

Consultee Comments

To: Infrastructure, Housing & Environment – Planning & Building Services From: Infrastructure, Housing & Environment – Transport and Operations

FAO: [REDACTED] Contact [REDACTED]

c.c. [REDACTED]

Your Ref: P/2021/0795 Date: 30th June 2021

Subject: Demolish existing hotel and associated buildings. Construct 1 No. dwelling with guest accommodation, pool, pool house, tennis court, associated car parking, landscaping and separate staff accommodation. Construct dive centre and cafe/restaurant to North-East of site. Modify existing and create new vehicular and pedestrian accesses onto Les Charrières de Boulay. 3D Model available.

Address: Water's Edge Hotel, Les Charrieres de Boulay, Trinity, JE3 5AS

Dear [REDACTED]

I am writing regards the above Planning Application taken for comment on 25th June 2021.

The site is accessed from C102 Les Charrieres de Boulay, a single 2-lane carriageway under the responsibility of the Government with a speed limit of 40mph.

This application would see the existing hotel demolished and replaced with 1 No. dwelling with guest accommodation, pool, pool house, tennis court, associated car parking, landscaping and separate staff accommodation. The proposal will reduce the number of vehicle trips to and from the site compared to the existing hotel use.

This proposal would also see significantly less vehicle trips than the previously approved scheme for 25 self-catering units, under P/2012/0024.

Vehicular visibility splays have been provided for both the main vehicular access junction and the secondary vehicular access to the basement car park. The visibility for the main vehicular access achieves 43m in the southbound direction but is restricted to 35m northbound due to parked cars. If there are no parked cars, 43m can be achieved. The visibility for the basement car park achieves 43m in the northbound direction but is restricted to 38m southbound due to the bend in the road.

Given the speed limit for Les Charrieres de Bouley is 40mph, the department would ordinarily request a 74m visibility splay. Where this cannot be achieved a speed survey to determine the actual 85th percentile speed would have been useful. Given the nature of the road, it is unlikely vehicles would be travelling 40mph and the department are satisfied with the visibility splays provided.

The department welcomes the developer's commitment to sustainable travel and willingness to fund 2 electric vehicle charging points (EVCP) at the public car park.

Recommendation:

In considering the acceptability of this Application, Infrastructure, Housing and Environment - Transport has no objections to the proposal subject to the installation of 2 EVCPs at the public car park prior to first occupation.

This is in accordance with Policy GD1, GD4, TT4, TT5, SP6 of the Island Plan 2011-2021, updated in 2014, and Access on to the Highway – Standards and Guidance (Aug 2019).

Finally, the following information is to be noted by the Applicant.

Under the Road Works and Events (Jersey) Law 2016, were the Applicant to be granted a Planning Permit, any physical works affecting the highway, in this case the access reconstruction onto Les Charrieres de Boulay, pre-commencement, must follow the following process.

For clarity, this requirement applies to **any** works (known as the “Work” below) without exception on, under, or in a carriageway (road), footway (pavement), or cycle route (known as the “Highway” below):

1. Technical Approvals:

The written approval of the Infrastructure, Housing and Environment – Transport and Operations (tdm@gov.je / 448366) is required pre-commencement of any Work. This includes reinstatement of the highway, edge kerbing, visibility splays, drainage, surface finishes within 2metres of the Highway, etc.

Technical drawings with detail design of all Work should be provided. Plans, elevations, and cross sections drawn to scale, annotated with the structural build up, kerb upstands, and exact levels are required. Depending on the level of complexity, a Road Safety Audit by independent specialists will be necessary.

2. Non-Statutory Undertaker's Licence :

A Non-Statutory Undertaker's Licence from Infrastructure, Housing and Environment - Highways and Infrastructure (“Highways”) is required to undertake Work on the Highway (DFIHighwaysandInfrastructureMaintenance@gov.je / 448366).

You will need to provide a minimum of 21 days formal notice to Highways prior to the Work commencing.

Highways may require formal inspection before, during, and after the Work, in which case their written approval should be secured before progressing any Work.

Works on the Highway should be undertaken by a Contractor approved by the Minister for Infrastructure to maintain a safe consistency of workmanship. Highways can provide further advice on this.

3. Trafficworx Permit:

A Trafficworx Permit from Infrastructure, Housing and Environment - Streetworks (Tel: 448256 / 448231 / roadworks@gov.je) should be obtained. This is required for any contractor to physically enter the Highway to implement appropriate traffic management measures necessary to facilitate the Work.

It should be noted that any costs Infrastructure, Housing and Environment incur in the above process are to be borne by the Applicant.

Accordingly, it is requested that THE DIRECTOR OF PLANNING, INFRASTRUCTURE, HOUSING AND ENVIRONMENT ON BEHALF OF THE LOCAL HIGHWAY AUTHORITY provides the informative (HW101) as an attachment to any Permit. This is to draw the Applicant's attention to this statutory process essential to safeguard the safety and integrity of

the highway network, and, the likely need to cover costs that the Highway Authority will incur to assist the Applicant and avoid unnecessary delays or legal action falling upon their proposals.

Yours faithfully,

A solid black rectangular box used to redact the signature of the Graduate Transport Planner.

Graduate Transport Planner