

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: Install 6 air conditioning units and VAM (air to air heat exchanger) unit to flat roof to east of site.

LOCATION: L'Aumone Medical Centre, Route de Cobo, L'Aumone, Castel.

APPLICANT: The CI Co-Operative Society 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: 30/04/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 29/11/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Tyrrell Dowinton Architects 2433 03.02F & Acoustics Report 22085R02cEBPK Dated Wednesday, 16 April 2025.

Application Ref: FULL/2024/1938

Property Ref: D01347B001

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.Acoustic attenuation as detailed in the Acoustics Report prepared by Environoise Consulting Limited, dated 16th April 2025, ref. 22085R02cEBPK, shall be implemented prior to the first operation of any of the equipment hereby approved and shall thereafter be retained at all times.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

5.Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

Expiry Date: This permission will cease to have effect on 29/04/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Effect of planning permission:

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

- (1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).
- (2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.
- (3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.
- (4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.
- (5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified), and does not imply the giving of any other approval or consent required under this Law or any other enactment or under any rule of law.

Right of appeal against planning decisions:

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

Copy of representations made:

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

Other Remarks:

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

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

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

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2024/1938
Property Ref: D01347B001
Valid date: 29/11/2024
Location: L'Aumone Medical Centre Route de Cobo L'Aumone Castel
Guernsey GY5 7RU
Proposal: Install 6 air conditioning units and VAM (air to air heat
exchanger) unit to flat roof to east of site.

Applicant: The CI Co-Operative Society 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. Acoustic attenuation as detailed in the Acoustics Report prepared by Environoise Consulting Limited, dated 16th April 2025, ref. 22085R02cEBPK, shall be implemented prior to the first operation of any of the equipment hereby approved and shall thereafter be retained at all times.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

5. Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

OFFICER'S REPORT

Brief Description of the site:

The site is occupied by a two-storey doctors surgery with an ancillary pharmacy to the southeast. Vehicular access (in and out arrangement) is provided on the south boundary from Route de Cobo. Parking is provided across the site frontage, behind a roadside earth bank. The site is within the L'Aumone Local Centre as defined in the Island Development Plan.

Relevant History:

FULL/2024/1611 - Install 4 air conditioning units to east (side) elevation - Withdrawn April 2025.

FULL/2024/1609 - Install 4 condenser units to flat roof over main entrance - Approved April 2025.

FULL/2024/1392 - Install illuminated sign to west elevation, illuminated sign and double sided illuminated sign to south elevation - Approved October 2024.

FULL/2023/0096 - Install air conditioning units to flat roof, install external vents and lighting to north and east elevations - Approved May 2023.

Existing Use(s):

Public amenity use class 18: non-residential health/welfare services.

Assessment: (Tick as appropriate)

no representation
accords with policy
within curtilage
design acceptable

✓
✓
✓
✓

visual amenity acceptable
no material neighbour impact
traffic not affected

✓
✓
✓

Policies considered most relevant:

LC3(A): Social and Community Facilities in Local Centres - New, Extension, Alteration or Redevelopment of Existing Uses

GP8: Design

GP9: Sustainable Development

Consultations

The Office of Environmental Health and Pollution Regulation.

18th March 2025.

'I have reviewed the revised Acoustic Report prepared by Environoise Consulting Limited,

dated 19th February 2025, ref. 22085R02cEBPK, in relation to the proposed installation of

air handling plant at L' Aumone Surgery and L' Aumone Pharmacy. The Acoustics Report

supersedes all previously submitted reports and provides two options for the installation

of equipment submitted over three separate planning applications as follows:

- *Option 1 covers: **FULL/2024/1938** and **FULL/2024/1609***
- *Option 2 covers: **FULL/2024/1938** and **FULL/2024/1611***

*Confirmation has been received from CCD Limited that applications **FULL/2024/1609** and*

***FULL/2024/1611** are submitted as an either/or option for installation.*

*The Acoustics Report shows that **Option 1** includes:*

- ***FULL/2024/1938** - six condensers are proposed to be installed on a flat rooftop between the consulting rooms building and the pharmacy. Additionally, a VAM*

unit is proposed to be installed on a rooftop adjacent to the pharmacy building.

- **FULL/2024/1609** - *four condensers are proposed to be installed on a flat rooftop between the main health centre building and the smaller consulting rooms building.*
- *Acoustic calculations take into account the eleven pieces of plant being operated in the daytime period between 07:00 and 23:00 and a separate calculation has been carried out for four of the condensers included in **FULL/2024/1938** which may need to be used at night-time between the hours 23:00 and 07:00.*
- *A plant noise limit of 5dB below the existing LA90 background noise level has been used in the assessment.*
- *For **FULL/2024/1938** the acoustic calculations do not take into account any acoustic attenuation measures. The condenser models are confirmed in the report and plans are included showing the proposed positioning.*
- *For **FULL/2024/1609** the acoustic calculations take into account that the proposed plant is to be enclosed to the south and west by a 1200mm solid timber fence and to the north by a Caice SH150 Acoustic Louvre panel. The condenser models are confirmed in the report and plans are included showing the proposed positioning.*
- *For the daytime period (07:00 - 23:00), the calculations predict no excess of the plant noise limit in the daytime.*
- *At night-time, the use of four condensers covered by **FULL/2024/1938** is predicted to result in an excess of 10 dB above the plant noise limit at one noise sensitive premises. Mitigation is recommended that a $\geq 1\text{m}$ tall homogenous acoustic screen (10kg/m², e.g. a close-boarded timber fence) is installed, extending $\geq 0.5\text{m}$ above the plant. A plan is included in the report indicating where this should be installed.*

