

**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:** Change of use of industrial building (Use Class 24) to Veterinary Hospital with ancillary staff accommodation (sui-generis) and install 23 air conditioning units to west and east elevations.

**LOCATION:** Garenne House, Garenne Park, Rue De La Cache, St. Sampson.

**APPLICANT:** Isabelle Vets Limited

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: 18/08/2025**

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 15/04/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** AtkinsRealis  
5231351-ATRL-XX-00-01-DR-AR-  
031001 Rev 1-07  
031002 Rev 1-04  
031003 Rev 1-02  
031004 Rev 1-01  
Letter labelled A by the DPA on 15/08/2025  
Daikin wall mounted unit FTXM-R/RXM-R  
Noise Impact Assessment by Atkins Realis dated 10/07/2025

**Application Ref:** FULL/2025/0274

**Property Ref:** B01505B001

**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. If, during development, contamination not previously identified is found to be present at the site, no further development shall take place until a method statement has been submitted to the Authority detailing how the contamination will be identified, risk-assessed, and addressed. Written agreement must be obtained from the Authority before development can resume. All works must then be carried out in accordance with the agreed method statement.

Reason - In the interests of public health and safety.

5. The regular clearing and storage of manure on site and removal from the site shall be carried out in accordance with the details contained in the letter labelled A by the Authority and dated 15/08/2025 unless otherwise agreed in writing by the Authority.

No waste collections whatsoever shall occur other than between the hours of 0800 hours and 1800 hours unless agreed beforehand in writing by the Authority.

Reason - To prevent a nuisance or annoyance to nearby residents.

6. Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1m from the façade of the nearest existing noise sensitive premises, shall not exceed 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 - To prevent a nuisance or annoyance to nearby residents.

7. Prior to the installation of any of the air handling equipment a scheme for the design of the acoustic barrier shall be submitted to and agreed in writing by the Authority. The acoustic barrier must be designed in accordance with section 5.1.2 of report reference 100096632 titled Garenne House Veterinary Practice and dated 10th July 2025.

The measures shall be implemented in strict accordance with the approved details prior to the air handling equipment being first brought into use and shall thereafter be retained at all times.

Reason - To prevent a nuisance or annoyance to nearby residents.

8. A maximum of three horses shall be permitted on the site at any one time

Reason - The application has been assessed and permission granted on the basis of the particular details regarding the number of horses in the care of the equine element of the veterinary hospital cited within the application.

9. Notwithstanding the details submitted, prior to the commencement of any work in connection therewith a scheme showing the provision to be made for secure and covered parking of cycles for both staff and visitors to the site shall be submitted to and agreed in writing by the Authority. The use hereby approved shall not be used or occupied until the agreed scheme has been fully implemented and shall thereafter be retained at all times.

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

10. The habitable accommodation hereby approved shall not be occupied other than by staff member/s directly employed at that time within the Veterinary Hospital at this site and shall at all times remain ancillary and ordinarily incidental to the operation of that Veterinary Hospital and shall not be used separately or for any other purpose at any time.

Reason - Permission has been granted on the basis that the use will be limited to that outlined above. Any other use is likely to raise different planning policy considerations.

**Expiry Date: This permission will cease to have effect on 17/08/2028 unless development is commenced by that date.**

## **ADVICE AND OTHER REMARKS:-**

The applicant/developer's attention is drawn to the fact there may be requirements under the Environmental Pollution (Waste Control and Disposal) Ordinance, 2010 in relation to storage of manure.

The applicant/developer's attention is drawn to the new housing standards legislation which will include the licensing of houses in multiple occupation which came into effect on 01/07/2025. This means all rented properties must meet the minimum standards required, which includes the provision of heating for each habitable room which can be controlled by the occupant. The licensing of houses in multiple occupation is anticipated to commence shortly. Further information can be found online: [www.gov.gg/housingstandards](http://www.gov.gg/housingstandards).

Attention is drawn to the published advice note regarding cycle parking provision which is available online: <https://gov.gg/CHttpHandler.ashx?id=177499&p=0>.

The details contained in this guidance should be taken into account when preparing details to address the requirements of condition 9.

