

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005
AND THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS)
ORDINANCE, 2007

NOTIFICATION OF GRANT OF PLANNING PERMISSION

PROPOSALS: Variation to previously approved plans to erect office building and associated works - Increase floor area, alterations to fenestration, enlarge rooftop plant enclosure and install solar panels.

LOCATION: Admiral Park, St. Peter Port.

APPLICANT: J W Rihoy & Son Ltd

This permission is granted under the terms of Sections 15 and 16 of the Land Planning and Development (Guernsey) Law, 2005 (the 'Law').

Date of Grant of Permission: 21/02/2022

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 24/09/2021 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne & Partners - R25-10486-S1-02, 03A, 04C, 05D, 06C, 07C, 08C, 09C, 10C, 11B, 12C, 13B, 14B, 15C, 18B, 19B, 20B, 21B & 22C.

Application Ref: FULL/2021/2140

Property Ref: A104690000

Conditions and reasons:-

1.All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2. The development hereby permitted shall be begun on or before 09/05/2024.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3. The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 10/05/2021, issued under planning application reference FULL/2021/0667, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

Expiry Date: This permission will cease to have effect on 09/05/2024 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Effect of planning permission:

Section 18 of the Land Planning and Development (Guernsey) Law, 2005 ('the Law') defines the effect of the planning permission hereby granted, namely:

(1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).

(2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.

(3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.

(4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.

(5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified), and does not imply the giving of any other approval or consent required under this Law or any other enactment or under any rule of law.

Right of appeal against planning decisions:

Your attention is drawn to the provisions of Section 68(1) of the Land Planning and Development (Guernsey) Law 2005, which provides a right of appeal, on the merits against a decision to grant planning permission subject to conditions (except a building condition), to the Planning Tribunal, which is independent of the States of Guernsey. An appeal to the Planning Tribunal under section 68 of the Law against this decision must be made before the expiry of the period of six months beginning with the date on which the Authority made this decision. The official Appeal Notice Forms are available on the States of Guernsey website at www.gov.gg/planningpanel and must be completed with all enclosures in multiples as requested and received within the six months deadline.

Copy of representations made:

In reaching this decision the Authority took into account any written consultations made under Section 11(1) of the Land Planning and Development (General Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any consultation responses made under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

Other Remarks:

Please note that any work which abuts or affects the public highway requires prior approval by Traffic and Highway Services. Please contact Traffic & Highway Services (highways@gov.gg) for further advice. You must also ensure that any access/es to the development are constructed to meet the existing road/footway levels in accordance with their requirements.

This document is not a Building Licence and confers no approval under the Building Regulations.

A separate Building Control Licence may be required and it is the responsibility of the developer to ensure that ALL necessary consents are obtained and that any pre-commencement conditions are discharged prior to development being commenced.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2021/2140
Property Ref: A104690000
Valid date: 24/09/2021
Location: Admiral Park St. Peter Port Guernsey GY1 2HU
Proposal: Variation to previously approved plans to erect office building and associated works - Increase floor area, alterations to fenestration, enlarge rooftop plant enclosure and install solar panels.

Applicant: J W Rihoy & Son Ltd

RECOMMENDATION - Grant: Planning Permission with Conditions:

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Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

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4. The permission hereby granted relates only to the variation specified above. In all other respects the development shall be carried out in full accordance with the permission dated 10/05/2021, issued under planning application reference FULL/2021/0667, and subject to the terms and conditions thereof.

Reason - To limit the effect of the permission to the specified variation/s only.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises an area of land on the eastern side of what was known as the "Project Indigo" site under previous applications, on which stood the former Sydney Vane House. The site is within the former Guernsey Gas works site, and was the subject of a Local Planning Brief (LPB) relating to the Le Bouet Mixed Use Redevelopment Area (MURA) under the former Urban Area Plan. The wider site of which the application site forms part is located to the north of Elizabeth Avenue and is bordered to the west and north by the rear gardens of houses in Grand Bouet, First Tower Lane and the Clarkes Estate and to the east by the service road at the rear of Trafalgar Court.

The application site is located within a Main Centre Outer Area and Office Expansion Area under the Island Development Plan (IDP).

Relevant History:

FULL/2021/0667 - Erect office building and associated external works.
Approved 10-05-2021

Environmental Impact Assessment (EIA) Screening

Development of this site has previously been screened and it was determined that EIA was not required. This current application proposes a slightly different form of development to that previously approved, that would result in a similar total floor area and scale overall, and it is not considered that this would have any significant adverse effects on the environment such that a different conclusion should be drawn.

Existing Use(s):

Mixed-use redevelopment site

Assessment: *(Tick as appropriate)*

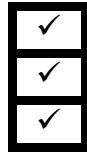
no representation



visual amenity acceptable



accords with policy
within curtilage
design acceptable



no material neighbour impact
traffic not affected



Policies considered most relevant:

MC4(B) – Office Development in Main Centre Outer Areas
GP8 – Design
GP9 – Sustainable Development

Conclusion/Brief comment:

This application proposes various amendments to the previously approved scheme for the erection of a large office building. Those changes principally relate to a relatively small increase in the total floor area, enlarging the rooftop plant enclosure, and enhancing the sustainability of the building through the installation of solar panels.

None of the proposed changes are considered detrimental to the overall quality of the approved scheme, and should not result in any materially greater impact on the character of the surrounding area.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (General Provisions) Ordinance 2007 have been taken into account in the assessment of this application, which is considered to be acceptable in the accordance with the provisions of IDP policies MC4(B), GP8 and GP9.

Recommendation:

Grant with Conditions



Date: 18-02-2022

