

## Assistant Minister for the Environment

**Schedule of conditions:** Hotel Savoy, 37 Rouge Bouillon, St Helier

**Planning permission:** P/2022/1308

**Subject to the signing of a Planning Obligation Agreement to:**

- (a) deliver at least 15% of the residential units as assisted purchase homes on agreed terms,**
- (b) make a Percentage for Art contribution in accordance with an agreed Public Art Statement and**
- (c) make a contribution at an agreed rate towards the improvement of the Eastern Cycle Route Network,**

**the Assistant Minister for the Environment hereby grants planning permission reference P/2022/1308 with the imposition of the following conditions:**

A. The development shall commence within three years of the decision date.

**Reason:** The development will need to be reconsidered in the light of any material change in circumstances.

B. The development shall be carried out entirely in accordance with the approved plans and documents.

**Reason:** To ensure that the development is carried out as approved.

1. Prior to the commencement of the development, samples of all the materials to be used in the construction of the external surfaces of the development, including hard landscaping materials, shall be submitted to and approved in writing by the Chief Officer. The development shall be carried out in accordance with the approved samples and retained as such.

**Reason:** To protect the character and identity of the area and enhance the setting of the development pursuant to Policy GD6 of the Bridging Island Plan.

2. Prior to the commencement of the development, details shall be submitted to the Chief Officer to demonstrate that the development as approved will outperform the target energy rate (i.e. the minimum energy performance for new dwellings required by building bye-laws) by 20%, using the Jersey Standard Assessment Procedure (JSAP) calculator or the Simplified Building Energy Model (SBEM) tool.

**Reason:** To comply with Policy ME1 of the Bridging Island Plan

3. Prior to the commencement of the development, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Chief Officer. The scheme shall include details of all boundary treatments and indications of all existing trees and hedgerows on the land, identifying those to be retained and setting out measures for their protection throughout the course of the development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any of the units or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

**Reason:** To deliver design quality and to protect and improve green infrastructure assets and provide new green infrastructure assets pursuant to Policies GD6 and NE2 of the Bridging Island Plan.

4. Prior to the commencement of the development, full details of a Species Protection and Enhancement Plan shall be submitted to and approved in writing by the Chief Officer. The approved plan shall be implemented prior to commencement of the development, continued throughout the development (where applicable) and thereafter retained and maintained as such. Any variations from the approved plan that may be required as a result of findings on site shall be agreed in writing in advance with the Chief Officer prior to implementation.

**Reason:** To protect biodiversity pursuant to Policy NE1 of the Bridging Island Plan.

5. Prior to the commencement of the development, full details of (a) the use, management and maintenance of communal open space and (b) the play equipment, ground surface treatment and any works of enclosure to be installed in the communal play area shall be submitted to and approved in writing by the Chief Officer. The development shall be carried out in accordance with the approved details prior to the first residential occupation of any of the units and thereafter retained as such.

**Reason:** To provide adequate on-site open space and play space for the units pursuant to Policies CL6 and CL8 of the Bridging Island Plan and paragraphs 4.2.4 and 4.2.5 of the Residential space standards SPG.

6. Prior to the commencement of the development, details of all means of the development's externally-mounted illumination, including details of the design and external appearance of the structures housing or mounting the illumination and of the type and intensity of the illumination, shall be submitted to and approved in writing by the Chief Officer. The development shall be carried out in accordance with the approved details prior to the first residential occupation of any of the units and thereafter retained as such.

**Reason:** In the interests of visual and residential amenity pursuant to Policies GD1 and GD6 of the Bridging Island Plan.

7. Prior to the commencement of the development, a Demolition/Construction Environmental Management Plan shall be submitted to and approved in writing by the Chief Officer. The Demolition/Construction Environmental Management Plan shall be thereafter implemented in full until the completion of the development and any variations shall be agreed in writing by the Chief Officer prior to implementation. The Plan shall secure an implementation programme of mitigation measures to minimise the adverse effects of the proposal on the environment and neighbours' amenities, and shall include but not be limited to:

- a. A demonstration of compliance with best practice in controlling, monitoring, recording and reporting on any emissions to the environment (including noise, vibration and air, land and water pollution);
- b. Details of a publicised complaints procedure, including office hours and out-of-hours contact numbers;
- c. Details of any proposed crushing or sorting of waste material on site;
- d. Details of delivery, demolition and construction working hours.

**Reason:** To protect the environment and the neighbourhood pursuant to Policy GD1 of the Bridging Island Plan.

8. Prior to the commencement of the development, details of the proposed footway widening, bus stop and bus layby shall be submitted to and approved in writing by the Chief Officer and those facilities shall be provided in accordance with the approved details prior to the first residential occupation of any of the units.

**Reason:** To contribute to safe and integrated travel pursuant to Policy TT1 of the Bridging Island Plan.

9. Prior to the first residential occupation of any of the units, the works of obscured glazing, fencing and rendering shown on Drawing 7376-01 P20 Revision C Proposed North Elevation shall be installed. The works shall be retained as such thereafter.

**Reason:** To protect the privacy of neighbours pursuant to Policy GD1 of the Bridging Island Plan.

10. Prior to the first residential occupation of any of the units, the works of obscured glazing and screening shown on Drawing 7376-01 P21 Revision B Proposed South Elevation shall be installed. The works shall be retained as such thereafter.

**Reason:** To protect the privacy of neighbours pursuant to Policy GD1 of the Bridging Island Plan.

11. Prior to the first residential occupation of any of the units, the vehicle manoeuvring areas, basement storage spaces, car parking spaces, motorcycle and bicycle parking spaces and electric vehicle charging points shall be laid out and constructed in accordance with the approved plans. These facilities shall be retained thereafter for the sole use of the occupiers of the units and their visitors.

**Reason:** To provide adequate off-street parking spaces and storage spaces in accordance with Policies TT4 and H1 of the Bridging Island Plan.

12. The approved Amended Site Waste Management Plan shall be maintained throughout the development as a living document and waste management shall be implemented in full accordance with it. Any variations from the Plan shall be agreed in advance in writing with the Chief Officer prior to implementation.

**Reason:** To comply with the provisions of Policy WER1 of the Bridging Island Plan.

13. Notwithstanding the provisions of the Planning and Building (General Development) (Jersey) Order 2011 (or any order revoking and re-enacting that Order with or without modification), no work falling within Class A.1(a) and (b) of Part 1 of Schedule 1 to the Order shall be carried out at any dwelling-house within the development other than that expressly authorised by this permission.

**Reason:** In the interests of visual and residential amenity pursuant to Policies GD1 and GD6 of the Bridging Island Plan.

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