### **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](http://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](mailto: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/2025/0274  
**Property Ref:** B01505B001  
**Valid date:** 15/04/2025  
**Location:** Garenne House Garenne Park Rue De La Cache Rue De La Cache St. Sampson Guernsey GY2 4AF  
**Proposal:** Change of use of industrial building (Use Class 24) to Veterinary Hospital with ancillary staff accommodation (sui-generis) and install 23 air conditioning units to west and east elevations.  
**Applicant:** Isabelle Vets Limited

**RECOMMENDATION - Grant: Planning Permission with Conditions:**

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

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. If, during development, contamination not previously identified is found to be

present at the site, no further development shall take place until a method statement has been submitted to the Authority detailing how the contamination will be identified, risk-assessed, and addressed. Written agreement must be obtained from the Authority before development can resume. All works must then be carried out in accordance with the agreed method statement.

Reason - In the interests of public health and safety.

5. The regular clearing and storage of manure on site and removal from the site shall be carried out in accordance with the details contained in the letter labelled A by the Authority and dated 15/08/2025 unless otherwise agreed in writing by the Authority.

No waste collections whatsoever shall occur other than between the hours of 0800 hours and 1800 hours unless agreed beforehand in writing by the Authority.

Reason - To prevent a nuisance or annoyance to nearby residents.

6. Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1m from the façade of the nearest existing noise sensitive premises, shall not exceed 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 - To prevent a nuisance or annoyance to nearby residents.

7. Prior to the installation of any of the air handling equipment a scheme for the design of the acoustic barrier shall be submitted to and agreed in writing by the Authority. The acoustic barrier must be designed in accordance with section 5.1.2 of report reference 100096632 titled Garenne House Veterinary Practice and dated 10th July 2025.

The measures shall be implemented in strict accordance with the approved details prior to the air handling equipment being first brought into use and shall thereafter be retained at all times.

Reason - To prevent a nuisance or annoyance to nearby residents.

8. A maximum of three horses shall be permitted on the site at any one time

Reason - The application has been assessed and permission granted on the basis of the particular details regarding the number of horses in the care of the equine element of the veterinary hospital cited within the application.

9. Notwithstanding the details submitted, prior to the commencement of any work in connection therewith a scheme showing the provision to be made for secure and covered parking of cycles for both staff and visitors to the site shall be submitted to

and agreed in writing by the Authority. The use hereby approved shall not be used or occupied until the agreed scheme has been fully implemented and shall thereafter be retained at all times.

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

10. The habitable accommodation hereby approved shall not be occupied other than by staff member/s directly employed at that time within the Veterinary Hospital at this site and shall at all times remain ancillary and ordinarily incidental to the operation of that Veterinary Hospital and shall not be used separately or for any other purpose at any time.

Reason - Permission has been granted on the basis that the use will be limited to that outlined above. Any other use is likely to raise different planning policy considerations.

### **INFORMATIVES**

The applicant/developer's attention is drawn to the fact there may be requirements under the Environmental Pollution (Waste Control and Disposal) Ordinance, 2010 in relation to storage of manure.

The applicant/developer's attention is drawn to the new housing standards legislation which will include the licensing of houses in multiple occupation which came into effect on 01/07/2025. This means all rented properties must meet the minimum standards required, which includes the provision of heating for each habitable room which can be controlled by the occupant. The licensing of houses in multiple occupation is anticipated to commence shortly. Further information can be found online: [www.gov.gg/housingstandards](http://www.gov.gg/housingstandards).

Attention is drawn to the published advice note regarding cycle parking provision which is available online: <https://gov.gg/CHttpHandler.ashx?id=177499&p=0>. The details contained in this guidance should be taken into account when preparing details to address the requirements of condition 9.

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### **OFFICER'S REPORT**

#### **Site Description:**

Garenne House, Garenne Park, Rue De La Cache is a substantial building situated in the southwest corner of Garenne Park. To the north is a two-storey building, ancillary to the primary industrial use, with a flat roof and mansard roof with dormer windows. Various flat roof rooflights currently exist across the roof of this part of the building. To the south of this is a double piled building with industrial appearance with metal clad exterior and roof. In the southwest corner of the site is an open sided store with granite walls with cladding above and a pitched roof. This structure is accessed via a gated access to the north. An open area of general parking is

situated to the west of the buildings with a further area of parking/turning to the east of the ancillary office building. A pedestrian bridge exists in the west site boundary to open and undeveloped agricultural land beyond. There are a number of air handling units around the exterior of the buildings and close by associated with other units on the wider site.

