

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 chiller unit and enclosure to north elevation for temporary period.

LOCATION: East Wing Trafalgar Court, Les Banques, St. Peter Port.

APPLICANT: Aztec Financial Services (Guernsey) 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: 13/01/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 18/11/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: FME Integrated: 798-102 Rev1, 103 Rev1, 737-202 Rev1, 302 Rev1

Application Ref: FULL/2025/1757

Property Ref: A104700000

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.(a) Within 14 days of the installation of the chiller unit and enclosure hereby approved, written confirmation of that installation shall be submitted to the Authority.

(b) Within three years of the installation date confirmed under part (a) of this condition, the chiller unit, all associated equipment and the enclosure as hereby approved shall be removed from the site and the land re-instated to its former condition to the satisfaction of and as agreed in writing by the Authority.

Reason - To make sure that the scheme takes the temporary form applied for and agreed by the Authority and to ensure that equipment and plant no longer required at the site is removed in the interests of visual amenity.

5.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 facade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing L_{g9p} 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 - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

6.No cladding for the acoustic enclosure shall be brought to the site until such time as details of the type, texture and colour of the cladding material(s) to be used have been submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development.

Expiry Date: This permission will cease to have effect on 12/01/2029 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/2025/1757
Property Ref: A104700000
Valid date: 18/11/2025
Location: East Wing Trafalgar Court Les Banques St. Peter Port Guernsey
GY1 3PP
Proposal: Install chiller unit and enclosure to north elevation for
temporary period.

Applicant: Aztec Financial Services (Guernsey) 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. (a) Within 14 days of the installation of the chiller unit and enclosure hereby

approved, written confirmation of that installation shall be submitted to the Authority.

(b) Within three years of the installation date confirmed under part (a) of this condition, the chiller unit, all associated equipment and the enclosure as hereby approved shall be removed from the site and the land re-instated to its former condition to the satisfaction of and as agreed in writing by the Authority.

Reason - To make sure that the scheme takes the temporary form applied for and agreed by the Authority and to ensure that equipment and plant no longer required at the site is removed in the interests of visual amenity.

5. 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 facade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing L_{9p} 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 - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

6. No cladding for the acoustic enclosure shall be brought to the site until such time as details of the type, texture and colour of the cladding material(s) to be used have been submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - To secure the satisfactory appearance of the completed development.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises an office building situated to the north of Elizabeth Avenue and to the west of Les Banques and forms part of the Admiral Park complex. Surrounding the site the area comprises a multi-storey car park to the northwest, office buildings and associated land to the north, south and west with retail further to the south-west.

The site is situated in a Main Centre Outer Area as designated in the Island Development Plan.

Relevant History:

FULL/2024/0144	Install picnic table, table tennis table and ornamental feature to existing hard standing area	Granted 08/03/2025
FULL/2016/2394	Fell 4 pine trees and replace with 4 turkey oak trees on north boundary of Elizabeth Avenue.	Granted 09/12/2016
PAPP/2001/2758	Vary works previously approved to construct an office block.	Granted 17/10/2001
PAPP/2001/2628	Bouet Redevelopment - Erect a multi-storey car park.	Withdrawn 20/08/2001
PAPP/2001/0212	Vary works previously approved to construct an office block	Granted 15/05/2001
PAPP/2000/4584	Vary works previously approved to construct an office block	Granted 27/12/2000
PTFR/2000/3094	Bouet Redevelopment - Erect an office block with associated landscaping	Granted 14/11/2000

Existing Use(s):

Office

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:

MC4(B): Office Development in Main Centre Outer Areas;
GP8: Design;
GP9: Sustainable Development.

Consultations:

Office of Environmental Health and Pollution Regulation

By letter dated 24th November 2025 stated the following:

"I have reviewed the proposed plans for Trafalgar Court, to Install chiller unit and enclosure to north elevation for a temporary period, which were received by email on 21st November 2025 and there are a number of issues of concern that I must raise. The acoustic report identifies that the nearest residential location is rated a low impact/ zero impact. As such I believe the below condition should be applied as it can be compiled with.

Control of noise level of plant/machinery

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 facade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing L_{9p} 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.

I would be grateful if these issues are considered during the determination of this application."

Conclusion/Brief comment:

Following the need to undertake works to the roof of the building and to refurbish the building, to ensure that the office can continue to be used for the duration of the works there is a requirement to relocate the existing chiller unit plant currently located on the roof of the premises. A temporary compound is proposed to be created at ground floor level situated to the north of the building in an area currently used for parking. The compound will be enclosed on all sides with cladding and although the exact material has not been specified, this can be controlled by planning condition.

The proposal is appropriately located and will be largely screened from view from Les Banques (to the east) by the existing buildings and if seen, will be viewed in context with the large office buildings immediately to the north and south and the multi storey car park to the west. The proposal would therefore not cause any considerable harm to the visual amenity or the character of the surrounding area, particularly given the temporary nature of the proposal.

Policy MC4(B) supports proposals to extend, alter or redevelop existing office accommodation and a need for the development has also been demonstrated. The scheme therefore complies with policy MC4(B). The applicant has confirmed that the compound will be required for a maximum of three years from installation date following which the equipment will be removed and the site reinstated to its former condition, which can also be controlled by planning condition.

The OEHPR has no objections with regard to noise from the equipment and its impact on neighbouring uses, and the scheme is acceptable in this respect.

Confirmation has been received that the development proposed has been designed to take into account matters of energy efficiency and current Building Regulations in accordance with Policy GP9.

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: 09/01/2026

