

**WRITTEN QUESTION TO THE MINISTER FOR INFRASTRUCTURE
BY DEPUTY L.M.C. DOUBLET OF ST. SAVIOUR
ANSWER TO BE TABLED ON TUESDAY 26th APRIL 2016**

Question

Can the Minister provide a plan of the Police Station site at Rouge Bouillon, including Summerland, detailing –

- (a) any listed buildings;
- (b) whether neighbouring properties are residential/businesses/States-owned, how many storeys high they are and if there are any outstanding planning permissions;
- (c) the current intended future use for each section of the site, including the categories below and any others being considered –
 - car parking
 - private housing
 - social housing;
 - States departmental use;
 - open space?


Can the Minister also provide a timeline indicating what decisions need to be made about the site and when they will be made by?

Answer

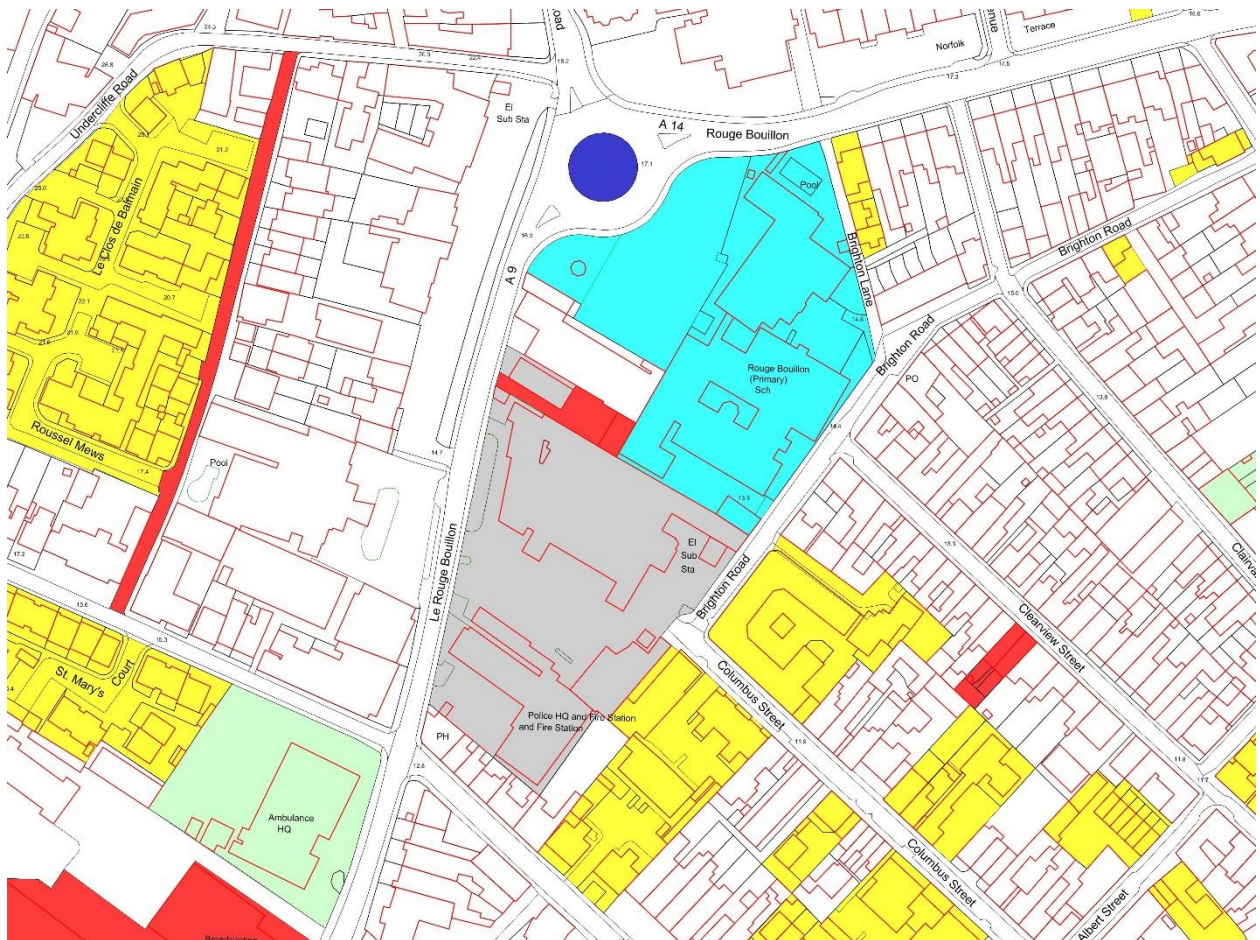
The Police currently occupy two sites on Rouge Bouillon. They are one of the occupiers of the site known as the Summerland Site on the western side of the road, occupying the former Summerland knitwear factory and Broadcasting House. In addition, the Police Station and other ancillary functions are located, along with the Fire Service, in buildings on the eastern side of the road.