The site is located Outside of the Centres as designated in the Island Development Plan. An Area of Biodiversity Importance is located to the west of the site.

**Relevant History:**

Pre-application advice was sought in this case.

**Existing Use(s):**

24 industrial

**Brief Description of Development:**

The application relates to the change of use of the premises to a veterinary hospital. The hospital would contain a reception with waiting area (separate areas for cats and dogs), 6 consulting rooms, a kennel area (13 kennels) and separate isolation area, cattery (20 spaces) with separate isolation area, a small animal (e.g. rabbits/guinea pigs etc) in-patient space, three operating theatres with an associated preparation room, dental room, x-ray room and CT room, pharmacy and associated dispensing space. An element of the building is shown as being retained for as a workshop/store but to also facilitate expansion in future. The hospital will also be equipped to deal with horses including a pre-op space (knockdown), theatre, treatment room, one indoor stable and three outdoor stables including one isolation stable. Various staff facilities are also proposed on both the ground and first floor with staff room, receptionist's office and meeting room plus staff WC/showers/changing areas on the ground floor and with an administration office, and three further ancillary offices, a tea point and small breakout space also proposed at first floor level. The remainder of the first floor is to provide a three-bedroom staff flat with three shower rooms (two en-suite rooms) and an open plan kitchen, lounge and dining area.

The submission sets out that there will be 19 parking spaces (as existing) with 6 new cycle parking spaces.

The submission is accompanied by a supporting statement that sets out that this facility will be manned 24/7 by vets and qualified nurses which means that patients will have constant care with on-ward care during the night. As such it will be registered as a Veterinary Hospital, which at this time will be the only such facility on the Island. The submission outlines that given the industrial scale of the proposals, equipment proposed etc. it would not be possible or suitable to operate the hospital from a town centre/high street setting and nor is the existing practice suitable for the purpose.

Information in support of the equestrian element of the facility has also been provided setting out that Isabelle Vets treat c. 600 horses with a service provided 24 hours a day, 7 days a week. At present visits are made to stable yards with portable equipment (including x-ray and ultrasound) and there are no bespoke facilities to admit, hospitalise investigate or undertake operations. Treatments at a stable yard is far less common in the UK. In Guernsey it is necessary for horses to be referred off island for treatment when they may be critically ill and unfit for travel by boat (may result in euthanasia with no other options available). There are also logistical issues associated with sea travel including the timings/availability/frequency of ferries, the impact of weather on travel arrangements and that horses may be required to travel without rest beyond the recommended transport length which can lead to illness such as pneumonia. An owner may not have a horse box/trailer and using a commercial transporter may load/unload at the docks which is stressful and dangerous. There may also be a risk of disease by mixing unknown horses in unfamiliar horse boxes/transporters.

The facility will also enable locals who are qualified in areas such as equine nutrition, management, sports therapy, osteopathy and physiotherapy to return to the island for work and other staff will be required to manage the yard, reception and exercise the horses. Recruitment and retention of staff is difficult and it is important to provide a positive work-life balance, where there is an expectation to work day or night. At present staff undertake late night checks before going home unless they are needed for emergencies and this facility would offer dedicated night staff which will improve retention in the industry and the equine and small animal hospital will attract experienced vets to the Island.

The facilities for small animal care are to be extensive and with scope to develop further by introducing MRI scanning, something else unique and a much needed facility for the Island. At present, patients have to be referred off-Island for this vital diagnostic test. The layout of the facility also seeks to reduce stress for patients (e.g. separate dog and cat waiting areas) and a separate consultation room for delicate appointments such as euthanasia.

Given the services offered and the scale of operation proposed, including care for large animals, part of the premises is to be used for the storage of equipment with workshop facilities for cleaning and servicing of equipment.

The aim is to avoid the need for animals to travel off-Island for veterinary care.

The submission also seeks to address the matter of staff accommodation explaining that it is integral to the development and of paramount importance. It is explained that there would need to be overnight accommodation and associated appropriate facilities for planned 24/7 on-call services (small animal and equine would have different staff) but that shared accommodation is important and necessary for staff relocating from outside Guernsey (e.g. nurses and young vets) where their salary would be inadequate for the local rental market and given that the availability of

appropriate accommodation is low. The lack of accommodation has been a serious limiting factor for the practice to recruit clinical staff and has been the most important factor in losing otherwise interested clinicians to join the practice.

