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 rock armour in gully between Castle Cornet and Havelet slipway for temporary period (1st September 2026 - 31 July 2027).

LOCATION: Castle Cornet, Castle Emplacement, St. Peter Port.

APPLICANT: Guernsey Ports

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: 14/08/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 01/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Geomarine: 4777-GEO-XX-XX-DR-W-0006 P02, 0007 P02, 0008 P02 and Installation/Decommissioning Methodolgy

Application Ref: FULL/2026/0993

Property Ref: A411190011

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 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.

3.Unless otherwise agreed in writing by the Authority:

a) The development hereby approved shall be installed fully in accordance with the submitted Installation Methodology.

b) The rock armour shall be removed from the site and the land restored to its former condition and fully in accordance with the details contained in the Proposed Installation/Decommissioning Methodology by 1st September 2027.

Reason - This condition is imposed to ensure the rock armour is removed in the interests of visual amenity and installed/removed in such a way so as to protect the marine environment concerned.

Expiry Date: This permission will cease to have effect on 13/08/2029 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

States of Guernsey
Planning Service

PLANNING APPLICATION REPORT

Application No:	FULL/2026/0993
Property Ref:	A411190011
Valid date:	01/07/2026
Location:	Castle Cornet Castle Emplacement St. Peter Port Guernsey GY1 1AU
Proposal:	Install rock armour in gully between Castle Cornet and Havelet slipway for temporary period (1st September 2026 - 31 July 2027).
Applicant:	Guernsey Ports

RECOMMENDATION - Grant: Planning Permission with Conditions:

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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 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.

3. Unless otherwise agreed in writing by the Authority:

a) The development hereby approved shall be installed fully in accordance with the submitted Installation Methodology.

b) The rock armour shall be removed from the site and the land restored to its former condition and fully in accordance with the details contained in the Proposed Installation/Decommissioning Methodology by 1st September 2027.

Reason - This condition is imposed to ensure the rock armour is removed in the interests of visual amenity and installed/removed in such a way so as to protect the marine environment concerned.

OFFICER'S REPORT

Brief Description of the site:

The application proposes the rock armour to be in situ from September 2026 to July 2027. The rock armour is to be situated between the New Havelet slipway and Castle Cornet.

The site is located in an Archaeological Area and Harbour Action Area. Castle Cornet is a Protected Monument (PM74) with various buildings at the site being protected buildings.

Relevant History:

None.

Existing Use(s):

Coastal area

Assessment: *(Tick as appropriate)*

no representation	x	visual amenity acceptable	x
accords with policy	x	no material neighbour impact	x
within curtilage	x	traffic not affected	x
design acceptable	x		

Policies considered most relevant:

MC10: Harbour Action Areas
GP5: Protected Buildings (setting)
GP6: Protected Monument
GP8: Design
GP9: Sustainable Development
IP3: Main Centre Port Development

Consultation:

Agriculture, Countryside and Land Management Services - We welcome the details provided in the proposed installation/decommissioning methodology which include measures to prevent the introduction or spread of invasive non-native species (e.g., cleaning of equipment prior to arrival on site, use of clean materials, and a commitment to undertake an INNS survey period to decommissioning) and a commitment to implement a restoration plan following decommissioning if required (and to be informed by a photographic survey).

We also note that access to the foreshore will be by foot and no plant or heavy machinery will be taken to the beach.

Given the above commitments which should ensure that any ecological impacts are temporary in duration and limited in scale, we have no further recommendations or comments to make for this proposal.

Conclusion/Brief comment:

The temporary rock armour as proposed would respect the aims of the IDP in terms of proposals within the Harbour Action Area (HAA) to support tourism/leisure and respect the heritage of the HAA. The works proposed will reduce wave energy during construction works to the main bridge/access to Castle Cornet.

The works will have a visual impact however this is confirmed as being on a short term basis only. The works will not have an unacceptable impact on the setting of the protected buildings/protected monument. To condition its removal is reasonable in the interests of visual amenity.

ACLMS have raised no objection to the scheme given the details provided in relation to installation/decommissioning and invasive non-native species. The scheme includes a commitment to implement a restoration plan following decommissioning and this matter can be addressed by condition.

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.

In view of the above it is recommended permission is granted.

Recommendation:
Grant with Conditions [x]

Date: 13/08/2026