

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: Demolish and rebuild a section of the bridge (site of Protected Monument).

LOCATION: Castle Emplacement, St. Peter Port.

APPLICANT: Guernsey Ports

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: 21/08/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 10/06/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: JBA Consulting: NWN-JBA-00-00-DR-PL-2001 C01, 2002 C01, 2003 C01, 2004 C01, 2005 C01, 2006 C01, & 2009 C01. & Bridge annotated photos showing bridge detail (date stamped received 06/08/2025)

Application Ref: FULL/2025/0946

Property Ref: A411190010

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.Prior to their installation, full details and a full specification including the colour, materials and finishes of the railings shall have been submitted to and approved in writing by the Authority, The railings shall only be constructed in accordance with the approved details.

Reason - To make sure the works protect the special character of the protected monument and protected buildings, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

5.Prior to the commencement of any development hereby approved a specification of the materials to be used together with any finish to be applied (if required) to reconstruct the bridge with full details of how these materials and any finish will patinate over time, shall be submitted to and approved in writing by the Authority. The development shall be built in strict accordance with the approved specification/details.

Reason - To ensure that the material to be used, its colour and any finish to applied would not negatively impact on the special interest of the protected monument/buildings, or the appearance of the surrounding Conservation Area and in the interests of visual amenity.

6.Prior to the commencement of any development hereby approved a method statement to demonstrate how the section of bridge as hereby approved will be demolished and reconstructed without causing harm to the foreshore and marine environment below shall have been submitted to and approved in writing by the Authority. Any works shall be undertaken in strict accordance with the approved details.

Reason - To ensure that no harm is caused to the surrounding foreshore and marine environment in the interests of biodiversity.

7. Prior to the commencement of any development hereby approved full details of where all excavation/general plant, machinery, materials associated with the development shall be stored on the site when not in use shall be submitted to and approved in writing by the Authority. The permission shall only be carried out in strict accordance with the approved details.

Reason - To ensure that the plant and materials are stored in an appropriate manner to avoid harm on the special interest of the protected monument/buildings, or the surrounding Conservation Area.

8. The bridge will be physically connected/attached to the protected monument in the method as shown on the approved details unless the Authority agrees to any variation in writing.

Reason - To ensure that no harm is caused to the special interest of the protected monument/buildings, or the appearance of the surrounding Conservation Area.

Expiry Date: This permission will cease to have effect on 20/08/2028 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/2025/0946
Property Ref: A411190010
Valid date: 10/06/2025
Location: Castle Emplacement St. Peter Port Guernsey
Proposal: Demolish and rebuild a section of the bridge (site of Protected Monument).

Applicant: Guernsey Ports

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.

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Reason - To make sure the works protect the special character of the protected monument and protected buildings, as required by Section 34 of The Land Planning and Development (Guernsey) Law, 2005.

5. Prior to the commencement of any development hereby approved a specification of the materials to be used together with any finish to be applied (if required) to reconstruct the bridge with full details of how these materials and any finish will patinate over time, shall be submitted to and approved in writing by the Authority. The development shall be built in strict accordance with the approved specification/details.

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Reason - To ensure that no harm is caused to the special interest of the protected monument/buildings, or the appearance of the surrounding Conservation Area.

OFFICER'S REPORT

Brief Description of the site:

The site in this instance is the section of bridge from the end of New Havelet Slipway to Castle Cornet before the Castle Emplacement leading to the lighthouse, which is one side of the mouth of the harbour. The bridge is located Outside of the Centres as defined in the Island Development Plan. The site is a Protected Monument.

Relevant History:

A pre-application late last year.

Existing Use(s):

A bridge connecting the castle and the lighthouse to the island.

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:

MC10: Harbour Action Areas

GP4: Conservation Areas

GP5: Protected Building (Setting)

GP6: Protected Monument

GP8: Design

GP9: Sustainable Development

IP3: Main Centre Port Development

IP9: Highway Safety, Accessibility and Capacity

Conclusion/Brief comment:

This application is to demolish and rebuild a section of the bridge closest to the New Havelet Slipway to just beyond the castle entrance, the castle entrance will also be replaced.

Since the pre-application late last year there have been several meetings with the Agent, Planning Officers and Conservation and Design Officers to ensure the works will be a 'like for like' replacement, with allowances for changes to be made in line with current standards and service requirements of the castle.

The bridge structure will be slightly different from the existing, but it is understood that the differences are a structural requirements, such as slight thickenings of the deck and pads over the existing stone piers. The lamp post upstands will be removed and the railing has been designed to match those found around the rest of the harbour.

The proposed design is considered to have a minimal impact on the wider conservation area and no impact on the setting of protected buildings. In terms of the interaction with the Protected Monument, careful consideration has been given to the way the small bridge physically connects to the entrance of Castle Cornet and it is considered appropriate and acceptable.

At present there are no proposals relating to the how the bridge will be rebuilt, ensuring that the foreshore beneath the bridge is not damaged in any ecological way. However it is recommended that once the details have been finalised a condition be included for a method statement to demonstrate how this will be achieved without causing harm.

As part of the application at this stage full details of the materials have not been provided. However, given that this application is to enable the tender process and once completed full details of the materials to be used can be provided, it is acceptable in this instance to include a condition on the permission for full details to be provided for written approval prior to the commencement of any development. This will ensure that the new bridge blends into its surroundings effortlessly and does not harm the special interest of the protected monument.

Subject to the recommended conditions, 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: 19/08/2025