

General Information	
Ministerial Decision Type	Miscellaneous
Report Title	Five Oaks Trade Park – Highway Agreement
Minister	Infrastructure
Signatory	Minister
Lead Department	Infrastructure, Housing and Environment (IHE)
Lead Directorate	Operations and Transport (IHE)
Ministerial Decision Summary: Public or Absolutely/Qualified Exempt	Public Select if more than one Absolutely/Qualified Exemption.
Date decision made if different to date 'Ministerial Decision Summary' signed.	21/02/2022
Report and Supplemental Report Details	
Report Author	Principal Engineer – Highways and Coastal
Date of Report	17/02/2022
Supplementary Report Title <i>(If applicable)</i>	Insert Supplementary Report Title.
Supplementary Report Author <i>(If applicable)</i>	Insert Official Title Only.
Date of Supplementary Report <i>(If applicable)</i>	Select Date of Supplemental Report.
Ministerial Decision Report: Public or Absolutely/Qualified Exempt	Public Select if more than one Absolutely/Qualified Exemption.
Relevant Case/Application/URN <i>(Only complete if making a decision related to an appeal/case/application)</i>	Insert Relevant Case/Application.
Relevant Proposition Number <i>(Only complete if presenting Comments or if lodging an Amendment)</i>	Insert P. number.
Relevant Scrutiny Report <i>(Only complete if presenting a ministerial response)</i>	Insert S.R. number.
Associated Law(s) and/or Subordinate Legislation	Insert the law(s), regulations, order(s) either enabling or related to the decision.
Action required if recommendation agreed	Department to take necessary action.

Resource Implications	There are additional financial and/or manpower implications. Further detail is included in the detail section of the report.
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Introduction

The Minister is requested the Minister to approve and sign the Highway Agreement in relation to access and highway improvements at Five Oaks Trade Park (former JEP Buildings) St Saviour.

Recommendation

Other

To sign the Highway Agreement in relation to access and highway improvements at Five Oaks Trade Park (former JEP Buildings) St Saviour.

Detail

Background

Minihi Limited (The Developer) has planning permission to build a new retail park on the site of the former JEP Building on La Grande Route de St Martin, St Saviour. As well as reconstructing the site accesses, the developer is required to improve pedestrian access by installing a new zebra crossing on La Grande Route de St Martin at the pedestrian access to the site.

The Highway Agreement in relation to the “New Pedestrian Crossing and Associated Works to La Grande Route de St Martin as part of the redevelopment of the former Jersey Evening Post site”, sets out the means by which the work shall be carried out by the developer, and in a way that ensures the works are carried out to appropriate standards and in a timely manner.

Proposal

The proposed scheme is to install a zebra crossing to include:

- Road side footpath construction and widening
- An extension to the existing streetlighting system to cover the crossing point
- Belisha beacons and road markings to establish the zebra crossing
- Resurfacing reinstatement on utility trenches to comply with the requirements of an embargoed road
- Improvements to the site vehicular accesses
- Consequential amendments to utilities to accommodate the works
- Roadside landscaping on the developer’s land and as part of their Planning Permit

Minihi are required to carry out the Highway and Access Works to meet with, and discharge the conditions of, their Approved Planning Permit.

The length of La Grande Route de St Martin abutting the site will be handed over to the developer to carry out the works as described above, and then handed back to The Highway Authority on completion. The Highway Agreement sets out the duties and responsibilities of the parties to ensure that the works are carried out to appropriate standards, to an acceptable programme and in such a way as to limit the impact of the works on the Public.

The detailed programme, specification and drawings will be approved by the Director of Operations and Transport, by letter of technical approval, before any work on the Highway can commence.

Recommendation

The Minister is recommended to sign the Highway Agreement in relation to access and highway improvements at Five Oaks Trade Park (former JEP Buildings) St Saviour.

Reason(s) for Decision

To provide a new zebra crossing on La Grande Route de St Martin to improve pedestrian access to the new Five Oaks Trade Park in accordance with the Planning Obligation Agreement related to the development site.

Resource Implications

The highway design and construction works are being funded entirely by the Developer. The cost of developing the Highways Agreement, checking and approving the drawings and specification, and monitoring the works on site is to be covered from IHE revenue budgets, estimated at £5,000.

Action Required

Officers to inform the Developer that the Highway Agreement has been signed and arrange for a letter of Technical Approval to be issued once the Developers drawings and specifications are acceptable.

Principal Engineer
Highways and Coastal

Attachments

Highways Agreement in relation to “New Pedestrian Crossing and Associated Works to La Grande Route de St Martin as part of the redevelopment of the former Jersey Evening Post site”