The application was deferred following concerns raised by the Office of Environmental Health and Pollution Regulation and a Noise Impact Assessment, and additional supporting information provided regarding the storage and disposal of manure, fly management and addressing the matter of cleanliness/avoiding cross contamination in this veterinary setting. Revised drawings to show acoustic fencing have also been provided.

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

Island Development Plan policies:

OC1: Housing Outside of the Centres

OC2: Social and Community Facilities Outside of the Centres

OC3: Offices, Industry and Storage and Distribution Outside of the Centres

GP16(A): Conversion of Redundant Buildings

GP8: Design

GP9: Sustainable Development

IP6: Transport infrastructure and support facilities

IP7: Private and Communal Car Parking

IP9: Highway Safety, Accessibility and Capacity

SPG – Parking Standards

Advice note – Bicycle Parking

**Representations:**

None.

**Consultations:**

Office of Environmental Health and Pollution Regulation – commented on the application as originally submitted:

Noise

I have concerns in relation to noise from the development and whilst it is noted that the applicant has requested a condition be attached, given the significant number of air handling units as well as the general complexity I am concerned that this may not be a suitable location.

I am therefore not able to recommend a condition as a sufficient safeguard and would advise that the appointment of an acoustic consultant would be critical to determining the noise impact from the development. An acoustic report should be

prepared considering all potential noise sources associated with the development (including customers visiting, waste collections etc) and the report should consider the proximity of noise sensitive receptors as well as mitigation measures to reduce any noise impacts. All plant and equipment should operate at a level at least 5 dB(A) below the lowest background noise level.

I have attached a list of consultants who are prepared to operate on the island. Please note that inclusion on the list does not infer any kind of recommendation by the department. Any measurements and assessment shall be made in accordance with British Standard 4142:2014.

#### Odour / flies

I have additional concerns regarding the potential for odours and fly nuisance arising from the housing of horses. It is not clear whether these issues have been fully considered. I would welcome further detail on how these potential impacts will be managed, including any proposed mitigation measures.

#### Potentially contaminated land

Given the previous use of the site, there are concerns about the possibility of contaminated land. However, it is acknowledged that the current proposal involves minimal, if any, ground disturbance.

Accordingly, I recommend the inclusion of a discovery strategy condition.

#### Housing standards

In addition, please make the applicant aware that all rented properties must meet the minimum standards required and be free from Category 1 prescribed hazards when new housing standards legislation commences shortly. It is expected that the registration of rented properties and licensing of houses in multiple occupation (HMO's) will commence later in 2025. Controllers of HMO's should contact the Office of Environmental Health and Pollution Regulation for detailed advice. Further information is available from: [www.gov.gg/housingstandards](http://www.gov.gg/housingstandards).

Should further information be forthcoming I will reconsider my recommendations.

#### Response from Environmental Health in relation to the additional information supplied:

I have reviewed the additional information including an acoustic report produced in relation to the proposal for the change of use to a veterinary hospital. The additional information was received via post on 24<sup>th</sup> July, apologies in the delay in responding to you.

The report details that very low background noise levels have been recorded and as such, given this and the capabilities of sound level meters to record such low levels it has been determined that in this case it is appropriate to request a condition be attached requiring that the rating level of the equipment does not cause an increase to the existing background noise level.

There are limited details of the proposed acoustic barrier, the report states that the barrier must:

- Be continuous with no gaps, cracks or perforations
- Have a surface density of at least  $10\text{kgm}^{-2}$
- If the existing boundary wall is used as part of the construction, there should be no gap between the bottom the barrier and the top of the wall
- The barrier must meet flush (i.e. no gaps) to the site of the existing stable building

The detail of the proposed fencing is limited, and it is unlikely that fencing would meet the requirements of the barrier design. I would suggest that the acoustic consultant be approached for further input on what would be a suitable material for the barrier construction.

