

Minister for the Environment

Schedule of conditions: Constantia, La Grande Route de St Jean, Trinity
Planning permission: P/2023/1289

The Minister for the Environment hereby imposes the following conditions on planning permission reference P/2023/1289:

- 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. The mitigation and enhancement measures outlined in the approved Bat Survey Results Report (ref. NE/ES/C.02, 18th October 2023, Nurture Ecology) shall be implemented prior to commencement of the development, continued throughout (where applicable) and thereafter retained and maintained as such. Any variations that may be required as a result of findings on site are to be agreed in writing by the Land Resource Management Team prior to works being undertaken.
Reason: To ensure the protection and improvement of biodiversity in accordance with the natural environment policies of the Bridging Island Plan 2022-2025.
2. Prior to the commencement of development, details shall be submitted to, and agreed in writing by, the Chief Officer of Regulation, which demonstrate that the new development hereby approved will exceed Building Byelaw requirements, in terms of energy efficient homes, by 20%. Thereafter, the agreed details shall be implemented in full, and retained as such.
Reason: To accord with Policy ME1 of the Bridging Island Plan 2022-2025.
3. No part of the development hereby approved shall be occupied until all hard and soft landscape works, as indicated on the approved plan, have been carried out in full. Following completion, the landscaping areas shall, thereafter, be maintained as such.
Reason: To ensure that the benefits of the approved landscaping scheme are carried out and completed, making a positive contribution to the amenities of the site in accordance with Policies SP3, SP4 and GD6 of the Bridging Island Plan 2022-2025.
4. The approved Percentage for Art work must be installed prior to the first use / occupation of any part of the development hereby approved.
Reason: To accord with the provisions of Policy GD8 of the Bridging Island Plan 2022-2025.
5. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Chief Officer. The Statement shall provide for:
(1) delivery, demolition and construction working hours and

(2) measures to control the emission of dust during works of demolition and construction. The approved Statement shall be adhered to throughout the carrying out of the development.

Reason: in order to protect the amenities of nearby residents during the carrying out of the development, pursuant to Policy GD1 of the Bridging Island Plan.

6. The pavement works shown on the approved plans shall be completed in accordance with the approved plans prior to the first residential occupation of any of the units.

Reason: To ensure that the pavement works are completed at the appropriate time, pursuant to Policy TT1 of the Bridging Island Plan.

END