

Planning and Environment Department
Planning and Building Services

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Planning Application Number PP/2007/0050

Outline Permission

PLANNING AND BUILDING (JERSEY) LAW 2002 ARTICLE 19

The Minister for Planning and Environment, having considered your application hereby GRANTS PERMISSION TO DEVELOP LAND under Article 19 of the Planning and Building (Jersey) Law 2002.

New energy from waste facility, site development road from La Route De Veulle and associated landscaping.

To be carried out at:

La Collette 2 Reclamation Area, La Collette, St. Helier.

REASON FOR APPROVAL: Permission has been granted having taken into account the relevant policies of the approved Island Plan, together with other relevant policies and all other material considerations, including the consultations and representations received.

In accordance with plan(s) accompanying the said application, subject to compliance with the following conditions and approved plan(s):

Standard Conditions

- A. If the development hereby permitted has not commenced within five years of the decision date, this permission shall cease to be valid.
Reason: The Minister for Planning and Environment reserves the right to reconsider this proposal consequent on any future change of circumstances or policy.

¹ **CAUTION**

This decision is purely permissive and in no way absolves 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 an applicant from the need to obtain the permission of the owner of the land to which a permission relates.

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- B. Application for the approval of Reserved Matters, as detailed in condition C, shall be made before the expiration of three years from the date of this decision.
Reason: To accord with Article 19(4) of the Planning and Building (Jersey) Law 2002.
- C. Approval of the details of the siting, design and external appearance of the buildings, means of access thereto and landscaping of the site – hereinafter called the Reserved Matters – shall be obtained by application to the Minister for Planning and Environment prior to any development commencing.
Reason: To accord with Article 19(4) of the Planning and Building (Jersey) Law 2002.

Condition(s)

1. Approval of the details of the siting, design, external appearance and materials to be used including cladding, of the buildings, means of access thereto and landscaping of the site (hereinafter called the Reserved Matters) shall be obtained by application to the Minister for Planning and Environment prior to any development commencing.
2. The application for approval of the Reserved Matters shall be made no later than three years from the date of this decision.
3. Unless otherwise agreed in writing by the Minister for Planning and Environment, the junction arrangement and access road layout as shown on approved plan 00209111\E204P1 shall be completed in accordance with a schedule to be agreed as part of the Reserved Matters submission.
4. The Reserved Matters submission shall include a Construction Management Plan demonstrating the phasing of the works, a construction traffic management strategy and Construction Environmental Action Plan.
5. The Reserved Matters submission detailing the design, external appearance and landscaping shall be accompanied by a Detailed Design Review undertaken by a suitably qualified person. Said person shall be approved in writing by the Minister for Planning and Environment.

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6. Unless otherwise agreed in writing, the profile of the building shall be as demonstrated on plan A-TWJ-PPT 4001.
7. The Reserved Matters submission shall include a schedule of foul and surface water drainage details.
8. Development shall not commence until a strategy for dealing with major incidents at the site including access arrangements has been submitted to and approved in writing by the Minister for Planning and Environment. The strategy as approved insofar as it relates to the development hereby approved shall be implemented prior to the plant operating.
9. The Reserved Matters submission shall include a strategy of how to implement any recommendations identified through Stage 2 of the Health Impact Assessment for the development.
10. The Reserved Matters submission shall include a strategy for the monitoring of vehicular generated air pollution in the vicinity of the site during the construction period and following commissioning of the plant.
11. The Reserved Matters submission shall compensate for the loss of the area of the site identified as Land for Recreation in the Island Plan 2002.
12. The Reserved Matters submission shall include a programme of public consultation to be undertaken by the applicant to garner views in relation to the submission.
13. Prior to the commencement of the development hereby approved, the Minister for Planning and Environment seeks a commitment that a contribution to the provision of public art through the Percentage for Art mechanism will be made.

Reason(s)

1. To accord with Article 19(4) of the Planning and Building (Jersey) Law 2002
2. To accord with Article 19(4) of the Planning and Building (Jersey) Law 2002.
3. So as to accord with Policy G2 of the Island Plan 2002.

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4. So as to accord with Policy G2 and WM3 of the Island Plan 2002.
5. So as to accord with Policy G2 of the Island Plan 2002 and the Ministers Design Principles of May 2006.
6. So as to accord with Policy G2 of the Island Plan 2002 and the Ministers Design Principles of May 2006.
7. So as to accord with Policy WM3 of the Island Plan 2002.
8. So as to accord with Policy G2 of the Island Plan 2002.
9. So as to accord with Policy G2 of the Island Plan 2002.
10. So as to accord with Policy G2 of the Island Plan 2002.
11. So as to ensure that the objectives of the Island Plan 2002 are met as regards the provision of Land for Recreation.
12. So as to enable a fully informed decision to be made in accordance with Article 19 of the Planning and Building (Jersey) Law 2002.
13. In pursuance of Policy BE12 of the 2002 Island Plan and in accordance with the adopted Percent for Art Supplementary Planning Guidance.

INFORMATIVE - The Reserved Matters indicated above will not be determined by the Minister for Planning and Environment until the scheme has been debated by The States Assembly in accordance with the State's wishes in P.95/2005 and re-affirmed in P.45/2006.

FOR YOUR INFORMATION:

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

- A: Location Plan
- E: Adoptable Road Works Plan
- J: Environmental Impact Statement

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K: Site Plan
L: Site Layout Key Plan 1
M: Facility Area Plan
N: Site Layout Key Plan 2
O: GA Elevations
P: GA Section A-A
Q: GA Plan
R: Site Layout Key Plan 3

If written representations were made on this application this permission shall not have effect for a period of 28 days from the date of this notice, in order to allow for the lodging of any 'third party' appeal against the decision under Article 114 of the Law of the Planning and Building (Jersey) Law 2002.

If during this period a person appeals in accordance with Article 114 of the Law, the decision shall not have effect until either the appeal is withdrawn or is determined. When any such appeal is determined the decision shall have effect, if at all, in accordance with that determination.

26/10/2007

Signed

for Director

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