

Minister for the Environment

Schedule of conditions: La Mare Vineyards, La Rue de la Hougue Mauger, St. Mary
Planning permission: S/2023/0989

The Minister for the Environment hereby imposes the following conditions on planning permission reference S/2023/0989:

- 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. Notwithstanding the allowances conferred by Condition No 5, 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. The development hereby approved is temporary and shall be removed on or before 3 months following substantial completion of the development and the land restored to its former condition, unless a post commissioning test indicating actual electromagnetic levels (ICNIRP) is completed, submitted to and approved in writing by the Chief Officer.
Reason: To protect the interests of the general public in accordance with Policies GD1 and ME3 of the Adopted Bridging Island Plan 2022.
2. The approved fencing shall be painted in a brown/green finish submitted to and approved in writing by the Chief Officer. Once agreed the approved finish shall be implemented in full in conjunction with the installation of the development works, hereby approved, and thereafter retained and maintained as such.
Reason: To promote good design and to protect the character and identity of the existing area in accordance with Policy GD6 of the Adopted Bridging Island Plan 2022.
3. The works should not be permitted to take place between 1st March and 30th September inclusive in any calendar year, unless an inspection of the adjacent trees for active birds' nests or dens or roosts of other protective wildlife has been undertaken by a competent person and written confirmation has been submitted to the Department confirming that no protected wildlife, nests, dens or roosts will be disturbed through the works. The inspection shall be undertaken no later than 5 days before the commencement of the works and the works shall not commence unless the written confirmation has been approved in writing by the Department.
Reason: To ensure the protection of all protected species in accordance with the requirements of Policies SP5 and NE1 of the Adopted Bridging Island Plan 2022.
4. Prior to commencement of the approved works, details of suitable tree protection measures for the adjacent trees shall be submitted to and approved by the Department. The tree protection measures shall be designed in accordance with BS 5837:2012 Trees in relation to design, demolition and construction. The approved tree protection measures shall be retained in situ until the approved works have been completed. Should any tree identified within the tree protection measures die within twelve months of completion of the works, it should be replaced with a tree of the same species.
Reason: To ensure the protection of green infrastructure in accordance with the requirements of Policies SP5 and NE2 of the Adopted Bridging Island Plan 2022.

5. The mast, cabinets and fence shall be as set out in Drawing 5619-WA-010-XX-DR-A-003 Rev c. The mast may be adjusted by micro-siting within the site to facilitate the tree protection measures. However, unless otherwise approved in advance in writing by the Department micro-siting should not result in the mast being moved by more than 0.5 metres from the position shown on the original approved plans.

Reason: To ensure the protection of green infrastructure in accordance with the requirements of Policies SP5 and NE2 of the Adopted Bridging Island Plan 2022.

END