The location plans below identify these site and also other Public landholdings in the area – the plans have the following colour coding:

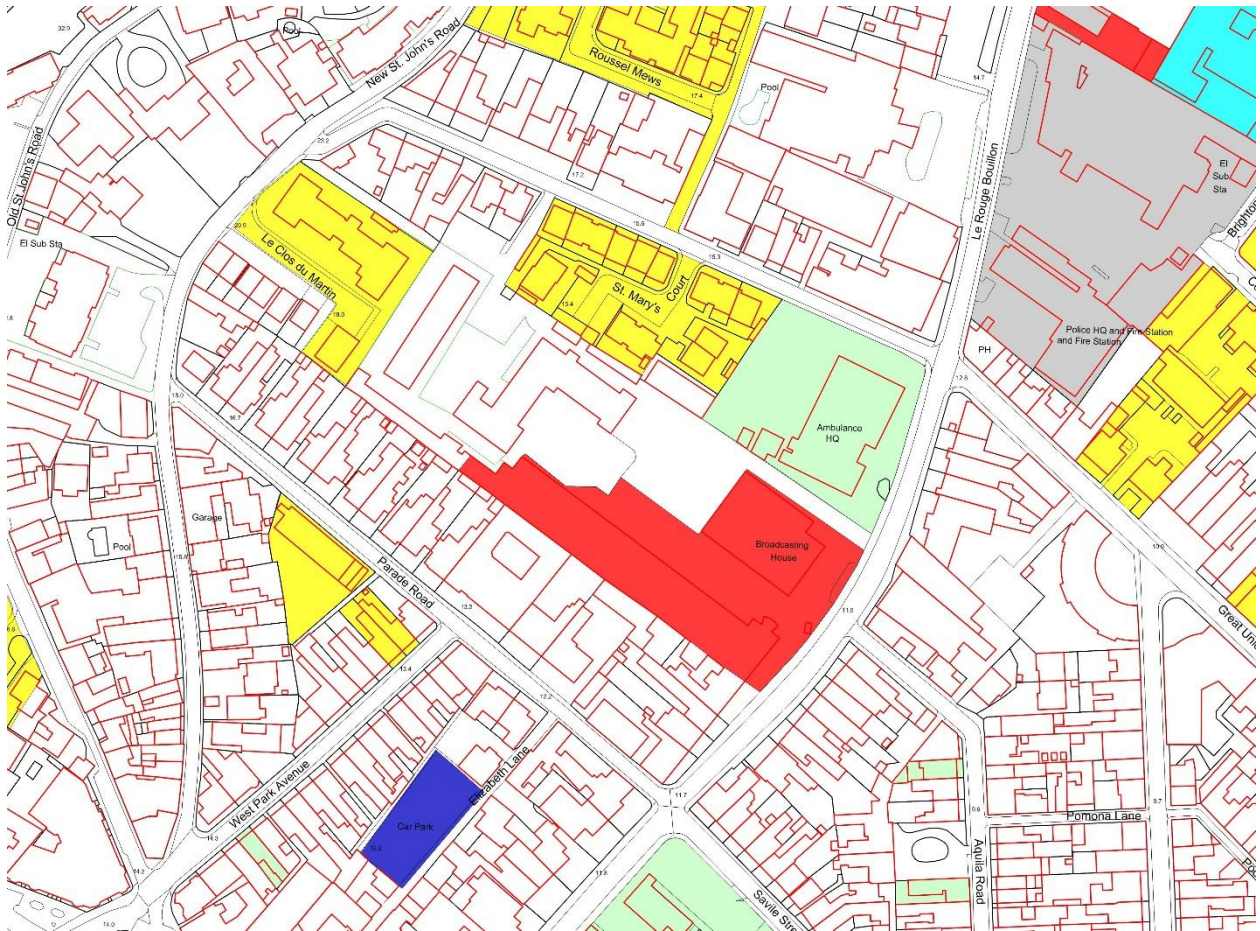
Map Key

Jersey Property Holdings	
Ports of Jersey Ltd (Airport)	
Ports of Jersey Ltd (Harbours)	
Employment & Social Security	
Environment	
Education	
EDTS&C (Sport)	
Health & Social Services	
Community & Constitutional Affairs	
Andium Homes Ltd (Formerly Housing)	
Jersey Development Company	
Infrastructure	

Police and Fire Station Site:



Summerland Site:



In response to the Deputy's specific questions:

(a) The following information is recorded on listed buildings on these sites:

The Summerland site holds no heritage interest.

The former Town Arsenal, at the Fire/Police Station site at Rouge Bouillon is a potential Listed building. Attached as **Appendix A** is the proposed listing schedule, including a plan of the extent of heritage interest, for information.

The Police Headquarters on this site is no longer listed, it being removed from the list in 2007 following a review where it was found not be of sufficient architectural merit warrant the maintenance of any heritage designation.

(b) Buildings owned by the Public are shown on the above plans. Neither the Department for Infrastructure nor the Department for Environment hold a dataset as to the use class split between business and residential uses nor is information on heights of surrounding buildings on adjacent plots in a readily available format.

Attached as **Appendices B and C** are summaries of planning and building applications in relation to:

1. Summerland site (Summerland/Thorpe House/Broadcasting House, Rouge Bouillon, St Helier)
2. Police/Fire Services Site

(c) The Summerland (and Ambulance HQ) site(s) are already zoned in the Revised 2011 Island Plan to support the provision of Category A affordable homes: planning permission for this purpose has been sought and, upon resolution of a Planning Obligation Agreement, the planning applications referred to above have been approved.

The current Police/Fire Station site at Rouge Bouillon has not been zoned for any other purpose in the Revised 2011 Island Plan.

