

## Assistant Minister for the Environment

**Schedule of conditions:** Coast Road Stores, La Greve d'Azette, St Clement  
**Planning permission:** P/2021/1703

**Subject to the signing of a Planning Obligation Agreement in relation to the footpath along Greve d'Azette, the Assistant Minister for the Environment hereby grants planning permission reference P/2021/1703 with the imposition of the following conditions:**

A. The development shall commence within three years of the decision date.

**Reason:** The development will need to be reconsidered in the light of any material change in circumstances.

B. The development shall be carried out entirely in accordance with the approved plans and documents listed below.

**Reason:** To ensure that the development is carried out as approved.

1. Prior to the commencement of the development hereby permitted, samples of all of the external materials to be used shall be submitted to, and approved in writing by, the Chief Officer. High quality photographic evidence may be sufficient for some items. Thereafter, the approved details shall be implemented in full.

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. The measures outlined in the approved Ecological Enhancement Plan (ref. NE/ES/MA.02, 01st November 2022, Nurture Ecology) shall be implemented prior to the commencement of the development, continued throughout the phases of development (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.

4. Although no protected species were recorded during the ecological assessment of the site, the findings of the Bat Survey Results Report (June 2022) identified the presence of potential roosting and nesting features for protected bats and bird species. It is the responsibility of the applicant to ensure that all contractors working on the site are aware of the potential presence of species that are protected under the Wildlife (Jersey) Law 2021 and that if any wildlife, nests or dens are found, works in the immediate area should cease and advice from a professional ecologist should be sought before proceeding. All mitigation measures specified in Sections 6 and 7 of the submitted Survey Report must therefore be implemented.

5. The car parking spaces shall be retained solely for the use of occupants of the development. They shall not be used or sub-let for any other purpose.

6. Prior to the first occupation of the new development, the charging points for electric vehicles shall be installed within the car park.

7. Prior to the development being brought into first use, visibility splays shall be laid out and constructed in accordance with the approved plans. The visibility splays shall then be maintained thereafter and no visual obstruction of any kind over the height of 900mm shall be erected within them.

8. Prior to the commencement of development, details shall be submitted to, and agreed in writing by, the Development Control Section of Regulation, which demonstrate that the new development hereby approved will exceed Building Byelaw requirements, in terms of energy efficient homes, by 20%. Thereafter, the agreed details shall be implemented in full, and retained as such.

9. All privacy screens indicated within the approved plans shall be installed prior to the occupation of the development.

10. The applicant's attention is drawn to the comments made by the drainage authority, in its consultation response dated 23/06/2023. Prior to the commencement of development, the outstanding concerns identified within the drainage authority's response (relating to flood risk and foul sewage) must be addressed to the satisfaction of that authority, and agreed in writing.

**Reasons:**

1. To promote good design and to safeguard the character and appearance of the surrounding area, in accordance with Policies SP3, SP4 and GD6 of the 2022 Bridging Island Plan.

2. To ensure 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, NE3, and GD9 of the 2022 Bridging Island Plan.

3. To ensure the protection and improvement of biodiversity in accordance with the Natural Environment policies of the 2022 Bridging Island Plan

4. To ensure the protection of biodiversity in accordance with the strategic and natural environment policies of the 2022 Bridging Island Plan.

5. To restrict the use of the parking spaces, to ensure that they are not used by non-residents which would be contrary to Policy TT4 of the 2022 Bridging Island Plan.

6. To ensure that all of the residential units have easy access to a charging point in the future, under the provisions of Policy TT4 of the 2022 Bridging Island Plan.

7. In the interests of highway and pedestrian safety, in accordance with Policy TT1 of the 2022 Bridging Island Plan.

8. To accord with Policy ME1 of the 2022 Bridging Island Plan.

9. To ensure that the privacy of neighbouring occupants is protected, in accordance with Policy GD1 of the 2022 Bridging Island Plan.

10. To accord with Policies WER2 and WER7 of the 2022 Bridging Island Plan.

END