

**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 of northern unit from metal works/fabrication (Use Class 25) to allow for use of part of the building for storage, treatment, bailing and disposal or transfer of recycled waste (Use Class 27) and part of the building for maintenance and repair of vehicles, plant and machinery (Use Class 25). Install roller shutter door and sign to north elevation and install 2 signs to east elevation, install window to west elevation.

**LOCATION:** Bulwer House, Bulwer Avenue, St. Sampson.

**APPLICANT:** Guernsey Recycling (1996 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:** 10/07/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 09/02/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** Application Block Layout Plan, Annotated floor plan, Annotated photos (3 sheets), Roller Shutter Door Details & Signage Imagery Detail

**Application Ref:** FULL/2026/0114

**Property Ref:** B00173B001

**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 09/07/2029 unless development is commenced by that date.**

**ADVICE AND OTHER REMARKS:-**

This decision relates only to the change of use outlined in the description of the proposal set out above. It does not permit any alteration or extension of this building or other works within the site, which may require a separate grant of planning permission and/or approval under the Building Regulations.

The operation of the site as proposed would require a variation to the approved Waste Management Licence (WML) for this site as prescribed under the Environmental Pollution (Guernsey) Law, 2004. Prior to the use of the site for the intended purpose please contact the States Office of Environmental Health and Pollution Regulation in order for a variation to the licence to be issued.

For the avoidance of doubt, the advertisements to which this permission relate are non-illuminated. Any form of illumination, whether by external or internal means, will require a separate grant of planning permission.

**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](http://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](mailto: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/2026/0114  
**Property Ref:** B00173B001  
**Valid date:** 09/02/2026  
**Location:** Bulwer House Bulwer Avenue St. Sampson Guernsey GY2 4LQ  
**Proposal:** Change of use of northern unit from metal works/fabrication (Use Class 25) to allow for use of part of the building for storage, treatment, bailing and disposal or transfer of recycled waste (Use Class 27) and part of the building for maintenance and repair of vehicles, plant and machinery (Use Class 25). Install roller shutter door and sign to north elevation and install 2 signs to east elevation, install window to west elevation.  
  
**Applicant:** Guernsey Recycling (1996 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**

This decision relates only to the change of use outlined in the description of the proposal set out above. It does not permit any alteration or extension of this building or other works within the site, which may require a separate grant of planning permission and/or approval under the Building Regulations.

The operation of the site as proposed would require a variation to the approved Waste Management Licence (WML) for this site as prescribed under the Environmental Pollution (Guernsey) Law, 2004. Prior to the use of the site for the intended purpose please contact the States Office of Environmental Health and Pollution Regulation in order for a variation to the licence to be issued.

For the avoidance of doubt, the advertisements to which this permission relate are non-illuminated. Any form of illumination, whether by external or internal means, will require a separate grant of planning permission.

---

## **OFFICER'S REPORT**

### **Brief Description of the site:**

The site comprises an industrial building split into 2 units situated to the west of Bulwer Avenue and to the south of Mont Crevelt Road. The building is currently used for industrial purpose.

The building is located within a fenced compound. Industrial development surrounds the site and the Inter-Harbour Route runs to the north and east.

The site is located within the Main Centre Outer Area and a Key Industrial Area, as designated in the Island Development Plan. Whilst the site adjoins the Harbour Action Area, it does not fall within that designation.

**Relevant History:**

|                |                                                                                                                                                                                                                                                                                                                                                                                                                      |                       |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| FULL/2018/1118 | Change of use to industrial use class 27: for the storage, treatment, baling, disposal or transfer of waste - to allow the processing and recycling of waste cooking oil and mineral oil.                                                                                                                                                                                                                            | Granted<br>04/09/2018 |
| FULL/2015/2597 | Apply signage and install replacement double doors (front (south-east elevation), and install mesh security fencing and gates (north-east boundary).                                                                                                                                                                                                                                                                 | Granted<br>01/12/2015 |
| FULL/2015/2129 | Clarify application FULL/2015/1529 in regards to the parking                                                                                                                                                                                                                                                                                                                                                         | Granted<br>21/08/2015 |
| FULL/2015/1529 | Change of use of building from storage, hire and sales of plant to the trade to uses involving: - northern half of building for metal fabrication with outside storage of cranes for hire; - part of southern half of building for maintenance and repair of vehicles and plant & equipment; and - part of southern half of building for a variety of recycling materials; and replace existing roller shutter door. | Granted<br>12/08/2015 |

**Existing Use(s):**

Industrial

**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;
- GP1: Landscape Character and Open Land;
- GP8: Design;
- GP9: Sustainable Development;