In the event of any of the current uses relocating from this site and there being the potential prospect of land being surplus to the requirements of the Community and Constitutional Affairs Department, consideration will need to be given to its potential to contribute to the need for affordable homes, in accord with Policy H1 of the Island Plan and pre-amble, paras 6.97-6.99 – link below:

<http://consult.gov.je/portal/adopted/pd/ip2011?pointId=1405696217906#section-1405696217906>

The Police are scheduled to take occupation of their new facility at the end of the first quarter 2017 and the other existing Summerland site occupants are on terms that can realise vacant possession of that site in this timescale.

The expectation is that the Summerland site will be developed for affordable housing in accordance with the provisions of the Island Plan. Property Holdings is in discussions with Andium Homes to seek agreement on the transfer of the site in order that Andium can progress design development in advance of the site being vacated.

As yet no decision has been made with regard to the terms of a transfer, but it is expected that the relevant information will be in place for a decision to be considered by the Minister prior to the summer recess.

Co-location of Fire and Ambulance Services on the current Police/Fire site has been proposed, which would free up the current Ambulance site for residential development in accordance with the Island Plan. Capital funding for co-location has been deferred beyond the term of the current Medium Term Financial Plan, however, JPH will undertake a feasibility study with the respective services later in 2016 to determine whether co-location on this site remains the best option.

Appendix A – Listing Schedule

PLANNING AND BUILDING (JERSEY) LAW 2002

LISTED BUILDINGS and/or PLACES

Les bâtisses et endraits historique



SCHEDULE

Fire Station (Old Town Arsenal), Rouge Bouillon, St. Helier.

In amplification of the requirement of;

- i) Article 51 Paragraph 3(a) to show in relation to each site included on the List which one or more of the special interests set out in paragraph (2) attaches to the site;
- i) Article 51 Paragraph 3(b) to describe the site with sufficient particularity to enable it to be easily identified and;
- ii) Article 51 Paragraph 3(d) to specify any activity, referred to in Article 55 Paragraph (1), which may be undertaken on the site without the Minister's permission;

the following supports the Minister for Planning and Environment's view that the site known as **Fire Station (Old Town Arsenal), Rouge Bouillon in the Parish of St. Helier** is of special interest.

- | | |
|---------------------------------------|---|
| i) HER Reference | HE1396 |
| ii) Special interest | Architectural, Historical |
| iii) Statement of Significance | A substantial well proportioned and well built building that is a rare example of its period in Jersey. Part of the island's military history. |
| iv) Description | Stand alone building within a complex of police and fire service buildings. U shaped with two small wings on either side. Front (south) elevation: 2 storey, 9 bays to central block. Slate hipped roof, stone chimneys. Granite with dressed windows and openings. Monolithic stone stone cills and lintels, including over engine sheds. First floor windows are 12 pane (6/6) sashes with horns, most of them original. Ground floor 4 large openings for fire engines, with modern doors. 3 bay window in arched opening. Building has been extended to the |

rear and most windows on the side and rear are replacements.

Ground floor engine shed has vaulted ceiling with cast iron beams. Shed has been extended to the rear. First floor offices, refurbished with the windows set in bevelled reveals the only remaining original feature.

Designed 1907 as Town Arsenal by the States Engineer, Edmund Berteau; built 1912-13. Reopened as Fire Station 1955. The four large openings on the ground floor with their enormous granite lintels (originally designed to accommodate four howitzers, four Maxim guns, 270 men and supporting equipment) now accommodate fire engines.

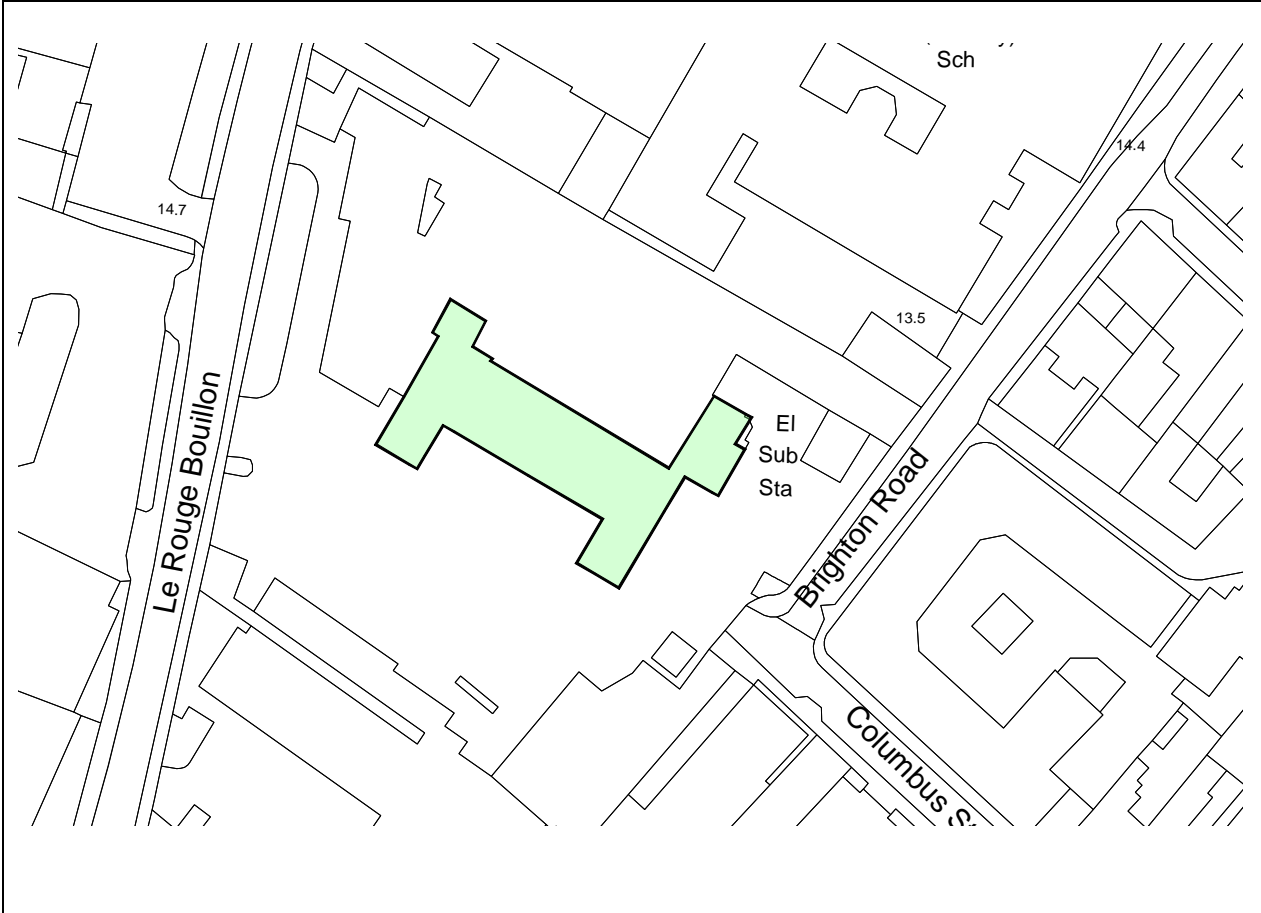
- | | | |
|------|--|---|
| v) | Location | Plan attached |
| vi) | Restricted activities | The carrying on, of any of the following activities –

