

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: Erect 9 dwellings with associated works, create vehicle access to east boundary.

LOCATION: L'Aumone House, Route De Cobo, Castel.

APPLICANT: Infinity Group 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: 20/12/2023

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 09/08/2023 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Infinity Group: 97.GY PD-02A, PD-03B, PD-04A, PD-05A & PD-06A.

Application Ref: FULL/2023/1322

Property Ref: D013360000

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.(i) No development, including site clearance and demolition, shall take place until there has been submitted to and approved in writing by the Authority: (A desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of b and c below, however, this will all be confirmed in writing).

(i)(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

(i)(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(i)(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of condition (i)c that any remediation scheme required and approved under the provisions of condition (i)c has been implemented fully in accordance with the approved details (unless varied with the written agreement of

the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

- (ii) a) as built drawings of the implemented scheme;
- (ii) b) photographs of the remediation works in progress;
- (ii)c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition (i) c.""

Reason - To make sure that the site, when developed, is free from contamination, in the interests of public health and safety.

5.No development, including site clearance and demolition, shall take place until an updated version of the Drainage Report and Surface Water Management Plan submitted as part of this application has been submitted to and approved in writing by the Authority. The updated document shall take into account any further site surveys as set out within the document submitted as part of the application. The development shall thereafter be carried out only in accordance with the updated Surface Water Management Plan approved.

Reason: To ensure that surface water can be managed on site and to prevent flooding within the area.

6.No development, including site clearance and demolition, shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Authority. Agreed details shall be carried out as approved unless otherwise agreed in writing by the Authority. At a minimum the following should be included:

I.A scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with, reviewed and recorded (including details of any considerate constructor or similar scheme).

II.A scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management, vibration, site traffic and deliveries to and from the site.

III. Details of hours of construction including all associated vehicular movements.

IV. Details of the construction compound.

V. A plan showing construction traffic routes.

The construction shall be carried out in accordance with the approved CEMP.

Reason: To protect the amenities of the surrounding area and nearby residents.

7.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.

8.No development, including site clearance and demolition, shall take place until large scale details of the site access have been submitted to and approved by the Authority and that access has been constructed and brought into use.

Reason - In order to provide a suitable access for all forms of traffic and to ensure that access is in place during the construction phase, in the interests of highway safety.

9.No development,including site clearance and demolition but excluding the construction of the site access, shall take place until:

a) a landscaping scheme, providing full details of the hedge planting and landscape buffers along the site boundaries, including planting schedules noting the species, sizes, numbers and densities of plants, has been submitted to and agreed in writing by the Authority; and

b) the planting approved under a) above has been undertaken and the planting bed shown on the approved plans closing the link between the new site access and the driveway associated with L'Aumone House has been formed. 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 a satisfactory landscaping scheme for the specified areas is agreed and implemented prior to the commencement of works, in order to help assimilate the development into its surroundings, to provide biodiversity enhancements and to protect the amenity of adjoining properties.

10.a) No development, site clearance, demolition, construction of the site access and implementation of the landscaping scheme approved under Condition 9, shall take place until a landscaping scheme for the areas not included under Condition 9 above, to include those details specified below, has been submitted to and agreed in writing by the Authority:

- i) the treatment proposed for all hard surfaced areas, including a specification of laying;
- ii) full details of tree and hedge planting;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants;
- iv) all existing trees, hedges and other landscape features, indicating clearly those to be removed; and
- v) details of bird and bat boxes.

b) The landscaping scheme approved under the terms of part a) above, shall be implemented 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 a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings and to provide biodiversity enhancements.

11. Prior to installation, details of the treatment of the boundaries of the amenity space associated with each dwelling shall be submitted to and agreed in writing by the Authority. The treatment shall thereafter be installed in accordance with the approved details.

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

12. Prior to installation, details of the proposed cycle storage, under cover and secure, shall be submitted to and agreed in writing by the Authority. No dwelling shall be used or occupied until the agreed storage for that dwelling has been provided in accordance with the approved details. The provision for cycles shall be retained at all times.

Reason - To encourage the use of bicycles as an alternative to the car.

13. Prior to installation of such features, full details of the location and design of the electric vehicle/bicycle charge points shall be submitted to and approved by the Authority. The approved charge points and the photovoltaic panels detailed on the approved drawings shall be installed and made operational, and all other sustainable design features set out in the Infinity Construction letters dated 21/07/2023 and 09/11/2023 shall be implemented, prior to any dwelling hereby approved being occupied.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

14. The bathroom window in the dormer to the east elevation of Unit 7 shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent) which

shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

15.No part of the development hereby permitted shall be occupied or brought into use until details of any external lighting proposed for the site have been submitted to and agreed in writing by the Authority. Any lighting to be installed shall only be in accordance with the agreed details.

