

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: Demolish Arnold Ward stores and Breast Care Unit. Erect 3 storey building plus rooftop plant to provide a main entrance, women's and children's department, private patient unit, outpatient's department and theatre department expansion, along with plantroom and associated landscaping and parking.

LOCATION: Princess Elizabeth Hospital, Rue Mignot, St. Martin.

APPLICANT: Committee *for* Health & Social Care

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: 16/01/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 25/11/2022 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: States of Guernsey (IBI):
PEH-IBI-P2a-XX-PL-A-700003/P2,
PEH-IBI-00-XX-PL-L-700-002/P03,
PEH-IBI-P2a-XX-PL-A-100120/P1,
PEH-IBI-P2a-XX-PL-A-100121/P1,
PEH-IBI-P2a-XX-PL-A-100122/P1,
PEH-IBI-P2a-XX-PL-A-100123/P1,
PEH-IBI-P2a-XX-EL-A-200253/P2,
PEH-IBI-P2a-XX-PL-A-200352/P2,
PEH-IBI-P2a-01-PL-A-200001/P1,
PEH-IBI-P2a-01-PL-A-200002/P1,
PEH-IBI-P2a-02-PL-A-200004/P1,
PEH-IBI-P2a-02-PL-A-200005/P1,
PEH-IBI-P2a-03-PL-A-200006/P1,
PEH-IBI-P2a-03-PL-A-200007/P1,
PEH-IBI-P2a-04-PL-A-200008/P1,
PEH-IBI-P2a-01-PL-A-572001/P3,
PEH-IBI-P2a-02-PL-A-572002/P4,

PEH-IBI-P2a-03-PL-A-572003/P3,
PEH-IBI-P2a-04-PL-A-572004/P1,
PEH-IBI-P2a-01-PL-A-100001/P2,
PEH-IBI-P2a-01-PL-A-100002/P2,
PEH-IBI-P2a-XX-PL-A-100252/P1,
PEH-IBI-P2a-02-PL-A-100004/P1,
PEH-IBI-P2a-02-PL-A-100005/P1,
PEH-IBI-P2a-03-PL-A-100006/P1,
PEH-IBI-P2a-03-PL-A-100007/P1

Application Ref: FULL/2022/2220

Property Ref: J005740000

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 within 3 years from the date of grant of this permission.

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. No development, excluding demolition and site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

- i) the treatment proposed for all ground surfaces, including hard areas;
- ii) full details of tree and hedge planting;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants;
- iv) finished levels or contours;
- v) any screen walls or similar structures;
- vi) any other structures to be erected or constructed;
- vii) functional services above and below ground; and
- viii) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

5. No development, including site clearance and demolition, shall take place until an updated version of the Site Waste Management Plan submitted as part of this application has been submitted to and approved in writing by the Authority. The updated Site Waste Management Plan shall take into account any further site surveys or changes to the construction programme, and shall identify an individual with responsibility for regularly monitoring the Site Waste Management Plan. The development shall thereafter be carried out only in accordance with the Site Waste Management Plan so approved.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

6. No materials to be used on the exterior of the buildings shall be placed on the site until such time as samples of those materials have been submitted to the Authority. Only materials agreed in writing by the Authority shall be used in carrying out the development.

Reason - To secure the satisfactory appearance of the completed development.

7. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

8. No part of the development hereby permitted shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out and monitored fully in accordance with the Site Waste Management Plan approved under Condition 5 above. Where there has been any variation from the approved Site Waste Management Plan, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

Expiry Date: This permission will cease to have effect on 15/01/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

In reference to Conditions 5 & 8 the way in which waste is dealt with on the site (reused, recycled or disposed of) should be recorded during the clearing of the site and the construction process. This information will be required in order to inform the final Site Waste Management Plan document that is required by Condition 8 to be submitted to the Authority at the end of the process. For further information on the Site Waste Management Process please refer to Advice Note for Site Waste Management Plans found under the Site Waste Management Plan link at https://gov.gg/planning_building_permissions.

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/2022/2220
Property Ref: J005740000
Valid date: 25/11/2022
Location: Princess Elizabeth Hospital Rue Mignot St. Martin Guernsey GY4 6UU
Proposal: Demolish Arnold Ward stores and Breast Care Unit. Erect 3 storey building plus rooftop plant to provide a main entrance, women's and children's department, private patient unit, outpatient's department and theatre department expansion, along with plantroom and associated landscaping and parking.
Applicant: Committee *for* Health & Social Care

RECOMMENDATION - Grant: Planning Permission with Conditions:

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 within 3 years from the date of grant of this permission.

