development hereby permitted shall be begun until testing of the current drainage system by a certified professional has taken place to ensure any additional strain placed on the septic tank by the potential increase in occupancy would be in accordance with the manufacturer's guidelines. This must be submitted to and approved in writing by the Chief Officer responsible for planning before any work commences.

Reason: To ensure that the property has adequate foul drainage and in order to prevent any pollution of groundwater in accordance with Policy WER7 of the 2022 bridging Island Plan.

4. No development shall take place until details of the materials and the finish to be used in the construction of the external timber cladding shown on the approved plans have been submitted to and approved in writing by the Chief Officer responsible for planning. The development shall be completed in accordance with the approved details before the first-floor habitable space is occupied and shall be retained thereafter.

Reason: To ensure that the development has a satisfactory appearance in accordance with Policy GD6.2 of the 2022 bridging Island Plan.

5. The first-floor habitable space shall not be occupied until the house bathroom dormer window shown on the approved plans has been fitted with obscured glazing. The obscured glazing shall be retained thereafter.

Reason: To protect the privacy of the occupants of a neighbouring dwelling in accordance with the provisions of Policy GD1 of the 2022 bridging Island Plan.

END