Reason - To make sure the level of lighting is not excessive in order to secure a sustainable form of development and one which does not unduly interfere with residential amenity or traffic and pedestrian safety.

16.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 7 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.

17.No crushing, grinding or other size reduction of bricks, tiles, concrete or other materials, shall take place on site.

Reason - To protect the amenities of nearby residents.

Expiry Date: This permission will cease to have effect on 19/12/2026 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

For the avoidance of doubt, no consent is conferred for the construction of a new outbuilding associated with L'Aumone House (numbered 14 on approved drawing no 97.GY-PD-02/A).

In respect of Condition 4:

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above conditions that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

In respect of Condition 6, the CEMP should ensure that no crushing, grinding or other size reduction of bricks, tiles, concrete or other materials, will take place on site.

In respect of Condition 8, the access design should take into account the direction set out within the Integrated Transport Strategy.

In respect of Condition 9, it is expected that tree planting will be included within the site boundary landscape buffers, to offset potential impacts on trees arising from the development.

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their legal provisions. The existing buildings may be used by bats or other wildlife for roosting and nesting. We strongly recommend that the site is inspected by a suitably qualified person prior to any building works. Additional measures should also be taken (including consideration of the timing of the works and provision to support associated wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted by emailing info@societe.org.gg

Your attention is brought to the issue of avoidable light pollution and its effects on the natural environment and associated wildlife, in particular bats. The existing landscape is not currently subject to extensive artificial lighting and it is therefore requested that external lighting be avoided or kept to a minimum as much as possible.

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/2023/1322
Property Ref: D013360000
Valid date: 09/08/2023
Location: L'Aumone House Route De Cobo Castel Guernsey GY5 7RT
Proposal: Erect 9 dwellings with associated works, create vehicle access to east boundary.

Applicant: Infinity Group Ltd

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. (i) No development, including site clearance and demolition, shall take place until there has been submitted to and approved in writing by the Authority: (A desktop

study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of b and c below, however, this will all be confirmed in writing).

(i) (a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by the Authority,

(i) (b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(i) (c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of condition (i)c that any remediation scheme required and approved under the provisions of condition (i)c has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:

(ii) a) as built drawings of the implemented scheme;

(ii) b) photographs of the remediation works in progress;

(ii) c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition (i) c.""

Reason - To make sure that the site, when developed, is free from contamination, in the interests of public health and safety.

5. No development, including site clearance and demolition, shall take place until an updated version of the Drainage Report and Surface Water Management Plan submitted as part of this application has been submitted to and approved in writing by the Authority. The updated document shall take into account any further site surveys as set out within the document submitted as part of the application. The development shall thereafter be carried out only in accordance with the updated

Surface Water Management Plan approved.

Reason: To ensure that surface water can be managed on site and to prevent flooding within the area.

6. No development, including site clearance and demolition, shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Authority. Agreed details shall be carried out as approved unless otherwise agreed in writing by the Authority. At a minimum the following should be included:

I. A scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with, reviewed and recorded (including details of any considerate constructor or similar scheme).

II. A scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management, vibration, site traffic and deliveries to and from the site.

III. Details of hours of construction including all associated vehicular movements.

IV. Details of the construction compound.

V. A plan showing construction traffic routes.

The construction shall be carried out in accordance with the approved CEMP.

Reason: To protect the amenities of the surrounding area and nearby residents.

7. 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.

8. No development, including site clearance and demolition, shall take place until large scale details of the site access have been submitted to and approved by the Authority and that access has been constructed and brought into use.

Reason - In order to provide a suitable access for all forms of traffic and to ensure that

access is in place during the construction phase, in the interests of highway safety.

9. No development, including site clearance and demolition but excluding the construction of the site access, shall take place until:

a) a landscaping scheme, providing full details of the hedge planting and landscape buffers along the site boundaries, including planting schedules noting the species, sizes, numbers and densities of plants, has been submitted to and agreed in writing by the Authority; and

b) the planting approved under a) above has been undertaken and the planting bed shown on the approved plans closing the link between the new site access and the driveway associated with L'Aumone House has been formed. 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 a satisfactory landscaping scheme for the specified areas is agreed and implemented prior to the commencement of works, in order to help assimilate the development into its surroundings, to provide biodiversity enhancements and to protect the amenity of adjoining properties.

10. a) No development, site clearance, demolition, construction of the site access and implementation of the landscaping scheme approved under Condition 9, shall take place until a landscaping scheme for the areas not included under Condition 9 above, to include those details specified below, has been submitted to and agreed in writing by the Authority:

- i) the treatment proposed for all hard surfaced areas, including a specification of laying;
- ii) full details of tree and hedge planting;
- iii) planting schedules, noting the species, sizes, numbers and densities of plants;
- iv) all existing trees, hedges and other landscape features, indicating clearly those to be removed; and
- v) details of bird and bat boxes.

b) The landscaping scheme approved under the terms of part a) above, shall be implemented 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 a satisfactory landscaping scheme for the development is agreed, in order to help assimilate the development into its surroundings and to provide biodiversity enhancements.

