

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: Change of use from general storage/distribution (Use Class 22) to light industry (Use Class 24) and alterations to fenestration.

LOCATION: La Salerie Warehouse, Salerie Quarry, Gategny Esplanade, St. Peter Port.

APPLICANT: Horatio Finance 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: 25/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 23/12/2025 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: DRP Architecture - 3397-SK-001, 002, 003

Application Ref: FULL/2025/1969

Property Ref: A108850000

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 24/02/2029 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/2025/1969
Property Ref: A108850000
Valid date: 23/12/2025
Location: La Salerie Warehouse Salerie Quarry Gategny Esplanade
Gategny Esplanade St. Peter Port Guernsey GY1 2BP
Proposal: Change of use from general storage/distribution (Use Class 22)
to light industry (Use Class 24) and alterations to fenestration.

Applicant: Horatio Finance 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.

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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.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a 3 storey industrial building located towards the rear of the former Salerie Quarry, located north of Well Road and west of Gategny Esplanade. The site is located in a Main Centre Inner Area as designated in the Island Development Plan.

Planning permission is sought to change the use from general storage/distribution (Use Class 22) to light industry (Use Class 24), and make alterations to the fenestration.

The application was deferred to seek further information in light of the comments from the Office of Environmental Health and Pollution Regulation.

The agent has provided further information which sets out that:

“The mixed occupancies of the units requires that the operation of the rigging workshop does not have a negative impact on the adjoining photography studio and dressmakers, and subsequently nearby residential accommodation. The principal activities within the workshop are inherently low-noise, consisting predominantly of manual rope splicing and associated hand operations forming part of the rigging process.

Nevertheless, sound attenuation has been actively considered as part of the proposed upgrades to the building fabric. Improvements to the thermal elements include enhanced insulation build-ups, with the use of mineral wool (Rockwool) in preference to PIR/PUR insulation where suitable. These measures provide further acoustic performance.

The proposed operating hours and equipment usage will vary by unit, reflecting the nature of the occupancy, as set out below.

Unit 1 – Rigging Workshop

Principal use: Manual rope splicing Secondary uses (approximately 10% of operating hours): Custom fabrication of brackets and rigging components, utilising:

- *Small hand-held power tools*
- *Lathe (Colchester Student)*
- *Bridgeport milling machine*
- *Bench grinder / polisher*

Operating hours:

08:00 – 18:00 Monday to Friday

08:00 – 12:00 Saturday

Unit 2 – Photography Studio

Principal use: Storage of photography equipment

Secondary use: Product photography

Operating hours: 3397-JWS-20260130

08:00 – 21:00 Monday to Friday 08:00 – 12:00 Saturday

Unit 3 – Currently Unoccupied

Operating hours (anticipated):

08:00 – 18:00 Monday to Friday

08:00 – 12:00 Saturday

Unit 4 – Dressmakers

Principal use: Dressmaking

Operating hours:

08:00 – 21:00 Monday to Friday 08:00 – 17:00 Saturday

Equipment: Industrial sewing machines. These are designed for prolonged professional use and are typically engineered to operate quietly in order to reduce user fatigue.

It is noted that the site does not provide on-site parking for visitors. Visitor activity is expected to be limited primarily to the dressmakers for fittings. The extended opening hours for the photography studio and dressmakers are intended to allow engagement with clients outside traditional working hours and are not anticipated to result in any material increase in noise or disturbance.

As the building is partially below ground on three elevations, a mechanical ventilation system will be required. Detailed design of this system will be undertaken at RIBA Stage 4 to avoid abortive costs. It is anticipated that any air handling plant will exhaust via the roof and will incorporate appropriate acoustic attenuation to limit noise breakout.

As part of the change of use, additional insulation and improved airtightness are being specified to ensure compliance with the Guernsey Building Regulations. These measures will also serve to reduce the transmission and escape of noise from within the building.

The client's intention is to sensitively reuse this existing building in a manner that provides a positive contribution to the local community. All operating hours and the use of any potentially noisy equipment will be managed with due regard to neighbouring occupiers and adjacent residential accommodation."

Relevant History:

None

Existing Use(s):

General storage and distribution.

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:

MC5(C): Industry, Storage and Distribution Uses in Main Centres and Main
Centre Outer Areas - Change of Use
GP4 Conservation Areas
GP8 Design
GP9 Sustainable Development

Consultation:The Office of Environmental Health and Pollution Regulation's initial comments:

I have reviewed the proposed plans for a *"change of use from general storage/distribution (Use Class 22) to light industry (Use Class 24) and alterations to fenestration"* at La Salerie Warehouse which were received by email on 9th January 2026 and there is insufficient information to be able to comment on this application.

Please may the applicant provide further information on the:

- The proposed hour of operation?
- The type/s of light industrial work being undertaken?
- Further details of any tools being used in the workshop, hot works area and units?
- Any noise mitigation measure proposed?
- Is there any air handling equipment proposed for any of these light industrial works?

The Office of Environmental Health and Pollution Regulation's revised comments:

I have reviewed the further information requested for Salerie Quarry which were received by email on 6th February 2026 and I do not wish to raise any objections to the proposals.

However, I note the further information requested does make reference to air handling equipment and ventilation. I understand that this will require a further planning application at which point a condition for noise control may be recommended. Such recommendations may require acoustic reports to be submitted.

Conclusion/Brief comment:

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land and Planning (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: 24/02/26