

Assistant Minister for the Environment

Schedule of conditions: Les Ruettes (house) and Les Ruettes Cottage at Les Ruettes, St. Martin

Planning permission: P/2023/0853

The Assistant Minister for the Environment hereby imposes the following conditions on planning permission reference P/2023/0853:

- 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 detailed scheme of soft landscaping shall be submitted to and approved in writing by the Chief Officer. The details shall include: i) the position of all new planting, the species of plants(s)/trees(s), their size, number and spacing and the means to support and establish them, ii) tree pit design, iii) seeding and turfing specifications, iv) topsoil specifications and the depth afforded to each planting zone, and v) the presence of any invasive plant species on site, and if present, a detailed method statement for the removal and long-term management or eradication of the species. 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 either 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 ensure satisfactory landscaping of the site in the interests of biodiversity and visual amenity pursuant to Policies SP3, GD6, NE1, NE2 and NE3 of the Bridging Island Plan.
3. Prior to the commencement of the development, a detailed scheme of hard landscaping shall be submitted to and approved in writing by the Chief Officer. The details shall include: i) all existing landscaping features to be retained and any servicing required, ii) paving, step and kerb specifications with proposed laying patterns, iii) wall and fence types, their height, finish and construction, iv) external finished paving levels, and v) gate specifications.

Reason: To ensure a form of development that maintains and contributes positively to the character and appearance of the area pursuant to Policies SP4 and GD6 of the Bridging Island Plan.

4. No part of the development shall be occupied until both soft and hard landscaping finishes, fixtures and construction details are fully installed, in accordance with all information and drawings submitted to discharge Conditions 2 and 3.
Reason: To ensure a form of development that contributes positively to the natural environment and the character and appearance of the area pursuant to Policies SP3, SP4, GD6, NE1, NE2 and NE3 of the Bridging Island Plan.
5. 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 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.
6. Prior to the commencement of the development, details of the car and bicycle parking facilities (complete with electric vehicle charging infrastructure) to be installed 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 occupation of the dwellings. The facilities shall thereafter be retained as such.
Reason: To ensure that the facilities are installed and made available for the use of residents pursuant to Policies TT2 and TT4 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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