**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 replacement enclosed substation and associated works.

**LOCATION:** Airport Access, Rue Des Landes, Forest.

**APPLICANT:** Guernsey Electricity 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: 01/09/2026**

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 15/07/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** Guernsey Electricity: P02-01-12-0260 D04

**Application Ref:** FULL/2026/1128

**Property Ref:** H009160006

**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. (i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:

(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 – Investigation of Potentially Contaminated Sites Code of Practice;

and unless otherwise agreed in writing by the Authority,

(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring.? Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subjection (i)(c) of this condition that any remediation scheme required and approved under the provisions of subjection (i)(c) of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation).? Unless otherwise agreed in writing by the Authority such verification shall comprise:

as built drawings of the implemented scheme;

a) photographs of the remediation works in progress;
b) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subjection (i)(c) of this condition.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

**Expiry Date: This permission will cease to have effect on 31/08/2029 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**

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|---|---|
| **Application No:** | FULL/2026/1128 |
| **Property Ref:** | H009160006 |
| **Valid date:** | 15/07/2026 |
| **Location:** | Airport Access Rue Des Landes Forest Guernsey |
| **Proposal:** | Install replacement enclosed substation and associated works. |
| **Applicant:** | Guernsey Electricity Ltd |

**RECOMMENDATION -** Grant: Planning Permission with Conditions:

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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. (i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:

> (a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites Code of Practice;

and unless otherwise agreed in writing by the Authority,

> (b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;

and, unless otherwise agreed in writing by the Authority,

> (c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring.? Such scheme shall include nomination of a competent person to oversee the implementation of the works.

(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subjection (i)(c) of this condition that any remediation scheme required and approved under the provisions of subjection (i)(c) of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation).? Unless otherwise agreed in writing by the Authority such verification shall comprise:

a) as built drawings of the implemented scheme;
b) photographs of the remediation works in progress;
c) certificates demonstrating that imported and/or material left in situ is free from contamination.

Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subjection (i)(c) of this condition.

Reason - To make sure that the site, when developed is free from contamination, in the interests of public health and safety.

**OFFICER'S REPORT**

**Brief Description of the site:**

The site of the substation is located to the west of one of the most westerly airport buildings, just north of La Planque Lane. The site is located Outside of the Centres as defined in the Island Development Plan.

**Relevant History:**

There is no relevant history pertaining to this application.

**Existing Use(s):**

Electrical substation.

**Assessment:** *(Tick as appropriate)*

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

**Policies considered most relevant:**

IP11: Small-scale Infrastructure Provision
GP1: Landscape Character and Open Land
GP8: Design
GP9: Sustainable Development

**Consultation:**

The Office of Environmental Health and Pollution Regulation.
"*I have reviewed the proposed plans for the replacement enclosed substation and associated works, which were received by email on 24th July 2026 and there is an issue of concern that I must raise. Substations contain harmful substances such as polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs) and heavy metals, which can pose serious environmental hazards. As such I have concerns that the proposed works could introduce pathways for contamination to reach receptors. Therefore, I am recommended that the Planning Authority apply a full contaminated land condition to the site before it is converted to a pillar site as below:*

*(i) No development shall commence on site (including demolition and site works) until there has been submitted to and approved in writing by the Authority:*

*(a) A desktop study documenting all the previous and existing land uses of the site and adjacent land in accordance with national guidance as set out in Land Contamination Risk Management (LCRM) and BS10175:2001+A2:2017 - Investigation of Potentially Contaminated Sites Code of Practice;*

***and*** *unless otherwise agreed in writing by the Authority,*

*(b) a site investigation report documenting the ground conditions of the site and incorporating chemical and gas analysis identified as appropriate by the desk top study in accordance with BS10175;*

***and****, unless otherwise agreed in writing by the Authority,*

*(c) a detailed scheme for remedial works and measures to be undertaken to avoid risk from contaminants and/or gases when the site is developed and proposals for future maintenance and monitoring. Such scheme shall include nomination of a competent person to oversee the implementation of the works.*

*(ii) If determined to be required the development hereby permitted shall not be occupied or brought into use until there has been submitted to the Authority verification by a competent person approved under the provisions of subjection (i)(c) of this condition that any remediation scheme required and approved under the provisions of subjection (i)(c) of this condition has been implemented fully in accordance with the approved details (unless varied with the written agreement of the Authority in advance of implementation). Unless otherwise agreed in writing by the Authority such verification shall comprise:*

a) *as built drawings of the implemented scheme;*
b) *photographs of the remediation works in progress;*
c) *certificates demonstrating that imported and/or material left in situ is free from contamination.*

*Thereafter the scheme shall be monitored and maintained in accordance with the scheme approved under subjection (i)(c) of this condition*."

**Conclusion/Brief comment:**

This application is to install a replacement enclosed substation and associated works.

It is understood that electricity transmission and distribution, includes sub-stations and are essential infrastructure required to ensure inhabitants of Guernsey have access to electricity. Substations have a finite life and it is necessary to continually replace and upgrade substations. New substations are required for new and expanding electricity requirements (domestic and commercial).

The scheme would contribute to the maintenance and support of efficient infrastructure and meets the aims of Policy IP11 of the Island Development Plan.

The existing substation is located in the car park amongst the surrounding planting, at present it is an open substation with a fence around it. The new GRP substation would be in the same location set back from the road and screened by additional roadside planting to the benefit of the character and appearance of the street scene.

The proposal would not have an unacceptable adverse effect on the open landscape concerned with regard to GP1.

The GRP covered substation would represent a good standard of design that respects the local landscape concerned in accordance with the aims of Policy GP8 and will provide a shield to the noise generated by the equipment housed within. Overall, the development will not have an unacceptable impact on the amenities of the two nearby residential neighbours having regard to Policies GP8 and GP9 of the Island Development Plan.

The recommendation of OEHPR regarding contaminated land has been noted. Substations contain harmful substances such as polychlorinated biphenyls (PCBs), polycyclic aromatic hydrocarbons (PAHs) and heavy metals, which can pose serious environmental hazards. It is reasonable therefore, to consider the position of a contaminated land condition in relation to that area of the site.

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 planning permission is granted for the proposed development.

**Recommendation:**
Grant with Conditions ☑

**Date:** 28/08/2026