

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 additional cooling towers to 'C' Station.

LOCATION: Power Station, La Hougue Jehannet, Vale.

APPLICANT: Guernsey Electricity 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: 09/07/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 14/03/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Guernsey Electricity: P02-01-12-0217 Sheet D01.
EWK Torres de Refrigeracion: EWK-1800.

Application Ref: FULL/2025/0437

Property Ref: C026570000

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.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 - To protect the reasonable amenities of neighbouring residents.

Expiry Date: This permission will cease to have effect on 08/07/2028 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/2025/0437
Property Ref: C026570000
Valid date: 14/03/2025
Location: Power Station La Hougue Jehannet Vale Guernsey
Proposal: Install additional cooling towers to 'C' Station.

Applicant: Guernsey Electricity Limited

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. 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 - To protect the reasonable amenities of neighbouring residents.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises the power station, situated to the North Side of the Bridge. The development proposed would be situated within a Key Industrial Area and Main Centre Outer Area as designated in the Island Development Plan.

Relevant History:

FULL/2019/1707	Replace cooling towers to C Station (Retrospective)	Granted 04/10/2019
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Existing Use(s):

Power Station

Consultations:

Office of Environmental Health and Pollution Regulation (OEHPR)

By letter dated 9th April 2025 stated the following:

"I have reviewed the proposed plans for the installation of additional cooling towers to 'C' Station located at the above site. There is currently insufficient information for me to comment fully on the application.

I have concerns about the potential for low frequency noise to impact the amenity of nearby residents and note that the specifications provided for the cooling towers do not include any acoustic information. It is also unclear whether the additional equipment listed in the "EWK brochure" – specifically the 'exhaust silencer' and 'attenuators of noise from the drops in the basin' – have been included as part of these proposals. As such, I would request that the following information is provided:

- *Acoustic information of the proposed cooling towers*
- *Confirmation whether the 'exhaust silencer' and 'attenuators of noise from drops in the basin' are included within the proposals.*

Please do not hesitate to contact me at the above address should you require any additional information regarding this matter.”

The application was deferred to seek the additional information requested and on receipt OEHPR was reconsulted. By letter dated 4th July 2025 OEHPR stated the following:

“I have reviewed the additional information submitted in relation to the application to install additional cooling towers to C Station. Having consider the acoustic report (reference: Project P000002-01-12-0217) and considered the contents of this I can confirm that I would recommend that the following condition is attached to the consent:

- *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.*

The acoustic report submitted adopts a worst-case scenario and has calculated that the Rating Level of the new equipment would be 4.8 dB below the existing LA90 background level. This can be rounded to the nearest dB and as mentioned does adopt the worst-case scenario, allowing some safeguard.

Please do not hesitate to contact me at the above address should you require any additional information regarding this matter.”

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:

Island Development Plan Policies

- MC5(A): Industry, Storage and Distribution Uses in Main Centres and Main Centre Outer Areas – within Key Industrial Areas and Key Industrial Expansion Areas;
- GP8: Design;

Conclusion/Brief comment:

Planning permission is sought to install additional cooling towers towards the centre of the site.

Policy MC5(A) provides general support for works to existing industrial developments within the Key Industrial Areas. The proposal would comply with policy MC5(A).

The new cooling tower will be of the same design and specification as the existing cooling towers on this part of the site. Although the proposal will be visible from public vantage points on Vale Avenue to the west, given the backdrop and when seen in context with the substantially larger buildings and structures on the power station site, it is not considered that this will result in any materially adverse impact on the character of the locality.

During the course of consideration, the application was deferred at the request of OEHPR to request additional information relating to potential noise and disturbance. An acoustic assessment was provided presenting the worst case scenario in which OEHPR were reconsulted on. OEHPR has recommended that a condition relating to the control of noise be imposed on any permission which is acceptable from a planning perspective. In the absence of any objection from OEHPR and subject to the recommended condition the proposal would not harm the amenities of neighbouring properties. The proposal therefore complies with Policy GP8 of the IDP.

The proposal would not harm highway safety.

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: 08/07/2025