

26 October 2017

Mr B Freeman
Department For Infrastructure
Jersey Property Holdings
Maritime House
La Route du Port Elizabeth
St. Helier
JE2 3NW

Planning Application Number P/2017/1015

Dear Sir/Madam

Application Address:	Field No. 80, 84, 85, 86, 86A, 87, 87A, 88 & 88A, La Rue Carree, St. Brelade.
Description of Work:	Construct secondary school with associated external facilities, parking, landscaping and sports field. EIS submitted and 3D model available.

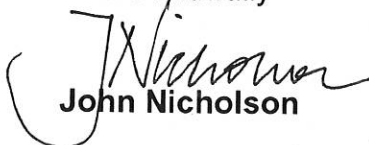
Please find enclosed the decision notice for the above application.

The approved plans and any conditions attached to the decision are important and should be complied with. If there is any variation from the approved plans or the conditions please notify us immediately.

Failure to comply with the approved plans or conditions may result in enforcement action.

If you are unhappy with a condition attached to this permission, you may request a review or make an appeal. How to do this is set out in Supplementary Planning Guidance Practice Note No. 3 available online at www.gov.je

Yours faithfully


John Nicholson

JPH

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Planning Application Number P/2017/1015

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

In accordance with Article 19(8) of the Planning and Building Law 2002, as representations were made in connection with this application, this decision shall not have effect during the period of 28 days immediately after the decision date.

This permission enures (unless otherwise stated) for the benefit of the land to which it relates and of each person for the time being having an estate or interest in that land.

This decision does not absolve the parties concerned from obtaining, nor does it overrule, any other permission that may be required under any other law. In addition, it does not overrule any private property rights, nor does it absolve the need to obtain the permission of the owner of the land to which this permission relates.

This is notification of the decision to GRANT permission to develop land under Article 19 of the Planning and Building (Jersey) Law 2002;

In respect of the following development:

Construct secondary school with associated external facilities, parking, landscaping and sports field. EIS submitted and 3D model available.

To be carried out at:

Field No. 80, 84, 85, 86, 86A, 87, 87A, 88 & 88A, La Rue Carree, St. Brelade.

This permission is granted subject to compliance with the following conditions and approved plan(s):

- 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.

APPROVED

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2017/1015

Condition(s):

1. The development hereby permitted shall not be commenced until there has been submitted to and approved in writing by the Department of the Environment, a scheme of landscaping which shall provide details of the following:
 - i) all existing trees, hedgerows and other plants, walls, fences and other features which it is proposed to retain on the site and on adjoining land within the same ownership;
 - ii) the position of all new trees and/or shrubs, this must include the species of plant(s)/tree(s) to be planted, their size, number and spacing and the means to be used to support and protect them;
 - iii) other landscape treatments to be carried out or features to be created, for example, any excavation works, surfacing treatments, or means of enclosure;
 - iv) the measures to be taken to protect existing trees and shrubs; and,
 - v) the arrangements to be made for the maintenance of the landscaped areas.
2. All planting and other operations comprised in the landscape scheme hereby approved shall be carried out and completed in the first planting season following the commencement of development.
3. Prior to the commencement of development of hereby permitted, a report setting out the arrangements for the management of the landscaped areas shall be submitted to and approved by the Department of the Environment, to include that any trees or plant(s) planted in accordance with the approved landscape scheme, which within a period of five years from the planting taking place; die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season, unless the Department of the Environment gives written consent for a variation of the scheme.
4. Notwithstanding the information on the approved plans, prior to the commencement of development, full details, including samples and colours, of all external materials and hard surfacing to be used to construct the development including the windows, downpipes, hoppers, gutters, railings, roof materials, elevational finishes and road / footpath / roadway surfacing, shall be submitted to and approved by the Department of the Environment, implemented, and thereafter maintained. No brick walls shall be constructed until a sample panel measuring not less than 1m x 2m (and including a corner) has been constructed on the site, inspected and approved by the Department of the Environment. That approved external finish shall be implemented in full and retained as such, unless otherwise agreed to in writing by the Department.
5. Prior to first use of the new junction of the site and La Route de Quennevais, everything within the required visibility sight lines (as shown on drawing 9003), including gates, walls, railings and plants growth is to be permanently restricted in height to 900mm above road level. Prior to the school opening the means of access and egress, and the footpath adjacent to La Rue

APPROVED

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2017/1015

Carree shall have been constructed in accordance with the approved plans and thereafter retained.