(a) to carry on an activity which might injure or deface the site or part of a site

require the express prior consent of the Minister |
| vii) | Listed Status and Non-statutory Grade | Potential Listed Building Grade 3 |

Plan and Photograph(s) of Fire Station (Old Town Arsenal), Rouge Bouillon, St. Helier

Plan



Photograph(s)



Appendix B – Summerland Site Search Results

Planning and Environment Department

Planning and Building Services

South Hill
St Helier, Jersey, JE2 4US
Tel: +44 (0)1534 445508
Fax: +44 (0)1534 445528

20/04/2016

ADDRESS: Summerland/Thorp House/Broadcasting House, Rouge Bouillon, St. Helier, Jersey,

In reply to your recent request in respect of the above property, the following information is provided from the records available within this office. No information is given on the adjacent properties, unless specifically stated.

1. Is the property listed in the 'Register of Buildings and Sites of Architectural, Archaeological and Historical Importance in Jersey'?

No

2. The property lies in the following zone(s) shown on the Island Plan/Town Map:

Built-Up Area
Green Backdrop Zone
Regeneration Zone Town
of St. Helier

3. The following road improvement line(s), approved by the States, affect this property:

None

(Prospective purchasers are advised to contact the Parish and States highway authorities in order to obtain up-to-date information on highway matters.)

4. The following Planning and Building Bye-law decisions have been issued by the Minister for Planning and Environment:

Planning Application Decisions Since 1988

Planning permission was granted in November 1992 for 'Remove existing recessed entrance door & replace on existing frontage' at 'Thorp House, Le Rouge Bouillon, St. Helier.' Application Ref.(SC/1992/1782)

Planning permission was granted in January 1993 for '1 illuminated sign' at 'Thorp House, Le Rouge Bouillon, St. Helier.' Application Ref.(A/1992/1999)

Planning permission was granted in May 1993 for 'Change of use from offices to

indoor bowling centre' at 'Thorp House, Le Rouge Bouillon, St. Helier.' Application Ref.(CU/1993/0332)

The following condition was amongst those attached to the approval:

Permission is granted only for the change of use of the building and not for any external alterations, which are to be the subject of a separate application.

Planning permission was granted in February 1994 for 'Remove existing offices and administration from ground floor to first floor. Extend retailing area on ground floor and form new entrance and canopy with provision of ramp facilities for wheelchairs' at 'Thorp House, Le Rouge Bouillon, St. Helier.' Application Ref.(D/1994/0014)

The following condition was amongst those attached to the approval:

The proposed retail floor space shall be deemed to be ancillary to the principle use of the property as a manufacturing unit.

Planning permission was granted in May 1994 for '1 non-illuminated sign' at 'Thorp House, Le Rouge Bouillon, St. Helier.' Application Ref.(A/1994/0607)

Planning permission was granted in February 1995 for 'Change use of staff canteen to include cafe facility for retail area.' at 'Thorp House, Le Rouge Bouillon, St. Helier.' Application Ref.(CU/1994/2008)

The following condition was amongst those attached to the approval:

The cafe facility shall be ancillary to the retail area, to the principle use of the property as a manufacturing unit.

Planning permission was granted in August 1995 for 'Erect 4 flagpoles to front elevation at 1st floor level.' at 'Thorp House, Le Rouge Bouillon, St. Helier.' Application Ref.(SC/1995/0674)

The following condition was amongst those attached to the approval:

That the proposed flagpoles shall not exceed in height the existing roof line.

