

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 and replace an existing boiler exhaust and install a new boiler exhaust in a new position. Alter door and install louvres to east elevation.

LOCATION: Station D - Rear Of Trafalgar Road Fuel Storage, La Hougue Jehannet, 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: 27/10/2025

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 29/08/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Guernsey Electricity Limited: P02-01-02-72-02 D01

Application Ref: FULL/2025/1415

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 26/10/2028 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

Please see the consultation comments from the Office of Environmental Health and Pollution Regulation by letter dated 22/10/2025. Please be aware that the proposed amendments to the site would require a variation application to be made to the Air Pollution Licence for this site.

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/2025/1415
Property Ref: C006430000
Valid date: 29/08/2025
Location: Station D - Rear Of Trafalgar Road Fuel Storage La Hougue
Jehannet Vale Guernsey
Proposal: Remove and replace an existing boiler exhaust and install a new
boiler exhaust in a new position. Alter door and install louvres
to east elevation.
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 see the consultation comments from the Office of Environmental Health and Pollution Regulation by letter dated 22/10/2025. Please be aware that the proposed amendments to the site would require a variation application to be made to the Air Pollution Licence for this site.

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/2025/1041	Remove redundant roof tank from station D.	Granted 08/08/2025
FULL/2025/0437	Install additional cooling towers to 'C' Station.	Granted 09/07/2025
FULL/2024/1154	Remove existing substation, relocate and install replacement substation with enclosure and relocate existing bicycle sheds to north of substation.	Granted 16/08/2024
FULL/2024/1083	Erect security gates.	Granted 12/08/2024
FULL/2024/0755	Erect 2 containers to north and west of site.	Granted 18/06/2024
FULL/2021/2122	Install walking platform to north elevation.	Granted 22/12/2021

Existing Use(s):

Power Station

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.

Consultations:

Office of Environmental Health and Pollution Regulation

By letter dated 22nd October 2025 stated the following:

"I have reviewed the proposed plans for the removal of the existing boiler exhaust and installation in a relocated position which were received by email on 12th September 2025, apologies for the delay in responding. I welcome the inclusion of both a Noise and Air Quality Impact Assessment.

Whilst I do not have any objections to the proposals, I would be grateful if the applicant can be made aware that proposed amendments to the site would require a variation application to be made to the Air Pollution Licence for this site.

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

Conclusion/Brief comment:

Planning permission is sought to remove and replace an existing steam boiler exhaust and to install a new steam exhaust through an existing opening within the roof. Permission is also required to extend an existing door opening to the east elevation and install louvres to provide additional ventilation to the internal room.

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 alterations to the door and the installation of louvres are in-keeping with the design of the host industrial building. The replacement and new steam boiler exhausts will be of the same design and specification as the existing and although they will be visible from public vantage points surrounding the site, given the backdrop and when seen in context with the substantially larger buildings and structures on the power station site, they will not result in any materially adverse impact on the character of the locality.

As part of the planning application a Noise and Air Quality Impact Assessment was included and OEHPR was consulted on the application (see consultations section of this report). In the absence of any objection from OEHPR the proposal is unlikely to cause harm to the amenities of neighbouring properties and the proposal complies with policy GP8 in this respect.

It is recommended that OEHPR's request to make the applicant aware that the proposed amendments to the site would require a variation application to be made to the Air Pollution Licence for this site be included as an informative on any permission.

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.

The application is acceptable in relation to the above policies and other material planning considerations.

Recommendation:

Grant with Conditions



Date: 23/10/2025