**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 18m telecom mast and antennas, install cabinets, erect fencing and associated works to north of pumping station.

**LOCATION:** Cobo Pumping Station, Route De La Mare De Carteret, Castel.

**APPLICANT:** JT (Guernsey) 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: 19/11/2026**

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 05/10/2026 and the drawings referred to below. This grant of permission is subject to the following conditions:-

**Drawing Nos:** Waddington: 5629-WA-00-XX-SU-A-000, 5629-WA-052-XX-DR-A-002-C, 004-B, 006-A, Antenna 6600 details, Radio 2479 Triple band details, Enclosure 6150 details, Radio 4466 details

**Application Ref:** FULL/2026/1414

**Property Ref:** D01884D005

**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 1m from the facade of the nearest existing noise sensitive premises, shall not exceed a level 5dB(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+A1:2049.

Reason - To prevent a nuisance or annoyance to nearby residents.

5.The equipment hereby permitted shall be removed from the site when no longer required for telecommunications purposes or should future developments allow for a reduction in the impact of the equipment or should alternative provision be made on a more satisfactory site elsewhere, whichever is the sooner. The land shall be reinstated to its former condition, in accordance with a scheme previously agreed in writing by the Authority.

Reason - To secure the removal of the equipment when no longer needed, thereby safeguarding the character and appearance of the locality.

**Expiry Date: This permission will cease to have effect on 18/11/2029 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**

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|---|---|
| **Application No:** | FULL/2026/1414 |
| **Property Ref:** | D01884D005 |
| **Valid date:** | 05/10/2026 |
| **Location:** | Cobo Pumping Station Route De La Mare De Carteret Castel Guernsey GY5 7FL |
| **Proposal:** | Install 18m telecom mast and antennas, install cabinets, erect fencing and associated works to north of pumping station. |
| **Applicant:** | JT (Guernsey) Ltd |

**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.

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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 1m from the facade of the nearest existing noise sensitive premises, shall not exceed a level 5dB(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+A1:2049.

Reason - To prevent a nuisance or annoyance to nearby residents.

5. The equipment hereby permitted shall be removed from the site when no longer required for telecommunications purposes or should future developments allow for a reduction in the impact of the equipment or should alternative provision be made on a more satisfactory site elsewhere, whichever is the sooner. The land shall be reinstated to its former condition, in accordance with a scheme previously agreed in writing by the Authority.

Reason - To secure the removal of the equipment when no longer needed, thereby safeguarding the character and appearance of the locality.

**OFFICER'S REPORT**

**Brief Description of the site:**

Cobo pumping station is a detached, pitched roof building situated behind a roadside coastal carpark on Rue De La Saline. Mare De Carteret playing fields are situated to the east. Residential development and other services/amenities are located to the south within the Local Centre. There are existing masts and various equipment cabinets situated on the site.

The application relates to the installation of an 18m high monopole and three cabinets.

The site is located in a Local Centre and an area at risk of flooding as defined in the Island Development Plan.

**Relevant History:**

FULL/2025/0419 - Install replacement telecommunications mast with associated equipment and fencing - granted

**Existing Use(s):**

pumping station

**Policies considered most relevant:**

| | | | |
|---|---|---|---|
| no representation | x | visual amenity acceptable | x |

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|---|---|---|---|
| accords with policy | x | no material neighbour impact | x |
| within curtilage | x | traffic not affected | x |
| design acceptable | x | | |

**Policies considered most relevant:**

S5 Development of Strategic Importance
GP8 Design
IP11 Small-scale infrastructure provision
GP9 Sustainable development

**Consultation:**

Office of Environmental Health and Pollution Regulation - is concerned with the risk of public exposure from non-ironizing radiation from such installations and I note that the submitted plans include a declaration that the installation will conform with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) Public Exposure Guidelines.

In addition, the proposals include the installation of a cabinet with an integrated climate control system. In order to protect the amenity of the nearest residents, I would recommend that the following condition is attached to any consent granted for this application:

- 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:**

The submission sets out that JT are committed to continually enhancing the network so they can swiftly respond to changing conditions and provide a good customer experience. JT have begun a mobile network modernisation programme to meet demands and ensure the network is adaptable for new technologies. This means removing and replacing the existing cabinets and antennas along with upgrades/replacement of antenna mounting structures such as monopoles and masts.

The application has been accompanied by an ICNIRP declaration. The height increase is explained providing uninterrupted signal clearance for the proposed, larger antennae. The submission sets out that the proposal is required to address technological improvements and public demand for island-wide benefit.

The development is not of island-wide significance for the purposes of EIAs and an EIA is not deemed necessary in this case.

The principal aim of the Island Development Plan is to help maintain and create a socially inclusive, healthy and economically strong Island, while balancing these objectives with the protection and enhancement of Guernsey's built and natural environment and the need to use land wisely.

Consistent with the SLUP, the policies of the IDP make provision for new infrastructure (basic facilities, services and installations needed for society including communications systems, water, power lines) while seeking to support and make better use of existing infrastructure to prevent unnecessary provision to the detriment of other objectives of the Island Development Plan. Infrastructure is taken as physical structures and large physical networks needed for the functioning of a modern society including communications infrastructure (fixed and mobile telephone networks, transmission stations, Internet, etc.).

Plan Objective 6 seeks to achieve the provision of infrastructure where required for the most effective and efficient functioning of the Island, in order to meet the strategic objectives of the States of Guernsey, as set out within the Strategic Land Use Plan.

Policy IP11 (Small-scale infrastructure provision) states that proposals for small-scale infrastructure will be supported where this would contribute to the maintenance and support of efficient and sustainable infrastructure and accords with the other relevant policies of the Plan. In all cases the applicant will first be required to demonstrate that the sharing or co-location of facilities, buildings, apparatus and support structures is not practically possible.

The IDP confirms that proposals for new telecommunication masts will be considered under Policy S5: Development of Strategic Importance and in relation to such proposals the impacts on public health will be assessed by the Office of Environmental Health and Pollution Regulation against latest standards and guidance. For the purposes of this application, therefore, the most relevant planning policy against which to assess the proposal is Policy S5: Development of Strategic Importance.

Policy S5 (Development of Strategic Importance) states that:
"*Proposals for development that is of Strategic Importance and which may conflict with the Spatial Policy or other specific policies of the Island Development Plan but which is clearly demonstrated to be in the interest of the health, or well-being, or safety, or security of the community, or otherwise in the public interest may, exceptionally, be allowed where:*
***a.*** *there is no alternative site available that, based on evidence available to the Authority, is more suitable for the proposed development; and,*
***b.*** *the proposals accord with the Principal Aim and relevant Plan Objectives*".

The submission sets out that the mast will address customer demand and technological changes. It is also noted that this is an existing telecommunication site. Although there are other existing masts on the site their design would not facilitate additional equipment/sharing so a standalone mast is required in this case. Based on evidence available to the Authority, given that this is an existing telecoms site for good signal clearance there is not a more suitable alternative site for the proposed development. The proposal accords with the Principal Aim of the Plan, Plan Objective 6 and S5, as described above.

The proposal would not have a significant adverse impact on the character and amenity of the locality when considering the existing functional development at the pumping station site and existing telecommunication equipment.

The Office of Environmental Health & Pollution Regulation have expressed concerns relating to the risk of public exposure from non-ironizing radiation but a pre-commissioning ICNIRP certificate has been provided which demonstrates this matter has been satisfactorily addressed. A condition has been recommended in relation to noise associated with the equipment within the cabinets at the base of the mast in relation to residential amenity.

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 [x]

**Date:** 13/11/2026