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 roof covering, rooflight, install edge protection to roof perimeter and install and relocate air conditioning units/plant equipment and acoustic wall to roof.

LOCATION: Electricity House, North Side, Vale.

APPLICANT: Guernsey Electricity 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: 06/11/2026

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 01/09/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Guernsey Electricity: P02-01-13-0057-03 D01 Rev C, D01/2
FME: 877A-M-FF-ACV-01 Rev T
Daikin RXYSA-A VRV 5 Series specification booklet

Application Ref: FULL/2026/1253

Property Ref: C026570000

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. Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

5. The air handling plant hereby approved shall not be brought into use until:
(a) the acoustic wall has been erected in the position shown on the approved drawing; and
(b) the existing air handling plant identified for removal on the approved plans, together with all associated equipment, structures and ancillary materials, has been permanently removed from the site.

Reason - To ensure that the approved noise mitigation measures are in place prior to the operation of the development, to safeguard the amenities of neighbouring occupants and to remove any redundant equipment/structures in the interest of visual amenity.

Expiry Date: This permission will cease to have effect on 05/11/2029 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/2026/1253
Property Ref:	C026570000
Valid date:	01/09/2026
Location:	Electricity House North Side Vale Guernsey GY3 5TW
Proposal:	Install replacement roof covering, rooflight, install edge protection to roof perimeter and install and relocate air conditioning units/plant equipment and acoustic wall to roof.
Applicant:	Guernsey Electricity Limited

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 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. Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019.

Reason - The premises are close to residential property and a limit on the use is needed to prevent a nuisance or annoyance to nearby residents.

5. The air handling plant hereby approved shall not be brought into use until:
(a) the acoustic wall has been erected in the position shown on the approved drawing; and
(b) the existing air handling plant identified for removal on the approved plans, together with all associated equipment, structures and ancillary materials, has been permanently removed from the site.

Reason - To ensure that the approved noise mitigation measures are in place prior to the operation of the development, to safeguard the amenities of neighbouring occupants and to remove any redundant equipment/structures in the interest of visual amenity.

OFFICER'S REPORT

Brief Description of the site:

The application site comprises a commercial building situated to the north of North Side and to the east of Bank Lane. Surrounding the site the area comprises a mixture of uses with residential to the northwest, retail and offices to the west and industrial buildings to the south and north.

The site is situated in a Main Centre Inner Area, a Conservation Area, a Key Industrial Area and a Harbour Action Area as designated in the Island Development Plan.

Relevant History:

The application was the subject of pre-application discussions.

Existing Use(s):

Part of ground floor retail showroom, office and industrial

Assessment: *(Tick as appropriate)*

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

Policies considered most relevant:

Island Development Plan Policies:

- MC4(A) Office Development in Main Centres;
- MC5(A) Industry, Storage and Distribution Uses in Main Centres and Main Centre Outer Areas – within Key Industrial Areas and Key Industrial Expansion Areas;
- MC6 Retail in Main Centres
- MC10 Harbour Action Area
- GP4 Conservation Areas
- GP8: Design
- GP9 Sustainable Development

Consultations:

Office of Environmental Health and Pollution Regulation

By letter dated 29th November 2026 stated the following:

"I have reviewed the proposed plans for the above referenced application which were received by email on 22nd October 2026 and there is an issue of concern that I must raise.

I request that the following condition is applied in relation the relocation of air conditioning/plant units:

- *Noise associated with plant and machinery incorporated within the development shall be controlled such that the Rating Level, measured or calculated at 1-metre from the façade of the nearest existing noise sensitive premises, shall not exceed a level 5 dB(A) below the existing LA90 background noise level, including low frequency tones. Rating Level and existing background noise levels shall be determined as per the guidance provided in BS 4142:2014+A1:2019."*

Conclusion/Brief comment:

Planning permission is sought for the installation of a replacement roof covering and rooflight, the provision of an edge protection system (guardrails) around part of the flat roof above the electricity centre in the south-west corner of the site and along the full extent of the rear (north) elevation, and the installation of replacement air-handling plant together with an acoustic screen on the roof of the premises.

The building currently accommodates a mix of office, retail and industrial uses. Within Main Centres, Policies MC4 (Office), MC5 (Industry) and MC6 (Retail) support proposals for the alteration, extension and redevelopment of existing uses. The principal of the development is therefore supported.

The south-west corner of the application site, as identified by the red line on the submitted drawings, lies within a Conservation Area. In such locations, Policy GP4 supports development that conserves and, where possible, enhances the special character, appearance, and architectural or historic interest of the Conservation Area. Policy GP8 seeks to ensure that new development achieves a high standard of design, makes efficient use of land, and responds appropriately to the character of the surrounding built environment or landscape.

Elements of the proposal will be visible from public viewpoints along Vale Avenue to the west and North Side to the south. However, when viewed in the context of the wider power station site, which contains substantially larger buildings and associated infrastructure, the proposed works are not considered to result in any material harm to the character or appearance of the Conservation Area or the wider locality. Should planning permission be granted, it is recommended that a condition be imposed requiring the removal of the existing air-handling plant, shown in red on the submitted drawings, following the commissioning and first use of the replacement units. This is considered necessary in the interests of visual amenity and to prevent redundant equipment remaining on the roof.

Subject to the condition recommended by the OEHPR and a condition controlling the installation of the acoustic wall, the proposal would not cause undue harm to the amenities of neighbouring properties.

The proposal would not harm highway safety. Given that the equipment is located on the roof of an existing premises and will support a long standing use, it would not jeopardise the approved Local Planning Brief for the surrounding Harbour Action Area and accords with Policy MC10 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.

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.

Recommendation:
Grant with Conditions ☑

Date: 03/11/2026