

**QUESTION TO BE ASKED OF THE PRESIDENT OF THE ENVIRONMENT AND PUBLIC SERVICES COMMITTEE ON TUESDAY, 9th SEPTEMBER 2003
BY SENATOR P.V.F. LE CLAIRE**

Question

- (a) Would the President confirm that on 3rd July 2003, he advised the Policy and Resources Committee, with reference to the waterfront site proposed as settlement in the Les Pas matter, that –

“there remained an issue pertaining to the Environment and Public Services Committee’s parking policy, which allocated only one space per unit on the Waterfront site”,

and, if so, that this was because Les Pas Holdings Limited was seeking to include development of a two storey underground car park on the site, which is contrary to this parking policy?

- (b) Would the President advise members –
- (i) of the estimated tipping charges connected with the provision of underground parking permitted for the site? and,
- (ii) whether the Committee has considered the implications of the spoil removed from the site turning out to be toxic, and, if so, what these are?

Answer

- (a) I confirm that I did so advise the Policy and Resources Committee. I confirm that Les Pas Holdings Ltd. are anticipating as part of a future development a two storey basement car park on this site if the proposed agreement is approved. The Committee has given confirmation in principle to Advocate Falle for the development of the sites designated 16 and 17 on Map 2 of the St. Helier Waterfront Phasing Plan by the creation of not less than one hundred three bedroom apartments with two car parking spaces per unit to be provided in a two storey basement on the sites, having been satisfied that this is in the public interest.
- (b) (i) The Committee is yet to receive a formal planning application for the overall site development. The following are therefore preliminary estimates based on information provided through communication between Les Pas Holdings Limited and the Chief Officer of the Planning and Environment Department and the Director of Planning. The estimated tipping charges are totally dependent on the volume of material that might be excavated from the site. Initial estimates based on the site area suggest that approximately 19,000 cubic metres may be excavated per basement floor. In 2003 that volume would equate to approximately £320,000 in tipping charges.

The actual cost will be dependent on the volume of incinerator ash encountered on the site.

- (b) (ii) The Committee has been apprised that there is a likelihood that incinerator ash will be located if such a development proceeds. Excavation and disposal of this material would require the adoption of contaminated waste procedures. Until an application is received it would be impossible to be more specific other than to say that similar procedures that were used for the West of Albert Housing scheme would need to be followed. The contaminated material would need to be delivered to the La Collette reclamation site and buried in lined pits along with the current ash produced by the Bellozanne Incinerator plant.

The Committee has made it plain to Les Pas Holdings Limited that in determining any future application it reserves the right to attach conditions to any consent which might be issued. This would enable the Committee to ensure the required procedures were followed.