

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 walls (retrospective) and erect replacement walls.

LOCATION: Former Quayside, North Side, Vale.

APPLICANT: Mr T J Morris

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: 23/02/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 16/01/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Lovell Ozanne & Partners Ltd. - S72-10685-S1-10C, S72-10685-S1-10F, 12G, 13F, 15G and 16F
CBL Consulting - CBL_10816_SK01A2

Application Ref: FULL/2026/0062

Property Ref: C006320000

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.The stone to be used in the construction of the new granite facing works hereby permitted shall match as closely as possible the type, colour, texture, method of bonding and pointing of the wall that has been demolished and is hereby approved to be replaced. All the new and replacement walls hereby approved shall be fully completed prior to the first use or occupation of the retail unit currently under construction on this site.

Reason - To conserve the character and appearance of the Conservation Area.

5.The inner face (facing into the former Quayside site) of all the walls hereby permitted shall be rendered prior to the first use or occupation of the retail unit currently under construction on this site.

Reason - To conserve the character and appearance of the Conservation Area.

Expiry Date: This permission will cease to have effect on 22/02/2029 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/2026/0062
Property Ref: C006320000
Valid date: 16/01/2026
Location: Former Quayside North Side Vale Guernsey GY3 5TW
Proposal: Demolish walls (retrospective) and erect replacement walls.

Applicant: Mr T J Morris

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. The stone to be used in the construction of the new granite facing works hereby permitted shall match as closely as possible the type, colour, texture, method of bonding and pointing of the wall that has been demolished and is hereby approved to be replaced. All the new and replacement walls hereby approved shall be fully

completed prior to the first use or occupation of the retail unit currently under construction on this site.

Reason - To conserve the character and appearance of the Conservation Area.

5. The inner face (facing into the former Quayside site) of all the walls hereby permitted shall be rendered prior to the first use or occupation of the retail unit currently under construction on this site.

Reason - To conserve the character and appearance of the Conservation Area.

OFFICER'S REPORT

Brief Description of the site:

The Quayside site is triangular, situated between Trafalgar Road to the north, Longree to the east and North Side to the south. The site is currently undergoing redevelopment with clearance works underway so the site is largely open although a number of protected buildings remain along with the majority of roadside boundary walls.

Surrounding the site the area comprises a mixture of uses, with residential properties to the north and northeast, industrial premises further north and northwest and the harbour to the south. Areas of public parking surround the site, situated on Longree, Trafalgar Road and North Side.

The application relates to the demolition of the:

- wall between the former Quayside site and Durlston House and La Croix (drawing 72-10685-S1-12 G – shows this wall bubbled and the roadside wall to Trafalgar Road labelled as demolished but not bubbled)
- roadside wall to Trafalgar Road (drawing 72-10685-S1-13 F which only refers to works to the Trafalgar Road wall(s) because the wall to the Durlston House site is not included)
- It is noted that the drawing S72-10685-S1-12 F also refers to the infilling of an existing roadside wall opening being infilled. These works were approved in 2025 however the current scheme notes that the infill section has been amended from a height to match the existing to a reduced height of 2.25m and to reflect the submitted engineers detail (granite on the roadside façade and render on the inside facing the application site) as shown on drawing CBL_10816_SK01 rev A2.

The works are also independently highlighted on two separate site plans (S72-10685-S1-10 F and C).

In all cases the walls are to be replaced. To Trafalgar Road the wall will be 2.25m high as will the wall to Durlston House, which represents a slight reduction in wall height

over what was there prior to work being undertaken. The roadside face of the Trafalgar Road wall with associated infilling will be granite to match existing whilst the inner side is noted as being blockwork with a render finish.

It is noted that the previously approved Longree corner replacement wall remains at its approved height but the current proposals specify that it will be granite faced. This means that the Longree corner of wall will now be replaced with the outer façade as granite and the interface with a render finish.

There are no elevation drawings to show the appearance of the wall between Durlston House and the former Quayside site.

The work is retrospective as the walls have already been removed.

The site is located in a Main Centre, Conservation Area and Harbour Action Area as designated in the Island Development Plan. There are Protected Buildings adjoining the site.

Relevant History:

FULL/2023/1595 – Redevelopment of site to include new retail building (Building A) with associated works and parking area, alter and create gated vehicle access. Change of use of existing building (Building B) from industrial storage and distribution (Use Class 24 and 22) to retail (Use Class 10) - granted

FULL/2025/1398 – Variations to previously approved plans to redevelop site including retail building (Building A), gated vehicular access and parking area - Erect canopy to north elevation, demolish and replace section of roadside wall and infill vehicle access to north boundary wall – granted

FULL/2025/1612 – Change of use of Unit B from General Retail (Use class 10) to cafe (Use Class 11) and alterations to fenestration to west and south elevations – granted

FULL/2025/1888 - Variations to previously approved plans to redevelop site including retail building (Building A), vehicular access and parking area - Revised location of 9 condensers and erect associated enclosure, erect 5m fence to external retail area, install electrical pillar and alterations to forklift store to north of site – refused

FULL/2026/0068 - Variations to previously approved plans to convert, extend and alter Quayside House and outbuildings to create 4 flats and associated works (Protected Building) - Install window at 1st floor level to west elevation of Quayside House and install replacement windows and door to Quayside House – under consideration

FULL/2026/0078 - Variations to previously approved plans for change of use of Unit B from General Retail (Use Class 10) to cafe (Use Class 11) and alterations to fenestration to west and south elevations - Omit door and install windows to north

(side) elevation, alterations to fenestration to west and south elevations and install condenser unit to west boundary – under consideration

Existing Use(s):

Undergoing redevelopment

Assessment: *(Tick as appropriate)*

no representation

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accords with policy

☒

within curtilage

☒

design acceptable

☒

visual amenity acceptable

☒

no material neighbour impact

☒

traffic not affected

☒

Policies considered most relevant:

GP4 – Conservation Area

GP5 – Protected Buildings (setting)

GP8 – Design

GP9 – Sustainable Development

GP17 – Public Safety and Hazardous Development

MC6 – Retail in Main Centres

MC10 – Harbour Action Area

Conclusion/Brief comment:

To erect a replacement wall between Durlston House and La Croix with a granite face to the west (facing Durlston and La Croix) and render facing the modern retail unit under construction is acceptable and will not result in harm to the character and appearance of the Conservation Area. Nor will the granite faced wall to Trafalgar Road with the render face into the application site cause unacceptable harm.

None of the works will have a detrimental impact on residential amenity or the setting of protected buildings in the vicinity of the site. The wall between Durlston House and the Quayside site should be erected prior to the first use of Building A which is currently under construction, in order to preserve the amenities of the buildings to the west.

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.

Subject to conditions it is recommended permission is granted.

Recommendation:

Grant with Conditions

Date: 19/02/2026

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