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. No development, excluding demolition and site works, shall begin until a landscaping scheme, to include those details specified below, has been submitted to and agreed in writing by the Authority:

- i) the treatment proposed for all ground surfaces, including hard areas;
- ii) full details of tree and hedge planting;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants;
- iv) finished levels or contours;
- v) any screen walls or similar structures;
- vi) any other structures to be erected or constructed;
- vii) functional services above and below ground; and
- viii) all existing trees, hedges and other landscape features, indicating clearly those to be removed.

Reason - To make sure that a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings.

5. No development, including site clearance and demolition, shall take place until an updated version of the Site Waste Management Plan submitted as part of this application has been submitted to and approved in writing by the Authority. The updated Site Waste Management Plan shall take into account any further site surveys or changes to the construction programme, and shall identify an individual with responsibility for regularly monitoring the Site Waste Management Plan. The development shall thereafter be carried out only in accordance with the Site Waste Management Plan so approved.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

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Reason - To secure the satisfactory appearance of the completed development.

7. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting season following the first occupation of any part of the development or completion of development whichever is the sooner, or in accordance with a programme previously agreed in writing by the Authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

Reason - To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

8. No part of the development hereby permitted shall be occupied or brought into use until there has been submitted to the Authority a report providing verification that the development has been carried out and monitored fully in accordance with the Site Waste Management Plan approved under Condition 5 above. Where there has been any variation from the approved Site Waste Management Plan, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

INFORMATIVES

In reference to Conditions 5 & 8 the way in which waste is dealt with on the site (reused, recycled or disposed of) should be recorded during the clearing of the site and the construction process. This information will be required in order to inform the final Site Waste Management Plan document that is required by Condition 8 to be submitted to the Authority at the end of the process. For further information on the Site Waste Management Process please refer to Advice Note for Site Waste Management Plans found under the Site Waste Management Plan link at https://gov.gg/planning_building_permissions.

OFFICER'S REPORT

Brief Description:

The application relates to the Princess Elizabeth Hospital, which is located Outside of the Centres defined in the Island Development Plan. The proposal is to demolish Arnold Ward stores and Breast Care Unit; erect 3 storey building plus rooftop plant to provide a main entrance, women's and children's department, private patient unit, outpatient's department and theatre department expansion, along with plantroom and associated landscaping and parking.

Relevant History:

FULL/2020/2064 - Extension of Ozanne ward to create theatre recovery and critical care unit. Install roof top plant enclosures, re-clad existing buildings and replace windows – Granted 10/11/2020.

Existing Use(s):

Hospital

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

Policies considered most relevant:

S5: Development of Strategic Importance
OC2: Social and Community Facilities Outside of the Centres
GP1: Landscape Character and Open Land
GP8: Design
GP9: Sustainable development
GP10: Comprehensive Development
GP18: Public Realm and Public Art
IP7: Private and Communal Car Parking
IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

This application is for Phase 2A of a substantial modernisation of the healthcare facilities at the Island's hospital. The application is supported by a design and access statement which comprehensively describes the site and context analysis, the process of design development of the scheme and the resulting proposals, and includes a basic site waste management plan.

In summary, the proposals are for the demolition of some older buildings which are no longer fit for purpose and to clear an area at the centre of the PEH site, the refurbishment of the existing Sterile Services and Operating Theatres departments, the newbuild extension to the Main Entrance, new outpatient department, expansion of the operating theatres departments and new Womens', Children and Private Patient Wards, infrastructure enabling works for following phases of the modernisation programme and associated external works including public realm, landscaping, and in relation to accessibility, parking layout and open space.

The principle of this development to modernise essential Island health facilities within the existing PEH campus is acceptable in accordance with IDP Policies OC2 and S5.

The architectural design quality of the proposals is high. The scale and massing of the proposed development and its design and materials are appropriate to the existing

buildings and their setting. The submitted scheme satisfies Policy GP8 and results in a specialist health facility of high quality which responds well to its context and demonstrates effective and efficient use of land. The development will enhance accessibility for all, and provides flexible and adaptable accommodation to meet existing and future requirements.

The visual impact of the proposals is acceptable and respects the character and visual amenity of the surrounding locality. Information is provided to demonstrate compliance with Policy GP9: Sustainable Development.

The proposals include a landscape strategy and proposals to help to assimilate the development in its setting and mitigate loss of existing planting. The landscape strategy includes the provision of high-quality external spaces including street furniture. Public art will be incorporated and an arts strategy has been commenced as part of the modernisation programme.

There are no changes to the existing road network. Parking numbers are maintained as existing with drop-off facilities provided for buses and patients/visitors. The proposals include rationalising the area of car parking to the east of the site and outside the existing main entrance and Porter's Lodge. Small car and motorbike spaces are proposed as well as electric vehicle charging point provision.

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.

The application is acceptable in relation to the above policies and other material planning considerations.

Recommendation:

Grant with Conditions



Date: 16/01/2023