11. Prior to installation, details of the treatment of the boundaries of the amenity space associated with each dwelling shall be submitted to and agreed in writing by the Authority. The treatment shall thereafter be installed in accordance with the approved details.

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

12. Prior to installation, details of the proposed cycle storage, under cover and secure, shall be submitted to and agreed in writing by the Authority. No dwelling shall be used or occupied until the agreed storage for that dwelling has been provided in accordance with the approved details. The provision for cycles shall be retained at all times.

Reason - To encourage the use of bicycles as an alternative to the car.

13. Prior to installation of such features, full details of the location and design of the electric vehicle/bicycle charge points shall be submitted to and approved by the Authority. The approved charge points and the photovoltaic panels detailed on the approved drawings shall be installed and made operational, and all other sustainable design features set out in the Infinity Construction letters dated 21/07/2023 and 09/11/2023 shall be implemented, prior to any dwelling hereby approved being occupied.

Reason - In the interests of sustainable development, these features having been proposed to address the requirements of Island Development Plan Policy GP9.

14. The bathroom window in the dormer to the east elevation of Unit 7 shall be glazed with obscure glass to a minimum level 3 on the Pilkington scale (or equivalent) which shall thereafter be retained at all times.

Reason - To minimise the effect of the development on the privacy and amenities of nearby residents.

15. No part of the development hereby permitted shall be occupied or brought into use until details of any external lighting proposed for the site have been submitted to and agreed in writing by the Authority. Any lighting to be installed shall only be in accordance with the agreed details.

Reason - To make sure the level of lighting is not excessive in order to secure a sustainable form of development and one which does not unduly interfere with residential amenity or traffic and pedestrian safety.

16. 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 7 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.

17. No crushing, grinding or other size reduction of bricks, tiles, concrete or other materials, shall take place on site.

Reason - To protect the amenities of nearby residents.

INFORMATIVES

For the avoidance of doubt, no consent is conferred for the construction of a new outbuilding associated with L'Aumone House (numbered 14 on approved drawing no 97.GY-PD-02/A).

In respect of Condition 4:

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above conditions that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

In respect of Condition 6, the CEMP should ensure that no crushing, grinding or other size reduction of bricks, tiles, concrete or other materials, will take place on site.

In respect of Condition 8, the access design should take into account the direction set out within the Integrated Transport Strategy.

In respect of Condition 9, it is expected that tree planting will be included within the site boundary landscape buffers, to offset potential impacts on trees arising from the development.

Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their legal provisions. The existing buildings may be used by bats or other wildlife for roosting and nesting. We strongly

recommend that the site is inspected by a suitably qualified person prior to any building works. Additional measures should also be taken (including consideration of the timing of the works and provision to support associated wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted by emailing info@societe.org.gg

Your attention is brought to the issue of avoidable light pollution and its effects on the natural environment and associated wildlife, in particular bats. The existing landscape is not currently subject to extensive artificial lighting and it is therefore requested that external lighting be avoided or kept to a minimum as much as possible.

OFFICER'S REPORT

Site Description:

The application site is located to the north of L'Aumone House, which itself is set to the north-west of the traffic light junction of Route de Cobo, Rue du Friquet, Rue Des Varendes and Rue du Presbytere. The site is accessed through the gateway serving L'Aumone House, on the traffic light junction, and along a driveway running along the east boundary of the property.

The site comprises open land with a storage building located towards the south boundary, and is bounded by residential properties fronting on to Rue du Friquet to the east. The land associated with one of those properties extends along the north boundary of the site, the eastern part of which is recognised as domestic curtilage. Maison L'Aumone and Maison de Quetteville (Methodist Homes for the Aged) are located to the west.

The site is located within the L'Aumone Local Centre. The site abuts an Agriculture Priority Area (APA) to the north-west and is separated from the APA to the north by the residential property in that direction.

Relevant History:

Pre-application advice regarding residential development at the site.

Existing Use(s):

Agricultural Use Class 28

Brief Description of Development:

The application proposes the construction of 6no 3bed semi-detached dwellings along the west site boundary, 2no 2bed semi-detached dwellings along the north site

boundary, and 1no 3bed detached dwelling in the north-east corner of the site, all served by a new site access on to Rue du Friquet to the south-east of the site.

In addition a new parking area would be formed to the rear (north) of L'Aumone House, to serve that dwelling, and which would be accessed via the new site access. A new outbuilding is indicated adjacent to that parking area, however is stated to be the subject of a separate application.