A number of conditions are recommended:

1. No waste collections shall occur except between the hours of 08:00 and 18:00.
2. 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 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.
3. Prior to the installation of any of the air handling equipment a scheme for the design of the acoustic barrier has been submitted to and approved by the Authority. The acoustic barrier must be designed in accordance with section 5.1.2 of report reference 100096632 titled Garenne House Veterinary Practice and dated 10<sup>th</sup> July 2025. The measures shall be implemented in strict accordance with the approved details prior to the installation of the air handling equipment and shall thereafter be retained as such.
4. A maximum of three horses shall be permitted on the site at any one time.

Please make the applicant aware that there may be requirements under the Environmental Pollution (Waste Control and Disposal) Ordinance, 2010 in relation to storage of manure.

### **Summary of Issues:**

The key issues in this case relate to the principle of the proposed change of use, the introduction of residential accommodation in this location and the future amenities

of occupiers, access and parking arrangements and the effect of air handling equipment on the amenities of surrounding occupiers.

### **Assessment against:**

#### **1 - Purposes of the law.**

The objectives set out in Section 1(2) of The Land Planning and Development (Guernsey) Law, 2005, 'the Law', have been considered and this report forms part of the assessment, with policy issues set out in Section 2 below.

#### **2 - Relevant policies of any Plan, Subject Plan or Local Planning Brief.**

##### **Change of use to a veterinary hospital**

Policy OC3 sets out that the change of use of an industrial, storage and distribution or office use to some alternative use will be supported where the proposals accord with all other relevant policies in the IDP and offers a policy gateway for the proposed development.

Policy OC2 relates to new social and community facilities, which a veterinary hospital would represent, which makes provision for such facilities through the conversion of an existing redundant building. In this regard the scheme complies with Policy GP16(A) b. of the Island Development Plan regarding the proposed use(s).

Policy GP16(A) requires various policy criteria to be satisfied. In this case, criteria d., e. and g. are not applicable.

The submission has been accompanied by marketing information and details in support of the fact that the site has been marketed without success for its current, authorised use. This information demonstrates that the building is no longer required for its current or last known purpose and that although it could be used by some other industrial purpose in future, given that the building has been made available for such purposes but remains vacant does demonstrate that this scheme complies with all aspects of Policy GP16(A) a.

The application has also been accompanied by a letter from a Structural Engineer to demonstrate that the building is of sound and substantial construction. At the time of the officer site visit the buildings were in generally good condition and it is concluded that in this regard the aims of Policy GP16(A) would be met.

The scheme has also been developed to ensure that limited external alterations would be required to facilitate the proposed use in line with the aims of Policy GP16(A). The site is well contained within the bounds of Garenne Park and the scheme and proposals would not have an unacceptable adverse impact on the character and openness of the landscape beyond the site, to the west. Glimpsed views of the site may be visible from adjoining roads however, with few external

changes proposed this would not undermine the aims of this aspect of the policy (criterion f. or GP1 of the IDP).

Policies GP16(A), GP8 and GP9 all seek to address the matter of the character of the surrounding area and the amenities of neighbouring occupiers. The proposed development, with limited external works, will not have an adverse impact on the character of the surrounding area which incorporates a mix of uses within Garenne Park itself and with residential and open land within the wider area.

The submitted drawings indicate that specific areas of the building will be provided with forms of acoustic attenuation to reduce noise nuisance to occupiers in the surrounding area e.g. cattery, kennels, indoor stable. The Office of Environmental Health and Pollution Regulation have commented on the proposals with regard to various aspects of the development.

#### *Air handling units*

As originally submitted concerns were raised regarding the number of units proposed and seeking to safeguard the amenities of surrounding occupiers. The Acoustic Report subsequently supplied highlights very low background noise levels and in this case a condition is recommended requiring that the rating level of the equipment does not cause an increase to the existing background noise level.

The scheme also proposes an acoustic barrier however the limited level of information on this has been noted. The OEHPR note that the Acoustic Report sets out the construction/properties of the acoustic barrier but that based on the information submitted it is unlikely that the fencing would meet the barrier design specified in the Acoustic Report. Although Environmental Health have recommended that further details are sought/provided in terms of a suitable material for the barrier construction in this case this is a matter that can be controlled by planning condition (in combination with the background noise level condition).