6. Notwithstanding the information on the approved plans, prior to the commencement of development, full details, including location, heights, samples and colours, of all perimeter enclosures (walls, railings and fencing) shall be submitted to and approved by the Department of the Environment, implemented, and thereafter maintained.

7. Prior to the commencement of development, a Demolition and Construction Environmental Management Plan shall be submitted to and approved by the Department of the Environment. The Demolition and Construction Environmental Management Plan shall be thereafter implemented in full until completion of the development and any variations agreed in writing by the Department of the Environment prior to such work commencing. The Plan shall secure an implementation programme of mitigation measures to minimise the adverse effects of the proposal, and shall include:

- i) A demonstration of compliance with best practice in relation to noise and vibration control, and control of dust and emissions;
- ii) Details of a publicised complaints procedure, including office hours and out-of-hours contact numbers;
- iii) Specified hours of working to be restricted to 0800-1800 Monday to Friday and 0800-1300 Saturdays and not at all on Sundays, Bank or Public Holidays;
- iv) Details of any proposed crushing / sorting of waste material on site;

8. No development shall take place until the arrangements to be made for the storage, sorting, recycling and disposal of refuse are submitted to and approved in writing by the Department for the Environment, to be fully installed prior to the school opening and maintained in an operational condition thereafter.

9. Notwithstanding the information on the submitted drawings, prior to the commencement of development details of all external lighting shall be submitted to and approved in writing by the Minister for Planning and Environment, to be thereafter implemented prior to first occupation and maintained in perpetuity

10. Prior to commencement of the development hereby permitted, details shall be submitted to and approved by the Minister for Planning and Environment, implemented and thereafter maintained, setting out the arrangements for Waste Management in relation to any proposed excavation. Prior to commencement of construction of the above ground structure a Waste Management Completion Report shall be submitted to the Department of the Environment.

APPROVED

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2017/1015

11. All work at the site shall be undertaken in accordance with the approved Species Protection Plan and Mitigation Strategy.
12. Prior to the commencement of development, details of the proposed bus shelters and details of the on-site surface water storage / irrigation tanks shall be submitted to and approved in writing by the Minister for Planning and Environment, to be thereafter implemented prior to first occupation and maintained in perpetuity.
13. No development shall take place until details of a petrol interceptor for the car parking areas shall be submitted to and approved in writing by the Department of the Environment, to be fully installed prior to the school opening and maintained in an operational condition thereafter.
14. No part of the development hereby approved shall be occupied until the building is connected to the foul sewer.
15. No development shall take place until a Written Scheme of Investigation for detailed archaeological excavation shall be submitted to and approved in writing by the Department of the Environment, to be thereafter implemented in full. In the event that any significant archaeological finds are made, work shall cease and the Department of the Environment shall be notified immediately to allow for proper evaluation of such finds and may further mitigation.
16. Prior to the opening of the school a Traffic Management Plan, detailing how traffic flows around the school shall be managed shall be submitted to and approved in writing by the Department of the Environment, to be implemented continually thereafter.

Reason(s):

1. To ensure that before development proceeds provision is made for a landscaping regime that will enhance the appearance of the development and help to assimilate it into the landscape and to deliver a high quality of design in accordance with Policies GD1 and GD7 of the 2011 Island Plan (Revised 2014).
2. To ensure the benefits of the landscape scheme are not delayed, in the interests of the amenities of the area and in accordance with the requirements of Policies GD1 and GD7 of the 2011 Island Plan (Revised 2014).
3. To mitigate against the potential failure of trees and plants, and the extent to which that might threaten the success of the approved landscape scheme and in accordance with the requirements of Policies GD1 and GD7 of the 2011 Island Plan (Revised 2014).