Through-access was initially indicated to be retained from the development site to the existing driveway associated with L'Aumone House however, following deferral, this has been omitted.

In support of the application the following documents have been submitted:

- CBL Ltd Drainage Report and Surface Water Management Plan;
- Site Waste Management Plan.

Relevant Policies of any Plan, Subject Plan or Local Planning Brief:

LC2 Housing in Local Centres
GP1 Landscape Character and Open Land
GP7 Archaeological Remains
GP8 Design
GP9 Sustainable Development
GP10 Comprehensive Development
GP13 Householder Development
GP18 Public Realm and Public Art
IP6 Transport Infrastructure and Support Facilities
IP7 Private and Communal Car Parking
IP9 Highway Safety, Accessibility and Capacity

L'Aumone House Development Framework
Parking and Traffic Impact Assessment Supplementary Planning Guidance

Representations:

7 letters of representation have been received raising the following points:

No provision of affordable housing

Loss of agricultural land and green space

Impact on adjoining property

- The properties to the west house vulnerable persons, and the associated gardens are vital features to the living environment of those persons;

- Overlooking of adjacent property, with windows facing directly on to the property to the west and looking into the windows of the building, impacting on the privacy of vulnerable persons;
- Overshadowing of adjacent property, impacting on the enjoyment of outside space;

Road safety and traffic management

- The proposed access is on a busy road, located on a bend and too close to the traffic light junction and the access to the garden centre;
- The proposal will result in many additional movements on to the road, and identifies potential for further future development which may use this access;
- There will be additional gas and noise emissions;

Surface water management

- There is a high water table and streams in the area and adjoining fields to the north/north-east tend to flood in the winter;
- How will streams be dealt with;
- The water table is higher than the proposed depth of soakaways and attenuation tanks, reducing the capacity for further storage of water;
- An assessment of water conditions should be undertaken in winter and calculations done to ensure SUDs on site can cope with surface water at this time of year;
- How will building waste and materials, and the activities of future occupiers, be managed to ensure no water pollution;
- How will the field be made dry enough to build;

Impacts on wildlife

- How many earthbanks and plants will be destroyed;
- New planting should be native;
- There are presently birds nesting at the site and the additional noise from the development will impact on those birds;
- Nest and bat boxes should be integrated within the build wherever possible;
- The development is also likely to result in additional rats;
- The development will result in light pollution;

Future development

- This is identified as the first stage of application, what will the impacts of the other applications be.

The amendments made on the revised plans would not have affected the comments made by the majority of representors, therefore only those affected by the amendments were notified of the revised plans. The response received regarding the amendments was positive, noting the changes alleviated concerns in respect of the privacy of the premises to the west.

La Societe Guernesiais comments as follows:

In respect of this application, we would like to highlight that existing buildings of this type can be used by roosting bats. This likelihood can increase when the property is located within a variable landscape with habitats such as farmland or woodland nearby. The ongoing Bailiwick Bat Survey has shown that there are bat populations in this particular part of the island.

We would recommend that the existing house and any outbuilding, in particular the roofspaces, be inspected for current or recent use by bats by a suitably qualified person prior to any building works. This would reduce the risk of disturbing or destroying animals which are legally protected under the Animal Welfare Ordinance 2012.

We would request that, if these applications are considered further, an informative note be added to the Information Sheet as follows -

‘Your attention is drawn to The Animal Welfare (Guernsey) Ordinance, 2012, the local Strategy for Nature and the need to comply with their legal provisions. The existing buildings may be used by bats or other wildlife for roosting and nesting. We strongly recommend that the site is inspected by a suitably qualified person prior to any building works. Additional measures should also be taken (including consideration of the timing of the works and provision to support associated wildlife in the long term) to ensure that protected species are not impacted by the works. It is recommended that you contact La Société Guernesiaise for advice or to arrange a site visit. La Société can be contacted by emailing info@societe.org.gg

We would also highlight the environmental impact of light pollution on many types of wildlife such as birds, bats and insects. Such pollution can be particularly problematic when introduced into a landscape such as this one, where existing sources of artificial light are relatively sparse. We would ask that the Planning Service consider this aspect in relation to the application.

We would further request that, if this applications is approved, an informative note be added to the Information Sheet as follows -

‘Your attention is brought to the issue of avoidable light pollution and its effects on the natural environment and associated wildlife, in particular bats. The existing landscape is not currently subject to extensive artificial lighting and it is therefore requested that external lighting be avoided or kept to a minimum as much as possible’.

Finally, La Societe remains concerned over the reclassification of agricultural land to domestic curtilage. However, as the Island Development Plan currently permits the consideration of such applications, we seek to optimize ecological gains in such cases wherever possible.

