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 2 storey extension, extend health care centre at ground floor level (Use Class 18) and create 2 flats (Use Class 2) at first floor level with access bridge to upper level parking to south and associated works.

LOCATION: Galleries du Manoir, Les Camps Du Moulin, St. Martin.

APPLICANT: GDM Car Park 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: 10/07/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 16/05/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne & Partners Ltd: B91-10524-S1-01A, 02A, 03B, 04A, 05C, 06

Application Ref: FULL/2025/0817

Property Ref: J01493B000+J01493C000

Conditions and reasons:-

1.All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

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

2.The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3.The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4.No occupation of any part of the development hereby approved shall take place until such time as the turning facilities shown on the approved plan have been completed in accordance with the approved details and shall thereafter be retained at all times.

Reason - To make sure vehicles can enter and leave the site in a forward direction in the interests of road safety and effective traffic management.

5.No occupation of any part of the development hereby approved shall take place until such time as the cycle parking shown on the approved plan has been completed in accordance with the approved details and shall thereafter be retained at all times.

Reason - To provide occupiers of the development with the opportunity to travel by alternative modes of transport.

6.The ground floor premises hereby approved shall be used only for the provision of non-residential medical or health services and for no other purpose including any other purpose in Public Amenity Use Class 18 of the Land Planning and Development (Use Classes) Ordinance, 2017, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

Reason - Permission has been granted on the basis that the use will be limited to that outlined above and as set out in the application submission having regard to the scale of development appropriate for this Local Centre.

Expiry Date: This permission will cease to have effect on 09/07/2028 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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2025/0817
Property Ref:	J01493B000+J01493C000
Valid date:	16/05/2025
Location:	Galleries du Manoir Les Camps Du Moulin St. Martin Guernsey GY4 6DA
Proposal:	Erect 2 storey extension, extend health care centre at ground floor level (Use Class 18) and create 2 flats (Use Class 2) at first floor level with access bridge to upper level parking to south and associated works.
Applicant:	GDM Car Park Limited

RECOMMENDATION - Grant: Planning Permission with Conditions:

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such time as the turning facilities shown on the approved plan have been completed in accordance with the approved details and shall thereafter be retained at all times.

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the interests of road safety and effective traffic management.

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such time as the cycle parking shown on the approved plan has been completed in accordance with the approved details and shall thereafter be retained at all times.

Reason - To provide occupiers of the development with the opportunity to travel by
alternative modes of transport.

6. The ground floor premises hereby approved shall be used only for the provision of non-residential medical or health services and for no other purpose including any other purpose in Public Amenity Use Class 18 of the Land Planning and Development (Use Classes) Ordinance, 2017, or in any provision equivalent to that Use Class in any Ordinance revoking or re-enacting that Ordinance.

Reason - Permission has been granted on the basis that the use will be limited to that
outlined above and as set out in the application submission having regard to the scale of development appropriate for this Local Centre.

OFFICER'S REPORT

Brief Description of the site:

Galleries Du Manoir is a two-storey development comprising a mix of retail, residential and healthcare uses. The development makes the corner of Les Camps Du Moulin and La Route De Blanches and is visible when travelling southwest along La Route De Sausmarez. Residential development exists to the east, north and west of the site. The site contains a mix of uses (retail, healthcare/pharmacy/residential). Car parking to serve the development is situated to the south of the site and is split across two levels.

The site is located within a Local Centre as designated in the Island Development Plan.

Relevant History:

FULL/2022/0198 Erect two-storey extension to south elevation, ground floor as healthcare facility (Use Class 18) and first floor as two flats (Residential Use Class 2), erect bicycle store/store. Approved 05/08/2022

Existing Use(s):

The site comprises a mix of uses, including:

Residential Use Class 2: Flats
Retail Use Class 9/10: Retail
Public Amenity Use Class 18: Non-residential health/welfare services (doctor surgery, physiotherapy etc.)
Professional/financial Services Use Class 15: Offices for visiting members of the public (bank)

Assessment: *(Tick as appropriate)*

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

Policies considered most relevant:

LC2: Housing in Local Centres
LC3(A): Social and Community Facilities in Local Centres - New, Extension, Alteration or Redevelopment of Existing Uses
GP8: Design
GP9: Sustainable Development
IP6: Transport infrastructure and support facilities
IP7: Private and Communal Car Parking

Consultations:

No consultations have been undertaken as part of the consideration of the current application. Under the previous application, the Committee *for* Health and Social Care were consulted and stated that that Committee was "*keen to support the increased availability and accessibility of primary health care services to the community and recognises that the plans described in this planning application seek to do so*".

Conclusion/Brief comment:

Planning permission is sought for the erection of a two-storey extension to the south of the building across part of the existing car park serving the site. Two new units are proposed on the ground floor to offer healthcare provisions (Use Class 18) whilst two, two bedroom flats are proposed above with roof terraces facing east. Two allocated parking spaces are proposed in the upper car park to serve the flats and pedestrian access to these units will also be via a raised walkway from the upper car park area. Cycle parking (5 spaces) is proposed to the south of the building, three adjacent to the new commercial units and two adjacent to the first floor access to the flats. A trolley store is also proposed to the south of the building.

The application was previously approved, in its current form, on 05/08/2022. The key issues set out in the associated report related to the principle of the development, its design and appearance, likely effect on the character and amenity of the locality, and potential impacts on residential amenity, within the proposed units and of neighbouring property. The application was found acceptable in relation to these issues and the relevant policies of the Plan, and was supported by the Committee *for* Health and Social Care. There has been no change in law, policy or circumstance subsequent to the previous approval which would alter that assessment, and the proposal remains in compliance with the relevant policies outlined above, subject to reiteration of the conditions applied to the previous decision.

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 [X]

Date: 10/07/2025