Planning permission was granted in June 1996 for 'Install toilet facilities for disabled' at 'Thorp House, Le Rouge Bouillon, St. Helier.' Application Ref.(D/1996/0561)

Planning permission was granted in June 1999 for 'Install air conditioning unit to outside wall in car park.' at 'Thorpe House, Le Rouge Bouillon, St. Helier.' Application Ref.(SW/1999/1312)

Planning permission was granted in December 2000 for 'Relocation of part of the Police Headquarters to include internal and external alterations.' at 'Summerland Factory and shop, Le Rouge Bouillon, St. Helier.' Application Ref.(PB/2000/2110)

Planning permission was granted in November 2002 for 'RETROSPECTIVE: Erect security fence on factory roof.' at 'Summerland Factory and shop, Le Rouge Bouillon, St. Helier.' Application Ref.(SP/2002/2750)

Planning permission was granted in March 2003 for 'Change of use to joint emergency services vehicle workshop' at 'Thorpe House, Le Rouge Bouillon, St. Helier.' Application Ref.(PB/2003/0226)

Planning permission was granted in February 2008 for 'Change of use from joint emergency services workshop to dry storage.' at 'Thorp House Warehouse, Le Rouge

Bouillon, St. Helier.' Application Ref.(P/2007/2937)

The following conditions were amongst those attached to the approval:

The change of use hereby approved is permitted for a period of 5 years and shall cease on or before 12th February 2013.

The use hereby permitted shall be for storage purposes only and no manufacturing or other processes shall take place on the premises.

No outside storage or display of materials, waste, machinery or vehicles shall take place on the site, unless otherwise agreed in writing with the Minister for Planning and Environment.

Notwithstanding the provisions of Article 10 of the Planning & Building (Display of Advertisements) (Jersey) Order, 2006, no advertisements are to be displayed on the premises the subject of this application, without an application having been submitted to and permitted by the Minister for Planning and Environment.

Planning principle permission was granted in April 2016 for 'Demolish existing buildings. Construct 85 No. apartments for social housing, 9 No. townhouses and 72 No. semi-basement car parking spaces with associated ancillary storage and plantrooms. (EIA SUBMITTED). AMENDED PLANS: Various alterations including a reduction in scale, now comprising a total of 80 apartments and 7 townhouses. (EIA UPDATED).' at ' , Summerland Factory, Broadcasting House and Thorpe House, Rouge Bouillon, St. Helier.' Application Ref.(PP/2012/0832)

The following conditions were amongst those attached to the approval:

Prior to the commencement of development, a Phasing Plan shall be submitted to and agreed in writing by the Department of the Environment to demonstrate the phasing of the development works.

As part of the Reserved Matters application, written confirmation that the refuse storage and collection arrangements have been agreed to the satisfaction of the Parish of St Helier, including a refuse separation and recycling strategy, is to be submitted to the Department of the Environment, to be thereafter implemented in full prior to first occupation and maintained in perpetuity thereafter.

Notwithstanding the information on the submitted plans, as part of the Reserved Matters application, full details of the proposed foul and surface water drainage shall be submitted to, and approved in writing by, the Department of the Environment, in consultation with TTS Drainage, to be thereafter implemented in full prior to first occupation and maintained in perpetuity thereafter.

Prior to the commencement of development, a Demolition / Construction Environmental Management Plan (D/CEMP) shall be submitted to, and agreed in writing by, the Department of the Environment. The D/CEMP shall thereafter be implemented in full until the completion of the development and any variations agreed in writing by the Department prior to such work commencing. The Plan shall include an implementation programme of mitigation measures to minimise any adverse effects of the proposal, and shall include, but is not limited to;

- a) a demonstration of best practice in relation to noise and vibration control; and control of dust and emissions (such as noise and vibration, air, land and water pollution);

- b) details of a publicised complaints procedure, including office hours and out-of-hours contact numbers;
- c) specified hours of working (to include that work which would result in noise being heard outside the application boundary occurs only between 8am and 6pm Monday to Friday, and 8am to 1pm on Saturdays, with no noisy working outside these times, and no noisy work on Bank or Public Holidays);
- d) details of any proposed crushing / sorting of waste material on site; details of the proposed management of traffic and pedestrians (to include for vehicle wheel washing); and
- e) measures taken to detect and manage any asbestos.

Unless otherwise agreed in writing by the Department of the Environment, any externally audible plant or equipment must comply with a noise rating (NR) of NR 40 daytime and NR 30 night time, measured 1 metre from the facade of the nearest affected residential unit. All equipment must be acoustically mounted to prevent vibration and structure borne noise transmission to adjacent premises.

Unless otherwise agreed in writing by the Department of the Environment, all external lighting must be erected and directed in accordance with the Institution of Lighting Engineers Guidance Notes for the Reduction of Light Pollution 1994 (revised) as applicable to an area of medium district brightness.

Prior to the commencement of development, an Ecological Report shall be submitted to and approved in writing by the Department of the Environment. The methodology for the Report shall first have been agreed in writing by the Department of the Environment, and shall include survey for protected species, in particular bats and seagulls, including consideration of habitat and potential mitigation works. The recommendations of the Report shall be implemented in full prior to first occupation and maintained in perpetuity thereafter.

Notwithstanding the submitted information, as part of the Reserved Matters application, a scheme setting out the allocation of the car parking spaces and cycle storage spaces to individual apartments shall be submitted to and approved in writing by the Department of the Environment, to be implemented in full prior to first occupation and maintained in perpetuity thereafter. For the avoidance of doubt, there shall be no car parking by commuters or non-residents other than persons visiting residents. Car parking shall not to be sub-let or reassigned to non-residents of the development.