We note that the application includes outline biodiversity measures such as provision for landscaping and bird/bat boxes. Whilst we welcome these measures, we would highlight that the success of such initiatives is highly dependant on the finer details. For example, bird and bat boxes need to be aimed at appropriate species, be of a suitable design and installed in particular locations. Similarly, soft landscaping will host far more biodiversity if native and near-native species are used rather than non-native amenity species.

Consultations:

Traffic and Highway Services: No consult received.

Guernsey Water comment as follows:

Guernsey Water have no major concerns for the proposed development as the principles are fine. However, the foul sewer within the area is shallow and there is history of sewer surcharging during heavy rainfall events in Les Baisseries, therefore we would request that all surface water is dealt with on site and would not be accepted into the foul or surface water systems.

The surface water system to the North and West of the proposed development also has a history of flooding issues, which may need to be considered within the development plan.

The Office for Environmental Health and Pollution Regulation comment as follows:

Construction Environmental Management Plan (CEMP):

I note there is no Construction Environmental Management Plan (CEMP) submitted with the application, although this is referred to on page 3 of the cover letter signed by Steve Woods on behalf of Infinity Construction Limited, dated 21st July 2023, ref. 97.GY. The proposed site is adjacent to a residential and dementia care home to the west and has residential properties located to the east and south-west. Development Framework SPG 2022 produced for this site states that “a CEMP will be required to be submitted with a planning application to ensure that neighbouring residents who are sensitive to changes in their environment are subjected to minimal disturbance during any demolition and construction phase, including issues such as noise, vibration, dust, and construction traffic.” I would recommend that the following condition is attached to any granted consent for this application:

- Prior to any demolition or construction works a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Authority. Agreed details shall be carried out as approved unless otherwise agreed in writing by the Authority. At a minimum the following should be included:

- I. A scheme of how the contractors will liaise with local residents to ensure that residents are kept aware of site progress and how any complaints will be dealt with, reviewed and recorded (including details of any considerate constructor or similar scheme).
- II. A scheme of how the contractors will minimise complaints from neighbours regarding issues such as noise and dust management, vibration, site traffic and deliveries to and from the site.
- III. Details of hours of construction including all associated vehicular movements.
- IV. Details of the construction compound.
- V. A plan showing construction traffic routes.

The construction shall be carried out in accordance with the approved CEMP.

Crushing of masonry and stone, etc.

I note that in the Waste Management Plan there is reference to the crushing of masonry and stone on site. The site is in a noise sensitive area, adjacent to a residential and dementia care home to the west and has residential properties located to the east and south-west. Therefore, crushing is not a suitable option in this location. I recommend the following condition is attached to any granted consent for this application:

- The crushing, grinding or other size reduction, with machinery designed for that purpose, of bricks, tiles or concrete will not take place at the site.

Potential Land Contamination:

I have interrogated Guernsey Historic Maps, Historic Orthophotos and Cadastre Registry of Land, which show there were once heated greenhouses installed in the northern part of the proposed development site. There is consequently the potential for the land to be contaminated where new homes and gardens are proposed. I note that the submitted Waste Management Plan document states at 1D (page 21) that “a site contamination survey is to be undertaken” and I would recommend the following condition is attached to any granted consent for this application:

Please note this is one condition with multiple sub-sections:

- (i) No works pursuant to this permission shall commence until there has been submitted to and approved in writing by Planning Services: (A desktop study shall be the very minimum standard accepted. Pending the results of the desk top study, the applicant may have to satisfy the requirements of b and c below, however, this will all be confirmed in writing).
- (i) (a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and

BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites - Code of Practice;

and unless otherwise agreed in writing by Planning Services,

- (i) (b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by Planning Services,

- (i) (c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) The development hereby permitted shall not be occupied or brought into use until there has been submitted to Planning Services verification by a competent person approved under the provisions of condition (i)c that any remediation scheme required and approved under the provisions of condition (i)c has been implemented fully in accordance with the approved details (unless varied with the written agreement of Planning Services in advance of implementation). Unless otherwise agreed in writing by the local planning authority such verification shall comprise:

- (ii) a) as built drawings of the implemented scheme;
- (ii) b) photographs of the remediation works in progress;
- (ii) c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under condition (i) c.”

Informatives/Advice Notes

The phased risk assessment should be carried out also in accordance with the procedural guidance and UK policy.

The site is known to be or suspected to be contaminated. Please be aware that the responsibility for the safe development and secure occupancy of the site rests with the developer.

It is strongly recommended that in submitting details in accordance with the above conditions that the applicant has reference to Land Contamination risk management available at <https://www.gov.uk/guidance/land-contamination-risk-management>.