#### *Odour/flies*

The additional information outlines that there will be a maximum of 3 horses accommodated at any time with most horses staying for the day only. The matter of manure has been considered having regard to hygiene and biosecurity measures and will be collected twice a day from the stables or as soon as defaecated on grassland to be stored in a small covered towing trailer and emptied twice a week by a local farmer. The manure is indicated as being offered for free to small holders/local gardeners as a crop fertiliser.

As an equine hospital it is highlighted that cleanliness is essential to prevent the risk of infection. Fly strips/catching traps are indicated to be used along with fly spray applied to the horses directly. The manure collection outlined above is necessary to prevent cross infection and to avoid flies becoming a nuisance.

The submission also highlights horses kept in the vicinity of the site and two large livery yards on the Island concluding that there are negligible concerns regarding flies being a nuisance in addition to these existing equestrian sites/uses.

Environmental Health have recommended a condition relating to the timings of waste collection and that the number of horses kept at the site should be limited to three as indicated in the submission. Attention is also drawn to the Environmental Pollution (Waste Control and Disposal) Ordinance, 2010.

#### *Contaminated land*

Environmental Health have noted that the previous use of the site may give rise to contaminated land but acknowledges that the proposals do not involve breaking ground (or minimal ground disturbance) and so in order to proportionately manage this risk a discovery strategy condition is recommended.

In relation to the impact of the proposed use and activities on the amenities of surrounding occupiers therefore, the scheme, subject to conditions, would accord with the aims of Policy GP8 of the Island Development Plan.

#### Residential use

Residential use on a commercial/industrial site would generally represent a conflict between the uses as residential occupiers could be affected by noise/activities carried out on this otherwise commercial site. The submission has been accompanied by supporting information however, that seeks to clarify the purpose of this accommodation and its need in order to support the proper functioning of the hospital, with round the clock care provided. The residential accommodation would not, however, only be for staff when on-shift but would be their home. It is necessary therefore to ensure that the future occupiers have a reasonable level of amenity, when considering Annex I of the IDP.

Policy GP8 requires that the units created consider the health and well-being of the occupiers by means of providing adequate daylight, sunlight and private/communal open space, and directs proposals to be considered against Annex 1 of the Plan: Amenities.

New developments should be planned and built to support the health and well-being of occupants and users and maintain appropriate amenities for those of neighbouring property. There must be a balance between the most effective and efficient use of land and the requirement to ensure that proposed living and working conditions are acceptable.

#### *Whether the proposal would provide a good living environment for future occupiers*

- Aspect/Outlook
- Daylight/Sunlight

Annex I seeks opportunities for development occupiers to benefit from interesting or attractive outlook within the urban centre identified for example, as views over urban open spaces, public parks, landscape features or longer vistas over the townscape.

Annex I considers sunlight alongside daylight and their ability to enter a building will not, alone, be a determining factor when considering development proposals, providing that other amenities objectives are appropriately addressed. All new developments are encouraged to provide adequate levels of daylight and sunlight to all rooms, or at least principal rooms, gardens, balconies or communal external open spaces; these aspirations are qualified for sunlight by "where possible". This reflects the constraints imposed by aspect relative to the movement of the sun, shading by existing development, and, in the case of converting existing buildings, its physical constraints.

The scheme incorporates one north facing bedroom, one dual aspect and another which is west facing. Outlook from two bedrooms and the open plan living space would be across the carpark to the west towards open land beyond whilst the third bedroom would look out onto the carpark and other buildings at Garenne Park. The north facing bedroom is the least satisfactory part of the accommodation but on balance aspect/outlook and sunlight/daylight would be acceptable for future occupiers.

The ancillary office accommodation would be served by windows to the east and north and rooflights which will offer satisfactory light with some outlook but sufficient given the use of internal accommodation.

- Privacy

The Annex states that development will be expected to be designed with windows an adequate distance apart and / or suitably orientated to ensure that the level of privacy that could reasonably be expected to be enjoyed by an occupier is not adversely affected and that the use of obscure glazing alone to achieve privacy will not, normally, be considered acceptable.

The accommodation sits on the edge of the Garenne Park site, with single-storey commercial premises to the north and open land to the west. As a result, the accommodation proposed will be served by adequate levels of privacy and will not be overlooked.