Notwithstanding the submitted information, as part of the Reserved Matters application, full details of the design of the vehicle access ramp into the basement carpark (which takes into account the proximity of the nearby pelican crossing) shall be provided.

Notwithstanding the conclusions reached within the Phase 1 Desktop Study (report no. 1087-05), should any contamination be found during the approved development, work shall cease and the Department of the Environment contacted immediately. If contamination is identified, the levels of potential contaminants in the ground shall be investigated and any risks to human health or the wider environment assessed and mitigation measures proposed in a scheme, to be submitted to and approved in writing by, the Department of the Environment, in consultation with Environmental Protection and Environmental Health and in accordance with the requirements of Supplementary Planning Guidance Planning Advice Note 2 - 'Development of

Potentially Contaminated Land' as amended. In addition, the possibility of ground-gas being present on site must be fully explored, and, if necessary, an appropriate remediation programme will need to be agreed with the Department.

Prior to the first occupation of any part of the development hereby approved, a completion report and contaminated land completion certificate, endorsed by the interested party / parties, demonstrating completion of the works and the effectiveness of any remediation set out in the approved scheme, as required under Condition no. 10 above, shall be submitted to and approved in writing by the Department of the Environment. Where required by the Department, the completion report shall also include a plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action and for the reporting of this to the Department of the Environment.

As part of the Reserved Matters application, 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 hard and soft landscaping which shall provide details of the following;

a) 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 (very careful consideration must be given to the presence on the site of a number of trees which are protected by Tree Preservation Orders);

b) 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;

c) other landscape treatments to be carried out or features to be created, for example, any excavation works, surfacing treatments, or means of enclosure;

d) the measures to be taken to protect existing trees and shrubs; and,

e) the arrangements to be made for the maintenance of the landscaped areas.

All planting and other operations comprised in the landscape scheme hereby approved shall be completed prior to first occupation of any element of the development.

A Percentage for Art contribution must be delivered in accordance with the Percentage for Art Statement submitted to, and approved by, the Department of the Environment. Precise details relating to the exact form which the contribution will take must be submitted and approved, prior to the commencement of the development hereby approved. Thereafter, the approved work of art must be installed prior to the first use / occupation of any part of the development hereby approved.

Notwithstanding the indications on the approved plans, prior to the commencement of the development of the above-basement superstructure, full details (including samples) of all external materials to be used to construct the development shall be submitted to and approved in writing by the Department of the Environment to be thereafter implemented prior to first occupation and maintained in perpetuity.

Unless otherwise agreed in writing, prior to the commencement of the development of the above-basement superstructure, a scheme for the provision of electric car charging points shall be submitted to and approved in writing by the Department of the Environment, to be thereafter

implement in full prior to first occupation.

As part of the Reserved Matters application, full details the low-carbon initiatives and on-site renewable energy technologies to be incorporated within the scheme, shall be submitted to, and approved in writing by, the Department of the Environment.

Thereafter, the agreed details shall be implemented in full prior to first occupation of the development and retained in perpetuity.

Prior to the commencement of any development on site, a Project Design shall be submitted to and approved in writing by the Department of the Environment. The Project

Design shall comprise an archaeological watching brief for the duration of the works hereby approved, with provision to record significant remains and post evaluation reporting and once approved in writing, shall be implemented at the applicant's expense in accordance with the approved mitigation scheme. Should there be any unexpected significant finds during the remediation and other ground works, work shall cease on site and the Department of the Environment shall be notified immediately to allow for proper evaluation of such finds.

As part of the Reserved Matters application, a detailed noise assessment must be submitted to, and agreed in writing by, the Department of the Environment, in consultation with Environmental Protection and Environmental Health. As part of this assessment, the applicant must demonstrate how internal noise levels will be achieved which are suitable for residential property (in line with relevant codes and standards). As part of the Reserved Matters application, a detailed air quality assessment (including appropriate mitigation measures if necessary) must be submitted to, and agreed in writing by, the Department of the Environment, in consultation with Environmental Protection and Environmental Health. As part of this assessment, the applicant must demonstrate how air quality standards will be achieved which are suitable for residential property (in line with relevant codes and standards).

Building Bye-Law Application Decisions Since 1988

Building permission was granted in November 1992 for 'Remove existing recessed entrance door & replace on existing frontage' at 'Thorp House, Le Rouge Bouillon, St. Helier.' Application Ref.(SC/1992/2341/)

Work was completed in December 1992

Building permission was granted in February 1994 for 'Remove existing offices and administration from ground floor to first floor. Extend retailing area on ground floor and form new entrance and canopy with provision of ramp facilities for wheelchairs' at 'Thorp House, Le Rouge Bouillon, St. Helier.' Application Ref.(B/1994/0023/)

Work was completed in September 1994

Building permission was granted in June 1996 for 'Install toilet facilities for disabled' at 'Thorp House, Le Rouge Bouillon, St. Helier.' Application Ref.(B/1996/1258/)

Work was completed in April 1997

Building permission was granted in June 1999 for 'Install air conditioning unit to outside wall in car park.' at 'Thorpe House, Le Rouge Bouillon, St. Helier.' Application Ref.(SW/1999/1384/)

There is no record of commencement and the permit has since expired.

