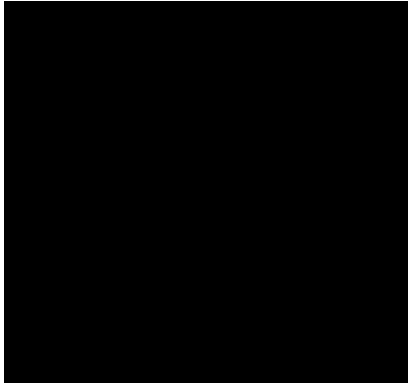


Department of the Environment
Planning & Building Services
South Hill
St Helier, Jersey, JE2 4US
Tel: +44 (0) 1534 445508
Fax: +44 (0) 1534 445528

29 September 2016

MJCA						FILE
PLANN.	DOC REG	PLANN E	PLANN A	OUTLOOK	F	
- 4 OCT 2016						
COPIED TO						
FURTHER COPY TO	/	/	/			



Planning Application Number P/2012/0121
Property Number 603/1398/1077

Dear Sir

Application Address:	La Gigoulande Quarry, La Rue de la Vallee, St. Peter, JE3 7EY.
Description of Work:	The installation and operation of an inert waste recycling facility for the production of secondary aggregate and soils and the restoration of the Western part of the quarry to agriculture and woodland using inert fill. EIA Submitted.

Please find enclosed notice of The Minister for the Environment's decision regarding the above application.

Please note that the Conditions imposed on the Notice are important and should be strictly adhered to and any subsequent changes to the development which may affect the requirements of the Conditions should be notified to the Department as soon as possible.

Failure to comply with the attached Conditions may result in Enforcement Action.

Yours faithfully



Senior Planner

Encl.

Planning Application Number P/2012/0121

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

IMPORTANT NOTICE

This notice gives permission under Article 19 of the Planning and Building (Jersey) Law 2002, as amended. In accordance with Article 24 (1) of the Law the grant of this permission enures (except insofar as the permission otherwise provides) 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.

The development stated below may also require Building consent under Article 34, 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 who will be pleased to help.

The Minister for the Environment, hereby GRANTS PERMISSION TO DEVELOP LAND¹ under Article 19 of the Planning and Building (Jersey) Law 2002.

The installation and operation of an inert waste recycling facility for the production of secondary aggregate and soils and the restoration of the Western part of the quarry to agriculture and woodland using inert fill. EIA Submitted.

To be carried out at:

La Gigoulande Quarry, La Rue de la Vallee, St. Peter, JE3 7EY.

PLEASE NOTE

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.

REASON FOR APPROVAL: Permission has been granted following an order of the Samedi Division of the Royal Court under Article 113 (3) (b) of the Planning and Building (Jersey) Law 2002 for the Minister to grant the permission sought. Having taken into account the relevant policies of the Approved 2011 Island Plan (Revised 2014), together with other relevant policies and all other material considerations, including the information set out in the Appellants Affidavit. The Minister is particularly encouraged

APPROVED

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2012/0121

by the applicant's assertion that the Quarry could provide a facility for the recycling of at least 60% of the material delivered to the site. However the Minister will also expect that only the residues and waste for which treatment is not technically possible will be considered for land fill. The comprehensive Environmental Impact Assessment and associated documents was also a material consideration. The findings of the EIA and associated mitigation measures have led the Department to the conclusion that the proposed development will not have an unreasonable impact upon the amenities of nearby residents or on the character and appearance of this countryside location. The facility is also considered to be in the Island's interest as a major infrastructure provider, as recognised both in the Island Plan and in the States' Adopted Solid Waste Strategy.

Following the cessation of La Collette as the Island's major inert waste recycling facility in 2017/18, there would be no other sites appropriate for this use to be continued within the Built-up Area of St Helier without causing unreasonable harm to residential amenity or to the general character of a particular area.