APPROVED

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2017/1015

4. For the avoidance of doubt and in the interests of the amenities of the area and to deliver a high quality of design in accordance with Policies GD1 and GD7 of the 2011 Island Plan (Revised 2014).
5. In the interests of highway safety, in the interests of the amenities of the area and in accordance with the requirements of Policy GD1 and of the 2011 Island Plan (Revised 2014).
6. For the avoidance of doubt and in the interests of the amenities of the area and to deliver a high quality of design in accordance with Policies GD1 and GD7 of the 2011 Island Plan (Revised 2014).
7. To ensure the development does not have an unreasonable impact on public health or the wider environment and to accord with Policies GD1 and H6 of the 2011 Island Plan (Revised 2014).
8. In the interest of sustainable development and adequate service infrastructure, and to accord with Policies GD1 and H6 of the 2011 Island Plan (Revised 2014).
9. In the interest of sustainable development, to protect the amenities of the area, and to accord with Policies GD1 and H6 of the 2011 Island Plan (Revised 2014).
10. To ensure adequate arrangements are made to reduce, reuse and recycle waste, in accordance with Policy WM1 of the 2011 Island Plan (Revised 2014).
11. To ensure the protection of all protected species in accordance with Policies NE1, NE2 and NE4 of the 2011 Island Plan (Revised 2014).
12. In the interest of sustainable travel and adequate service infrastructure, and to accord with Policies GD1 and H6 of the 2011 Island Plan (Revised 2014).
13. In accordance with Policy NR1 of the Adopted Island Plan 2011 (Revised 2014).
14. To ensure that the property has adequate foul drainage and in order to prevent any pollution of groundwater in accordance with Policy LWM2 of the Adopted Island Plan 2011 (Revised 2014).
15. To ensure that special regard is paid to the interests of protecting the architectural and historical interest, character and integrity of the building or place in accordance with Policies SP4, HE5 of the Adopted Island Plan 2011

APPROVED

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2017/1015

(Revised 2014).

16. In the interests of promoting sustainable patterns of development, in accordance with Policies TT9 and SP6 of the Adopted Island Plan 2011 (Revised 2014).

FOR YOUR INFORMATION

The approved plans can be viewed on the Planning Register at www.gov.je/planning

The following plan(s) has/have been approved:

Location Plan
Existing Site Plan A-9000
Existing Site Photographs A-9001
Proposed Site Plan A-9002
Illustrative Masterplan 0001-S2-P01
Proposed Ground Floor Plan A-1200-P01
Proposed First Floor Plan A-1201-P01
Proposed Roof Plan A-1202-P01
Proposed Elevations A-3100-P01
Proposed Elevations and Sections 1 of 3 A-3101-P01
Proposed Elevations and Sections 2 of 3 A-3102-P01
Proposed Elevations and Sections 3 of 3 A-3103-P01
Proposed Elevations - Material Treatment A-3104-P01
Proposed Elevations - Energy Centre A-3105-P01
Proposed Car Park Layout and Entrance Elevation A-9003
Proposed Car Park Elevations and Section A-9004
Proposed Site Boundary Treatments/Sections 1 of 2 A-9005
Proposed Site Boundary Treatments/Sections 2 of 2 A-9006
Image References of Proposed Materials A-9007
Fencing Arrangement 0004-S2-P01
Site Section 1 0005-S2-P01
Site Section 2 0006-S2-P01
Site Section 3 0007-S2-P01
Site Section 4 0008-S2-P01
Planting Plan 0009-S2-P01
Appendix XIII - Species Protection Plan & Mitigation Strategy
Appendix XV - Travel Plan
Appendix XVI - Archaeological Assessment

DECISION DATE: 19/10/2017

APPROVED

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2017/1015

The development may also require building permission, for which a separate application will need to be made. If you are in any doubt as to whether building permission is required please telephone the Building Applications Team on 448407.

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