

## Minister for Environment

**Schedule of conditions:** Spion Kop Farm, Le Chemin du Moulin, St. Ouen

**Planning permission:** P/2023/0691

**The Minister for Environment hereby grants planning permission reference P/2023/0691, subject to the following conditions:**

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

**Reason:** The development to which this permission relates will need to be reconsidered in light of any material change in circumstance.

**B.** The development hereby approved shall be carried out entirely in accordance with the plans, drawings, written details and documents which form part of this permission.

**Reason:** To ensure that the development is carried out and completed in accordance with the details approved.

**1.** No demolition work shall take place until the development proposed in planning application ref. P/2023/1002 (Remove existing external store and construct new store with bat loft above) has been approved and has been completed in accordance with the terms and conditions of the planning permission.

**Reason:** In the interests of species protection pursuant to Policy NE1 of the Bridging Island Plan.

**2.** 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.

**3.** 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 to enhance its setting pursuant to Policy GD6 of the Bridging Island Plan.

**4.** 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.

5. 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 the pond, 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.

6. Prior to the commencement of the development, details of the development's means of 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 the dwelling and thereafter retained as such.

**Reason:** To protect the visual amenity and landscape setting of the area pursuant to Policy GD6 of the Bridging Island Plan.

7. The approved 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.

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