The Minister acknowledges that the proposals are likely to increase the volume of Heavy Goods Vehicle traffic using St Peter's Valley, potentially, to the detriment of walkers and cyclists. However, with the provision of a parallel footpath / cycle-way, the Minister is satisfied that any impact will be mitigated to a reasonable degree. The Planning Obligation seeks to achieve this.

Accordingly, and in light of all material received and considered, the development is considered to be compliant with Policies SP1, 2, 3, 4 & 6; GD1, 4 & 8; NE1, 7 & 8; NR1; MR1, 2 & 5; WM2, 6, 8 & 10 of the Island Plan 2011 (Revised 2014).

Subject to compliance with the following conditions and approved plan(s):

Standard Condition

- A. If the development hereby permitted has not commenced within ten years of the decision date, this permission shall cease to be valid.

APPROVED

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2012/0121

Reason: The Minister for the Environment reserves the right to reconsider this proposal consequent on any future change of circumstances or policy.

Condition(s):

1. The site shall be laid out exactly in accordance with the approved plans and all works and processes shall be carried out in accordance with the detailed descriptions presented in the supporting documentation. The stated Mitigation Measures, as embodied in the Environmental Impact Statement and Hydrogeological Risk Assessment, supporting documents and plans, including technical reports, unless required otherwise by any of the following conditions, shall be implemented in accordance with a schedule of works, timings and on-going monitoring / remediation to be agreed in writing by the Minister. Variance will only be permitted with the express written approval of the Minister for the Environment.
2. All activity hereby permitted shall only be carried between the hours of 07:30 to 18:00, Monday to Friday and 08:00 to 13:00 Saturdays and not at all on Sundays and Public Holidays.
3. Noise emitted from the operations hereby approved, as measured at the site boundary, shall not exceed an equivalent continuous sound level of 55 dB(A) during the hours of operation.
4. The site shall not receive, store or process any food or other putrescible waste or household waste and the site shall not be open to members of the public for the purposes of depositing waste.
5. Prior to the commencement of development, details of the siting, height, means of support and luminosity of all external lights required in connection with the activities hereby approved, shall be submitted to and approved by the Department and all lights will be so aimed / focussed as to prevent light spillage beyond the site boundaries (including vertically). The development shall thereafter be implemented in accordance with these approved details.
6. A work of art shall be delivered in accordance with the advice of an appointed Approved Art Advisor and a Percentage for Art Statement which shall be submitted to and approved by the Minister for the Environment. The work of art must be agreed and installed prior to the first use of the development hereby approved unless otherwise agreed in writing.

APPROVED

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2012/0121

Reason(s):

1. To ensure that the development is carried out and completed in accordance with the details approved by the Minister for the Environment.
2. To protect the amenities of the occupiers of neighbouring properties, in accordance with Policy GD 1 of the Island Plan, 2011 (Revised 2014).
3. To protect the amenities of occupiers of neighbouring properties, in accordance with Policy GD 1 of the Island Plan, 2011 (Revised 2014).
4. To protect the amenities of occupiers of neighbouring properties, in accordance with Policy GD 1 of the Island Plan, 2011 (Revised 2014).
5. To protect the amenities of occupiers of neighbouring properties and to protect the visual amenities of the area, in accordance with Policy GD 1 of the Island Plan, 2011 (Revised 2014).
6. So as to accord with the provisions of Island Plan Policy GD8 of the Island Plan, 2011 (Revised 2014).

FOR YOUR INFORMATION:

The following plan(s) have been approved:

- A: Location Plan
- B: Site Plan
- C: Existing Habitats
- D: Existing Water Courses
- E: Infrastructure & Proposed Site Operations
- F: Restoration Plan
- G: Conceptual Restoration Plan
- H: Proposed Noise Screening Bund
- I: Boundaries of Previous Applications
- J: Aerial Photo
- K: Photos 1-6
- L: Photos 7-10
- M: Non Technical Summary

APPROVED

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2012/0121

N: Environmental Impact Statement Vol 1
O: Environmental Impact Statement Vol 2

27/09/2016



Signed for Director

APPROVED