- Access to external open space

There would be no on-site access to external open space and living on-site with work could increase the value of external open space for occupiers. Currently there is a bridge which facilitates access to the adjoining open land (ABI) to the west. L'Islet and the coast are also situated a short distance to the north (c. 1.5 miles) offering

access to public open spaces. On balance therefore, this is considered to represent a satisfactory arrangement for future occupiers of the accommodation directly related to the veterinary hospital.

- internal space provision

The bedrooms all show double beds but are only sufficient in size for single occupancy in line with the requirements of Part G of the Building Regulations. The accommodation satisfies the requirements of Part G in terms of a flat suitable for occupancy by three people although falls slightly short of the DCLG best practice guidance in relation to internal space provision but as best practice advice this would not warrant the refusal of permission.

The Office of Environmental Health and Pollution Regulation have highlighted the matter of housing standards and that rented properties must meet the minimum standards required and future plans to implement a scheme for the registration of rented properties and licensing of houses in multiple occupation (HMOs).

- Accessibility and flexible accommodation

It is noted that the upper floor would be served by a staircase only and which would not alter as a result of the development. This would likely preclude access for wheelchair users however, the staircase would offer access to the upper floor by ambulant disabled. The existing building presents some barriers to accessibility for people of all ages and abilities. The layout of building and accommodation could also be adapted at a later date to meet the changing needs of occupiers. It is acknowledged that the accommodation would be available for staff associated with the hospital and the specific requirements of those roles. In the balance therefore, the scheme addresses GP8 criteria f. and g.

The location of the accommodation would not generally be considered suitable for independent residential development however, the application has been accompanied by supporting information to demonstrate that the accommodation is required to provide the level of care necessary for patients being cared for at the veterinary hospital and to assist with the recruitment and retention of staff. The accommodation is not considered to exceed aspects of the amenities standards set out in Annex I of the IDP (e.g. aspect outlook/sunlight daylight particularly in relation to one bedroom) and would not be supported as new and independent housing through OC1 in this location.

This scheme is not however, for independent residential accommodation separate from the veterinary hospital and forms part of the proposed sui-generis use (ancillary staff accommodation). On balance therefore, the residential element of the scheme is considered satisfactory when considering Policy GP8.

#### Parking

The proposals seek to make use of existing areas of parking and turning to serve the hospital. There is no specific reference to accessible parking spaces and Outside of the Centres the SPG sets out that one space would be appropriate for a community facility which can readily be accommodated. Motorcycle parking is also indicated in the SPG as being appropriate for such developments (one space per five parking spaces). There is no specific provision made for motorcycle parking although this would not preclude the use of car parking spaces for that purpose.

Provision has also been made for a sheltered cycle stand offering secure space for trips by bicycle. This is shown to be located close to the staff entrance to the facility, convenient for staff accessing the site by bike but less so for any visitors to the site (although it is perhaps less likely that pets will be transported via bike).

The level of cycle parking provision is considered satisfactory (two spaces per 10 parking spaces is set out in the SPG). The advice note does however, clearly state that cycle parking should be suitable for a standard electric cycle given the significant potential of electric cycles to reduce car dependency. Although the submitted proposals may not achieve this there is ample space to make the necessary adjustments and so the details relating to cycle parking could be reserved to be addressed by way of planning condition. It is also appropriate to ensure that a separate area of client cycle parking is provided, more conveniently situated at the front of the building (e.g. utilising car parking space 5 or 6 directly across from the main entrance). Subject to details being agreed the scheme complies with IP6 regarding cycle parking.

### Conclusions

Subject to appropriately worded conditions it is recommended permission is granted for the proposed veterinary hospital with ancillary offices and staff accommodation.

### **3 - General material considerations set out in the General Provisions Ordinance.**

In addition to the consideration of policy issues, Section 13 of the Land Planning and Development (General Provisions) Ordinance, 2007 identifies other material planning considerations which could be relevant. These include; the appropriateness of the development in relation to its surroundings in terms of design, layout, scale, siting and materials; the likely effect on the character and amenity of the locality; any possible fall-back position by way of extant planning permissions or exempt development; the likely effect on the reasonable enjoyment of neighbouring properties. These issues where relevant are considered above.

### **4 - Additional considerations (for protected trees, monuments, buildings and/or SSS's).**

The proposal would have no adverse impact on protected trees, buildings or sites.

**Date:** 15/08/2025

