

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: Remove redundant roof tank from station D.

LOCATION: Guernsey Electricity Ltd, Electricity House, North Side, Vale.

APPLICANT: Guernsey Electricity 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: 08/08/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 27/06/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Guernsey Electricity Ltd - D-STN P02-BAU27 D01 & photograph of tank to be removed (both date stamped received 27/06/2025).

Application Ref: FULL/2025/1041

Property Ref: C006430000

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.

Expiry Date: This permission will cease to have effect on 07/08/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Please find enclosed a copy of comments made by the the Office of Environmental Health and Pollution Regulation who recommend that the applicant considers commissioning an assessment of whether the removal of the redundant tank will impact the acoustic environment at nearby noise sensitive receptors.

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/2025/1041
Property Ref: C006430000
Valid date: 27/06/2025
Location: Guernsey Electricity Ltd Electricity House North Side North
Side Vale Guernsey GY1 3AD
Proposal: Remove redundant roof tank from station D.

Applicant: Guernsey Electricity 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.

INFORMATIVES

Please find enclosed a copy of comments made by the the Office of Environmental Health and Pollution Regulation who recommend that the applicant considers commissioning an assessment of whether the removal of the redundant tank will impact the acoustic environment at nearby noise sensitive receptors.

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/2025/0437	Install additional cooling tower to C Section	Granted 09/07/2025
FULL/2025/2122	Install walking platform to north elevation	Granted 22/12/2021
FULL/2019/1707	Replace cooling towers to C Station (Retrospective)	Granted 04/10/2019

Existing Use(s):

Power Station

Consultations:

Office of Environmental Health and Pollution Regulation (OEHPR)

By letter dated 06th August 2025 stated the following:

"I have reviewed the proposed plans for the removal of the redundant roof tank from D station which were received by email on 3rd July 2025. I can confirm that I have no objection to the proposal.

Whilst I have no objection, I would be grateful if the applicant could be made aware that I am concerned that this removal may influence the acoustic environment in the vicinity of the power station. I would encourage the applicant to consider an assessment of whether the removal of the redundant tank from the roof of D station will impact the acoustic environment at nearby noise sensitive receptors.

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;
- GP9: Sustainable Development.

Conclusion/Brief comment:

Planning permission is sought to remove an existing fuel oil storage tank currently located on the northeast corner of an annex roof within the site (D Section Roof). The applicant has confirmed that the tank no longer serves any operational requirement and has been drained of all fuel and disconnected. Once removed, the tank will be inspected to determine whether it could be reused to replace existing deteriorating assets/infrastructure in the future.

Policy MC5(A) provides general support for works to existing industrial developments within the Key Industrial Areas.

The tank is visible from public viewpoints outside of the site and removal of redundant infrastructure is supported by policy and will improve the overall character and appearance of the surrounding area. Potential re-use of the tank as suggested would also comply with sustainable development principles encouraged by policy GP9 of the IDP.

OEHPR was consulted on the application (see consultations section of this report) and in the absence of any objection the proposal is unlikely to cause harm to the amenities of neighbouring properties. It is recommended that OEHPR's request to notify the applicant of the potential for the scheme to impact the acoustic environment at nearby noise sensitive receptors and suggestion for an assessment of this to be undertaken, be included as an informative on any permission. On this basis the proposal 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: 08/08/2025