Summary of Issues:

Principle of development;
Comprehensive development;
Design and sustainability;
Residential amenity;
Amenities of neighbouring residents;
Housing density, type and numbers;
Access and traffic;
Parking and cycle storage;
Landscape design and biodiversity;
Contaminated land;
Site Waste Management Plan & Construction Environmental Plan.

Assessment against:

- 1 - Purposes of the law.**
- 2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**
- 3 - General material considerations set out in the General Provisions Ordinance.**
- 4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

Principle of development (LC2)

This site, together with the residential properties to the east and extending to the north of the site, is the subject of an approved Development Framework. The principle of residential development at the site is supported by Policy LC2, and is permissible within the terms of the Framework.

Comprehensive development (GP10)

The proposed development is designed to ensure that future development on land within the Framework area, which is currently unavailable, or on adjacent land, would not be prejudiced.

Design and sustainability (GP8 & GP9)

Design & impacts on the character of the area

L'Aumone House is to be retained, within sufficient grounds to respect the quality of that building. The existing dwellings to the east of the site, facing on to Rue du Friquet, are also to be retained, and the road frontages would therefore be maintained as existing, excepting the provision of the new site access. The creation of the access would result in the loss of c10m of boundary treatment, and would enable glimpsed views into the development, however would not have a significant adverse impact on the character of the area.

The proposed development would be set behind the existing built form and views of the development would be further limited by established planting along and within the site boundaries. It is however noted that vegetation can be lost, and the provision of soft landscape screening is not, in isolation, sufficient to make a development acceptable.

The proposed development, by virtue of the positioning, scale, form and design of the proposed buildings, however respects the transitional location of the site, between the Local Centre to the south and the open land to the north, and would not be out of character with the built form in the surrounding area. The multi-storey design comprises an efficient use of land and the levels provided demonstrate there would not be a significant change in ground level.

Sustainable development

The information initially submitted in support of the application noted the following sustainable approaches:

- Incorporation of EV charging points;
- The use of sustainable materials readily available on Island;
- The use of permeable surfacing as part of a SUDS;
- A lean construction method;
- The thermal efficiency of the dwellings has been considered in respect of orientation, size of openings, etc;
- Inclusion of photovoltaic solar panels to the east roofslopes of all units.

Following deferral, these statements have been expanded upon and the information submitted is considered to address the requirements of Policy GP9. Implementation of the features outlined can be controlled by condition (Condition 13).

Concerns have been raised through the letters of representation regarding surface water run off, and associated implications in terms of flood risk on adjacent land, reflecting points made with the Framework. As part of the application a Drainage Report and Surface Water Management Plan has been provided by CBL Consulting, together with soakaway designs for the development, which concludes that surface water can be dealt with on site. That report notes the findings are preliminary and acknowledges that assumptions have been made in respect of the permeability of the underlying ground, however accounts for this through the application of conservative permeability values, allowing for very poor permeability. It also notes the variable, and often high, water table in the area and the intention to undertake water table monitoring over a reasonable time period to understand the level of the water table under various events. On the basis of the submitted report, together with the comments made by Guernsey Water, it is considered that the application has adequately demonstrated that surface water could be managed on site. It is however recommended that the decision be conditioned to require an updated

report and surface water management plan, based on a detailed site investigation, prior to commencement of works on site (Condition 5).

Residential amenity

Each unit exceeds the recommended nationally described space standards set out by the DCLG and benefits from good levels of daylight/sunlight and private amenity space of adequate size, positioned to the west or east of the associated dwelling. Details of the proposed treatment to the boundaries of the amenity spaces should however be required by condition (Condition 11).

Amenities of neighbouring residents

The arrangement of the Type 1 dwellings on the site, and the distance to and nature of the property boundaries, would prevent any significant impacts on the residential properties to the east of the site (fronting on to Rue du Friquet) or L'Aumone House itself, located to the south of the development area, but within the site boundary.

The property to the west is a dementia care home, and the occupants are particularly vulnerable to change and loss of privacy. The proposed dwellings would be located between 10-13m from the property boundary, and would be 2.5 storeys in height, with a ridge height of c9.8m. Whilst it is acknowledged that the existing boundary is formed by substantial mature planting and the applicant intends to supplement this boundary where necessary, the scale and proximity to the boundary of the new dwellings, together with the nature of the fenestration initially proposed raised concerns regarding potential impacts on the amenities of the adjacent home. Following deferral, the first floor full length doors and Juliette balconies in the facing elevations of all Type 1 dwellings have been reduced to a window and the dormer windows have been amended to rooflights. The alterations to the fenestration, together with the nature of the intervening boundary are sufficient, on balance, to reduce any impacts on the adjacent home to within acceptable levels.