- GP17: Public Safety and Hazardous Development
- IP2: Solid Waste Management Facilities;
- IP7: Private and Communal Parking

### **Consultations:**

#### The Office Of Environmental Health and Pollution Regulation

By letter dated 7<sup>th</sup> April 2026 stated the following:

*"I have reviewed the proposed plans in relation to Bulwer House, apologies for the delay in responding. Having considered the plans and following a meeting with the applicant I can confirm that I do not wish to raise any objections to the proposals.*

*The applicant is aware that the proposed amendments to the site will require a variation application to be made to the existing Waste Management Licence."*

#### Health and Safety Executive

By email dated 30<sup>th</sup> June 2026 stated the following:

*"I have visited the site on other HSE business and spoke with the applicant. Based on what I observed and discussed HSE would not advise against this application."*

### **Conclusion/Brief comment:**

The site currently occupies two units referred to as the northern and southern units. Following the grant of planning application ref: (FULL/2015/1529) the northern unit is sublet to Guernsey Metals and is used for metal fabrication. The southern unit is occupied by the applicant which is used for the storage, treatment, bailing and disposal or transfer of waste and to allow for the processing of various forms of recycled waste including cooking oil and mineral oil (following the grant of applications FULL/2015/1529 & FULL/2018/1118).

The application, which is the subject of this report, seeks permission to divide the northern unit into two operational areas, although no physical subdivision of the building is proposed. Part of the unit would be used for the sorting and processing of waste, while the remaining area would function as a workshop for the maintenance of the applicant's vehicle fleet. The proposal also includes the installation of an additional roller shutter door and new advertisements on the building.

Policy MC5(A) of the IDP supports proposals for new or alteration, extension or redevelopment of existing industrial or storage and distribution development and related ancillary development will be supported.

The proposal would support and expand the existing industrial operation already established on the site and operating from the southern unit. The waste stream associated with the proposed development would principally comprise non-ferrous

metals, which would be received within the warehouse, sorted and processed into clean grades for recycling. The proposal also includes the storage of vehicle batteries, however, these would be kept in specialist battery containers and would not be subject to any processing on site.

The applicant currently undertakes the servicing and maintenance of its fleet vehicles in-house within the southern unit. The proposal would extend these activities into part of the northern unit, providing additional workshop space. Given the site's location within a Key Industrial Area, where such activities are supported, and having regard to the relatively limited floorspace involved, the proposed development is considered to accord with Policy MC5(A).

The site is located within the Inner Area of the Major Hazard Consultation Zone and is surrounded by industrial development and storage yards. The wider area is not considered to be densely populated. As part of the application process, the States' Health and Safety Executive was consulted and advised that the proposed use is compatible with the consultation zone within which the site is situated. Accordingly, no objection was raised on health and safety grounds.

The proposed external alterations and non-illuminated signage are modest in scale and are considered to be in keeping with the design and appearance of the existing building. Given the utilitarian character of the surrounding industrial area, the works would not result in any harm to the character or appearance of the site or its wider setting. Accordingly, these elements of the proposal are considered to accord with Policy GP8 of the IDP.

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.

The proposal is not expected to generate a significant increase in traffic movements. Furthermore, given the site's location on the Inter Harbour Route, the development would not result in any adverse effects on highway safety. Accordingly, the proposal is considered acceptable in transport and highway terms.

The application has been assessed to determine whether an Environmental Impact Assessment (EIA) is required. EIA development is defined under Section 2(1) of the Land Planning and Development (Environmental Impact Assessment) Ordinance, 2007. A site for the disposal or processing of waste falls within Schedule 1(a) of the Ordinance and would ordinarily require an EIA unless the development is so minor in nature that it is incapable of having a significant adverse effect on the quality of the environment.

Schedule 2(j) of the Ordinance includes any change or extension to development described in Schedule 1 or Schedule 2(a)–(i), where planning permission has already been granted or the development has already been carried out or is currently being

carried out, and where the proposed change or extension may have significant adverse effects on the environment.

In this case, the site is an established waste management facility that has been operating for a considerable period and is subject to the appropriate Waste Management Licences, administered by the Office of Environmental Health and Pollution Regulation under separate legislation and regulatory controls. The proposal relates to an alteration to an existing Schedule 1 development. However, having regard to the limited additional floorspace involved, the scale of the proposal is considered so minor that it is incapable of giving rise to significant adverse effects on the quality of the environment. Accordingly, an Environmental Impact Assessment is not required.

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:** 08/07/2026