*The Acoustics Report shows that for **Option 2**:*

- **FULL/2024/1938** - *No change to Option 1.*

- **FULL/2024/1611** - two condensers are proposed to be installed adjacent to the east facade of the pharmacy building and two condensers are proposed to be installed under a set of stairs adjacent to the east facade of the main health centre building.
- Acoustic calculations take into account the eleven pieces of plant being operated in the daytime period between 07:00 and 23:00 and a separate calculation has been carried out for four of the condensers included in **FULL/2024/1938** which may need to be used at night-time between the hours 23:00 and 07:00.
- A plant noise limit of SdB below the existing LA90 background noise level has been used in the assessment.
- For **FULL/2024/1938** the acoustic calculations do not take into account any acoustic attenuation measures. The condenser models are confirmed in the report and plans are included showing the proposed positioning.
- For **FULL/2024/1611** the acoustic calculations take into account that at both locations the proposed plant is to be enclosed by a Caice SHISO Acoustic Louvre system. The condenser models are confirmed in the report and plans are included showing the proposed positioning.
- For the daytime period (07:00 - 23:00), the calculations predict an excess of 1 dB above the plant noise limit at 125Hz at one noise sensitive premises in the daytime. No mitigation has been recommended.
- At night-time, the use of four condensers covered by **FULL/2024/1938** is predicted to result in an excess of 10 dB above the plant noise limit at one noise sensitive premises. Mitigation is recommended that a ~1m tall homogenous acoustic screen (10kg/m², e.g. a close-boarded timber fence) is installed, extending ~0.5m above the plant. A plan is included in the report indicating where this should be installed.

In response to each separate planning application:

FULL/2024/1938:

There is currently insufficient information submitted for me to fully comment, and further information is needed regarding the recommended mitigation measure to reduce nighttime noise by 10dB.

I would ask that the applicant seeks further assistance from the author of the report (or another consultant of their choosing) to provide details of specific acoustic fencing/attenuation hardware. The applicant should make their consultant aware of the Acoustics Report findings.

At a minimum I would expect the following information:

- Details of the specific proposed noise control hardware to be installed*
- Acoustic specifications and reduction calculations of the proposed noise control hardware*
- Evidence that the proposed noise control hardware will attenuate the installation to at least 5 dB(A) below the existing LA90 background noise level'*

29th April 2025.

'I have reviewed the revised Acoustic Report prepared by Environoise Consulting Limited, dated 16th April 2025, ref. 22085R02cEBPK, in relation to the proposed installation of air handling plant at L'Aumone Surgery and L'Aumone Pharmacy.

The Acoustic Report has been updated to incorporate the information requested in my letter dated 18th March, in relation to FULL/2024/1938, which proposes six condensers (3 x Daikin RXM20A5VB1 and 3 x Daikin RZASG71MV1) are installed on a flat rooftop between the consulting rooms building and the pharmacy. Additionally, a VAM unit is proposed to be installed on a rooftop adjacent to the pharmacy building. The six condensers are proposed to operate during daytime hours. Additionally, during night-time hours (23.00 to 07.00hrs), 1 x Daikin RXM20A5VB1 and 3 x Daikin RZASG71MV1 units may need to operate.

In the previous version of the Acoustic Report the acoustic calculations for the six condensers did not take into account any acoustic attenuation measures. The report found that at night-time, use of the four condensers was predicted to result in an excess of 10 dB above the plant noise limit at the eastern noise sensitive premises (NSR). The revised report finds an excess of 13 dB at the same NSR at night-time.

The revised report recommends mitigation can be achieved by installing $\geq 1\text{m}$ tall homogenous acoustic screen (10kg/m^2 , e.g. a close-boarded timber fence with no gaps at the base), extending $\geq 0.5\text{m}$ above the plant and at a distance $\leq 1\text{m}$ from the plant. A plan is included in the report indicating where this should be installed.

The report includes calculations which take into account the recommended acoustic barrier, which predict the noise from the four condensers being used at night-time should meet the plant noise level, which includes a reduction of 5 dB from the existing background noise level.

I would therefore recommend that the following conditions are attached to any consent granted for application FULL/2024/1938:

- *Acoustic attenuation considered when calculating noise levels as detailed in the Acoustics Report prepared by Environoise Consulting Limited, dated 16th April 2025, ref. 22085R02cEBPK, must be implemented.*
- *Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.*

I would be grateful if this information is considered in the determination of the application.'

Conclusion/Brief comment:

This application is to install six air conditioning units and a VAM (air to air heat exchanger) unit to the flat roof of the pharmacy to east of the site.

The initial acoustic report showed that the six air conditioning units were acceptable for noise emissions during the day, but that the four which may have to run during the night would run above the approved noise levels for this location and so the application was deferred to allow the agent/applicant to provide some further information/mitigation around the units.

The further information and amended drawings now show an attenuating mitigation in the form of 1.5m high Jacksons 12K Envirofence, which provides a reduction in the overall noise emitted from the units to an acceptable level. However, a condition would be appropriate to ensure the noise levels are controlled.

The siting of the units is not considered to have an unacceptable adverse impact on the character and appearance of the surrounding area, nor will they have any adverse effects on neighbour amenity.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

The proposals are considered to conform to the above policies of the Island Development Plan and grant of permission is recommended, subject to conditions.

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land Planning and Development (General Provisions) Ordinance, 2007 have been taken into account in the assessment of this application.

Recommendation:

Grant with Conditions



Date: 30/04/2025