Building permission was granted in December 2000 for 'Relocate part of Police Headquarters to include internal and external alterations.' at 'Summerland Factory and shop, Le Rouge Bouillon, St. Helier.' Application Ref.(PB/2000/2272)
Work was completed in March 2013

Building permission was granted in October 2001 for 'RETROSPECTIVE: Various internal alterations.' at 'Broadcasting House, Le Rouge Bouillon, St. Helier.' Application Ref.(R/2001/1350/)

Building permission was granted in December 2001 for 'Internal alterations to form WC and staff area within ware house.' at 'Thorp House, Le Rouge Bouillon, St. Helier.' Application Ref.(B/2001/1362/)
Work was completed in March 2003

Building permission was granted in May 2003 for 'Minor alterations to existing building to create workshop with storage ' at 'Thorpe House, Le Rouge Bouillon, St. Helier.' Application Ref.(PB/2003/0114/)
There is no record of commencement and the permit has since expired.

The Minister for Planning and Environment accepts no responsibility for the accuracy of any information given, statement made, or opinion expressed in this letter, or for any actions taken in reliance thereon.

Note: Article 40(1) of the Planning & Building Law only allows the serving of an enforcement notice to remedy a breach of the Planning & Building Law which has occurred in the previous eight years.

Appendix C – Police / Fire Search Results

Planning and Environment Department

Planning and Building Services

South Hill

St Helier, Jersey, JE2 4US

Tel: +44 (0)1534 445508

Fax: +44 (0)1534 445528

20/04/2016

ADDRESS: Police Headquarters/Fire Station, Rouge Bouillon, St. Helier, Jersey

In reply to your recent request in respect of the above property, the following information is provided from the records available within this office. No information is given on the adjacent properties, unless specifically stated.

1. Is the property listed in the 'Register of Buildings and Sites of Architectural, Archaeological and Historical Importance in Jersey'?

No

2. The property lies in the following zone(s) shown on the Island Plan/Town Map:

Built-Up Area

Primary Route Network

Regeneration Zone

Town of St. Helier

Tree Preservation Order TP/2009/0024

3. The following road improvement line(s), approved by the States, affect this property:

None

(Prospective purchasers are advised to contact the Parish and States highway authorities in order to obtain up-to-date information on highway matters.)

4. The following Planning and Building Bye-law decisions have been issued by the Minister for Planning and Environment:

Planning Application Decisions Since 1988

Police Headquarters

Planning permission was granted in November 1990 for 'Underpinning of existing wall and construction of new mezzanine floor, including forming access to existing building and the construction of a new fire escape' at 'Police Headquarters, Le Rouge Bouillon, St. Helier.' Application Ref.(D/1990/1430)

Planning permission was granted in January 1992 for 'Refurbishment of existing reception area. Extension to form waiting room and formation of squad room in existing internal yard' at

'Police Headquarters, Le Rouge Bouillon, St. Helier.' Application Ref.(D/1991/1274)

Planning permission was granted in October 1992 for 'Refurbishment of existing reception area. Extension to form waiting room and formation of offices in existing internal yard. Minor internal alterations to existing offices. REVISED PLANS: Window added to south elevation' at 'Police Headquarters, Le Rouge Bouillon, St. Helier.' Application Ref.(D/1992/0888)

Planning permission was granted in July 1994 for 'Construct first floor extension to west elevation to form new offices' at 'Police Headquarters, Le Rouge Bouillon, St. Helier.' Application Ref.(P/1994/0924)

The following conditions were amongst those attached to the approval:

As part of the development application, details of the materials to be used externally shall be submitted to, and approved by, the Planning and Environment Committee.

None of the existing trees shall be lopped or topped without the prior consent of the Island Development Committee.

All windows and doors on the north elevation shall be fitted with obscure glazing.

Planning permission was granted in January 1997 for '1 new non-illuminated hoarding' at 'Police Headquarters, Le Rouge Bouillon, St. Helier.' Application Ref.(A/1996/2147)

Planning permission was refused in January 2002 for 'Increase size of vehicular access to Le Rouge Bouillon and relocate sign' at 'Police Headquarters, Le Rouge Bouillon, St. Helier.' Application Ref.(P/2001/2389)

The following condition was amongst those attached to the refusal decision notice: The proposal fails to comply with Public Services Highways requirements for highway safety.

Planning permission was granted in January 2007 for 'Installation of 1 no. wall mounted pole, 1 no. antennae & 1 no. equipment cabinet.' at 'Police Headquarters, Rouge Bouillon, St. Helier.' Application Ref.(S/2006/2277)

The following conditions were amongst those attached to the approval:

An ACOND Letter was issued for this application. Please see the enclosed copy of the letter for details.

The development hereby permitted is temporary and shall cease on or before the 8th January 2008 and the land restored to its former condition unless the post commissioning test is completed and the relevant measurements are in accordance with the ICNIRP certificate submitted, to the satisfaction of the Minister for Planning and Environment.

The permission hereby granted is for a temporary period of 12 months in the first instance. In the event that the Minister for Health and Social Services, during that 12 month period, should change his policy on the safety of telecommunication installations to the effect that they constitute a danger to the public nearby, the Minister for Planning and Environment will review the permission and may require the installation to be removed within a period of 3 months of the Minister for Health and Social Service's change of policy. Should the Minister for Health and Social Service's policy not change within 12 months, this permission will have permanent effect.

