

## Minister for the Environment

**Schedule of conditions:** Land parcel at the rear of Royal Bank Court, College Hill, St. Helier

**Planning permission:** P/2023/0635

**Subject to the entering into, within 6 months of the date of the Minister's decision, of a suitable planning obligation** under Article 25 of the Planning and Building (Jersey) Law 2002 to make a contribution of an agreed amount towards the provision of the Eastern Cycle Route Network **the Minister for the Environment hereby grants planning permission reference P/2023/0635, subject to the following conditions:**

- A. The development shall commence within three years of the Ministerial Decision.  
**Reason:** The development to which this permission relates will need to be reconsidered in light of any material change in circumstance.
- 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 and completed in accordance with the details approved.
1. 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
2. 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 first residential occupation of the dwelling 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, to protect and improve green infrastructure assets and to provide new green infrastructure assets pursuant to Policies GD6 and NE2 of the Bridging Island Plan.
3. The measures outlined in the approved Habitat Compensation and Enhancement Plan (ref. NE/ES/CG.03, March 2023, Nurture Ecology) shall be implemented prior to the 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.

4. Prior to the commencement of the development, full details 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 details and retained as such.  
**Reason:** To protect the character and identity of the area and to enhance its setting pursuant to Policy GD6 of the Bridging Island Plan.
5. Prior to the commencement of the development, details of the proposed site levels and of the finished floor levels of the apartments shall be submitted to and approved in writing by the Chief Officer. The development shall be carried out in accordance with the approved details.  
**Reason:** To protect the character and identity of the area pursuant to Policy GD6 of the Bridging Island Plan.
6. Prior to the commencement of the development, an elevation drawing at a scale of 1:50 depicting the fence to be installed on the east of the site shall be submitted to and approved in writing by the Chief Officer. The development shall be carried out in accordance with the approved details of the fence and the fence shall be retained as such.  
**Reason:** To protect the character and identity of the area and to enhance its setting pursuant to Policy GD6 of the Bridging Island Plan.
7. Prior to the commencement of the development, further details of the methods to reduce, recycle and reuse excavation and construction waste, shall be submitted to and approved in writing by the Chief Officer. The details shall be set out in a Site Waste Management Plan ('SWMP') which shall assess, quantify and propose a method for each material identified. Thereafter, the SWMP shall be maintained as a living document and waste management shall be implemented in full accordance with its terms. Any variations shall be agreed in writing with the Chief Officer prior to the commencement of such work.  
**Reason:** To ensure that waste excavation and construction materials are minimised wherever possible, and where they do arise, that they are reused and recycled, so that the amount of waste is minimised in accordance with Policy WER1 of the Bridging Island Plan.
8. Prior to the commencement of the development, details of the Percentage for Art contribution shown on drawing no. 2832/P6/C shall be submitted to and approved in writing by the Chief Officer. The development shall be carried out in accordance with the approved details and the artwork shall thereafter be retained as such.  
**Reason:** To accord with the provisions of Policy GD10 of the Bridging Island Plan.
9. The approved Construction and Environmental Management Plan shall be implemented in full until the completion of the development. Any variations to the Plan shall be agreed in writing by the Chief Officer prior to their implementation.  
**Reason:** To protect residential amenities pursuant to Policy GD1 of the Bridging Island Plan.
10. Prior to the first residential occupation of any of the apartments, the car and bicycle parking (complete with electric vehicle charging infrastructure) and the storage facilities shall be installed in accordance with the approved drawing no. 2832/P2/C and made available for the use of residents. The facilities shall thereafter be retained as such.  
**Reason:** To ensure that the car and bicycle parking and the storage facilities are installed and made available for the use of residents without delay pursuant to Policies TT2 and TT4 of the Bridging Island Plan.

11. Prior to the first residential occupation of any of the apartments, visibility splays shall be provided in accordance with the approved drawing no. 2832/P1/C. The visibility splays shall thereafter be retained and nothing that may cause an obstruction to visibility shall be placed within them.  
**Reason:** In the interests of road safety pursuant to Policy TT1 of the Bridging Island Plan.
  
12. Prior to the first residential occupation of any of the apartments, drainage works, including connections to the public foul sewer and surface water disposal, shall be completed in accordance with the approved Development Drainage Impact Assessment and the further details to be approved by the Chief Officer pursuant thereto. The works shall be retained thereafter.  
**Reason:** To provide satisfactory drainage in accordance with Policies WER6 and WER7 of the Bridging Island Plan.

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