The Type 2 dwellings are orientated to prevent any overlooking of adjoining properties. The dwellings would be located immediately adjacent to the north site boundary. The domestic curtilage on the adjacent site to the north is however limited to the eastern part of the site and any overshadowing which might arise as a result of the proposed development is not of an extent which would preclude the agricultural use of the land.

The detached Type 3 dwelling is also located adjacent to the north site boundary, and would be adjacent to the domestic curtilage on the adjacent property to the north. Taking into account the scale and form of the proposed dwelling and the size and layout of the adjacent property, it is however considered that the proposal would not result in unacceptable overshadowing. The first floor rooflights facing towards the property to the east are high level, and the proposed dormer window serves a bathroom and can be conditioned to be obscurely glazed to prevent any overlooking of the adjoining property (Condition 14). The existing east boundary

hedge does not extend to include the east boundary of this unit, and the supplementary hedging shown along the east boundary should be planted early in the construction process to protect the amenity of the adjoining property (Condition 9).

The shared access road runs along the north boundary of the adjacent care home and the boundary is currently demarked only by post and wire fencing. To ensure the privacy of the home, the planting proposed along that boundary should be undertaken prior to the commencement of any other works on the site, excepting the construction of the site access (Condition 9).

To ensure any proposed lighting does not impact adversely on the amenity of adjoining residents, details of a lighting scheme for the site should be controlled by condition (Condition 15).

Accessibility and flexibility of the development

The submitted plans demonstrate flexibility and adaptability in the proposed design and layout of the dwellings, detailing good circulation, level threshold and potential to provide ground floor sleeping accommodation and/or a lift.

Housing density, type and numbers (LC2)

The number of dwellings proposed is within the expected range set out within the Development Framework, and consistent with development within this area, and the mix and type of dwellings proposed is consistent with identified housing requirements for the Island.

Affordable housing can only be required under Policy GP11 (Affordable Housing) where a development results in a net increase of 20 houses or more. The current proposal is for 9 houses, and Policy GP11 would not therefore be engaged. It is noted that the current application only forms part of the Development Framework site however, based on the density of development proposed under this application, it is unlikely that any future development encompassing the remainder of the site would exceed the threshold for such housing. There is therefore no policy mechanism to require affordable housing as part of this application.

Access and traffic (IP9)

The current accesses serving the existing dwellings within the Framework site would be retained as existing, and access would also be retained through the site to adjacent agricultural land, in accordance with the Development Guidelines. As initially proposed, through access was to be retained from the existing L'Aumone House access, and there were road safety concerns regarding any potential increase of vehicle movements through that access. Following deferral, the plans have been amended to show the introduction of a planted area, effectively preventing through access. The decision should be conditioned to ensure this planter is formed prior to

the commencement of any other works on the site, excepting the construction of the site access (Condition 9). Provided that through access is prevented, it is not necessary for the planting itself to be undertaken prior to commencement of works, provided it is undertaken prior to completion or occupation of the development, whichever is sooner (Condition 10).

The proposed new access is from Rue Du Friquet, is in accordance with the Development Framework, and is designed to accord with the requirements of the Building Regulations. The new access would be located c45m from the nearby traffic light junction, and would achieve good sightlines. The provision of an access in this location would not therefore raise concerns in respect of road safety or traffic management.

There are some concerns that the proposed pedestrian footpath does not prioritise pedestrian movement, as set out within the Integrated Traffic Strategy, however this is a matter which can be controlled through a conditional requirement for large scale details of the access design, prepared in conjunction with Traffic and Highway Services.

Given the constraints of the existing site access, the new site access should be formed prior to any other works commencing on site, and this can be controlled by condition (Condition 8).

Pedestrian and cycling routes (IP9)

Footpaths and crossing points are provided throughout the development, including at the site entrance.

Parking and cycling storage (IP6, IP7)

Two parking spaces are proposed to serve each unit, appropriate to the size of units proposed.

Enclosed cycle storage is shown for each of the proposed units, details and implementation can be controlled by condition (Condition 12).

Public realm and public art (GP18)

In respect of Policy GP18, the supporting statement notes that accessibility has been considered in respect of the public realm and considers that, given the limited visibility of the site, that public art would not be appropriate for this phase of development. Whilst the public realm and public art can contribute to a sense of place for a development, it is acknowledged that, taken into account the scale, location and layout of the development in this case, that the proposal as submitted would be sufficient to address the requirements of Policy GP18, and there would be limited benefits to any requirement for public art.

Landscape design and biodiversity (GP8, Strategy for Nature)

The 2018 Habitat Survey identified that the southern part of the site comprises Amenity Grassland, with the northern part comprising Dense Scrub and the north boundary semi-natural broadleaved woodland, with small pockets of Improved Grassland and Bare Ground. These habitat types are generally regarded as having low biodiversity value, with the exception of the woodland, and the provision of native planting within the proposed planting scheme could provide some enhancements.