Building Bye-Law Application Decisions Since 1988

Building permission was granted in November 1990 for 'Underpinning of existing wall and construction of new mezzanine floor, including forming access to existing building and the construction of a new fire escape' at 'Police Headquarters, Le Rouge Bouillon, St. Helier.' Application Ref.(B/1990/2562/)

Work was completed in October 1994

Building permission was granted in January 1992 for 'Refurbishment of existing reception area. Extension to form waiting room and formation of squad room in existing internal yard' at 'Police Headquarters, Le Rouge Bouillon, St. Helier.' Application Ref.(B/1991/2530/)

There is no record of commencement and the permit has since expired.

Building permission was granted in October 1992 for 'Refurbishment of existing reception area. Extension to form waiting room and formation of offices in existing internal yard. Minor internal alterations to existing offices. REVISED PLANS: Window added to south elevation' at 'Police Headquarters, Le Rouge Bouillon, St. Helier.' Application Ref.(B/1992/2003/)

Work was completed in September 1995

Building permission was granted in February 2001 for 'Internal alterations. Enlarge reception area by removal of interview room and make opening in wall for internal glazed light. Replace part of glazed screen in entrance lobby with solid wall.' at 'Police Headquarters, Le Rouge Bouillon, St. Helier.' Application Ref.(B/2001/0243/)

Work was completed in January 2002

Building permission was granted in July 2002 for 'Internal alterations & refurbishment to accommodate Fire Service Offices & Watch Quarters in parts of the building vacated by Police Dept' at 'Police Headquarters, Le Rouge Bouillon, St. Helier.' Application Ref.(B/2002/0266/)

Work was commenced in August 2002 and there is no record of completion.

Fire Station

Planning permission was granted in February 1989 for 'Extend existing garage, construct 1st floor office extension over garage with external lift' at 'Fire service Yard, Le Rouge Bouillon, St. Helier.' Application Ref.(P/1989/0122)

The following condition was amongst those attached to the approval:

The north west elevation of the proposed offices over the existing garages shall be finished in external materials to match the adjacent building to the south.

Planning permission was granted in January 1990 for 'Alter and extend existing garage: build offices over garage with external lift' at 'Fire service Yard, Le Rouge Bouillon, St. Helier.' Application Ref.(D/1989/1683)

The following condition was amongst those attached to the approval:

That the north-west elevation of the proposed offices over the existing garages shall be finished in external materials to match the adjacent building to the south.

Planning permission was granted in April 1991 for 'Two portacabins to be sited temporarily in parking area of Fire Station Yard for use as storage' at 'Fire Service Headquarters, Le Rouge Bouillon, St. Helier.' Application Ref.(SC/1991/0596) The

following condition was amongst those attached to the approval:
That the approval is given for 6 months only.

Planning permission was granted in January 1996 for 'Construct heat training room.' at 'Fire Service Headquarters, Le Rouge Bouillon, St. Helier.' Application Ref.(D/1995/1097)

Planning permission was granted in April 2002 for 'Replace existing internally located standby generator with new generator in external position.' at 'Fire Service Headquarters, Le Rouge Bouillon, St. Helier.' Application Ref.(P/2002/0874)

Planning permission was granted in July 2010 for 'Erect memorial wheel' at 'States of Jersey Fire and Rescue Service Headquarters, Rouge Bouillon, St. Helier.' Application Ref.(P/2010/0508)

The following conditions were amongst those attached to the approval:

The development hereby approved shall be carried out entirely in accordance with the plans and documents permitted under this permit. No variations shall be made without the prior written approval of the Minister for Planning and Environment.

Notwithstanding the information on the approved drawings, the memorial wheel shall be attached with chemically fixed bolts drilled into the mortar joints only and not into the face of the stone.

Building Bye-Law Application Decisions Since 1988

Building permission was granted in January 1990 for 'Alter and extend existing garage: build offices over garage with external lift' at 'Fire service Yard, Le Rouge Bouillon, St. Helier.' Application Ref.(B/1989/2882/)
Work was completed in October 1994

Building permission was granted in April 1991 for 'Two portacabins to be sited temporarily in parking area of Fire Station Yard for use as storage' at 'Fire Service Headquarters, Le Rouge Bouillon, St. Helier.' Application Ref.(SC/1991/0789/) Work was completed in September 1991

Building permission was granted in January 1996 for 'Construct heat training room.' at 'Fire Service Headquarters, Le Rouge Bouillon, St. Helier.' Application Ref.(B/1995/2451/)
Work was completed in January 1997

Building permission was granted in September 2000 for 'Install new Clyde Combustion model CK40 oil fired boiler and new 10,000 litre PVC oil tank.' at 'Fire Service Headquarters, Le Rouge Bouillon, St. Helier.' Application Ref.(SW/2000/1976/) Work was completed in January 2001

Building permission was granted in December 2012 for 'Install boiler' at 'Fire Station, Rouge Bouillon, St. Helier.' Application Ref.(CS/2012/0788/)
There is no record of this work having commenced and the permit is valid for commencement until December 2017

The Minister for Planning and Environment accepts no responsibility for the accuracy of any information given, statement made, or opinion expressed in this letter, or for any actions taken

in reliance thereon.

Note: Article 40(1) of the Planning & Building Law only allows the serving of an enforcement notice to remedy a breach of the Planning & Building Law which has occurred in the previous eight years.