Whilst there are no trees of note within the site boundary, the revised plans show the position of the mature trees located along the north boundary of the site, located on the adjacent land to the north. Although these trees are stated to be retained, given that the footprint of the Type 2 dwellings is located within the indicated crown areas, it is anticipated that the development would cause some damage to those trees. It would therefore be expected that tree planting is proposed within the landscape buffers, to offset any potential impacts. Any such tree planting would be welcomed anywhere on the site, where it would not result in adverse impacts on neighbouring properties or buildings on or off site, but should particularly be included along the north site boundary, at the boundary to the open land to the north.

Existing mature and established, albeit non-native, planting is to be retained along the east and west site boundaries, with new “landscape planting buffers” to be established along the south boundary with Maison L’Aumone, part of the east and along the north site boundary and along the north boundary of Maison de Quetteville. Additional planting is shown to either side of the northern part of the access drive, and between the parking areas for the dwellings. Bird and bat boxes are stated to be proposed to the gables of the dwellings.

Provision and implementation of a detailed landscaping scheme can be controlled by condition (Conditions 9 & 10).

Infrastructure

It is the responsibility of the developer to ensure that adequate infrastructure can be provided to serve a proposed development. Guernsey Water note that all surface water must be dealt with on site and would not be accepted into the foul or surface water systems, and this is addressed with the Surface Water Management Plan provided.

Archaeology (GP7)

There is no known archaeology at the site, nor is it located with an identified area of archaeological interest.

Contaminated land

Previous land use may indicate both asbestos and horticultural land contamination risks. A condition should be attached to the decision to require submission of a phased risk assessment, together, where necessary, with proposed remedial measures (Condition 4).

Site Waste Management Plan & Construction Environmental Management Plan (LC2, GP9)

As set out within the Framework, and the consult response from the Office for Environmental Health and Pollution Regulation above, there is a need to manage construction activity on this site to protect the amenities of adjoining properties, and any decision should be conditioned to require submission of a Construction Environmental Management Plan (Condition 6).

A SWMP has been provided in support of the application, which, following deferral and in accordance with advice from the Office for Environmental Health and Pollution Regulation, the covering letter has been amended to omit any on site crushing. Page 21 of that document however still refers to on site crushing and it is therefore recommended that on site crushing is explicitly prevented through planning condition, and this should be reflected in the CEMP when submitted (Condition 17). Update and implementation of the SWMP can be controlled by condition (Conditions 7 & 16).

Other matters

The application includes the creation of a large area of hardsurfacing to be retained in association with L'Aumone House, falling to be considered under Policies GP13, GP8, IP7 and IP9. This would replace existing parking provision which would be lost as a result of the development. The Parking Standards do not apply in this location and, taking into account the amount and nature of the accommodation provided in association with L'Aumone House, together with the loss of the existing provision, discrete location and the permeable nature of the surfacing (which can be controlled by condition (Condition 10)), the proposed parking area would be acceptable. The parking area would be accessed via the new development site access, and the additional vehicle movements associated with this use were considered as part of the road safety assessment above. In light of the conditions recommended above (specifically that requiring closure of the through-access to L'Aumone House prior to commencement of any other works), this parking area could not come forward independently of the wider development site without amendment to the conditions or a separate application for planning permission.

No details have been provided of the proposed outbuilding for L'Aumone House (numbered 14 on the submitted Site Plan), and no consent is conferred for the erection of any such outbuilding, which would need to form the subject of a separate application for planning permission.

Conclusion

The principle of development is acceptable under Plan policy and, as has been demonstrated above, subject to certain conditions, the detailed design meets the requirements of the Development Framework and complies with Plan policy.

It is therefore recommended that planning permission be granted, subject to conditions relating to:

- Provision of a contaminated land phased risk assessment;
- Provision of an updated Drainage Report & Surface Water Management Plan;
- Provision of a Construction Environmental Management Plan;
- Provision of an updated Site Waste Management Plan;
- Provision of large scale details of the site access;
- Site access to be implemented prior to commencement of any other work;
- Landscape scheme required, including:
 - o Details and specification of laying of hardsurfaced areas;
 - o Species and planting schedules of planted areas;
 - o Bird and bat boxes.
- Landscape implementation – boundary planting to be undertaken and planter between the site access and L'Aumone House drive to be formed prior to other works, excepting site access;
- Details of treatment to garden boundaries;
- Details and implementation of cycle storage;
- Implementation of sustainable features;
- Dormer to east elevation of Unit 7 to be obscurely glazed;
- Provision of a lighting scheme;
- Implementation and verification of Site Waste Management Plan;
- No on site crushing to be permitted.

Date: 18/12/2023

