



Mrs Connie Johnson
Corporate Services
The Castle

Ref: 2019/48
Date: 9/12/2020

Dear Mrs Johnson,

Land Planning and Development Control Ordinance 2013: Application No. 2019/48

The Land Development Control Authority (LDCA) considered the Application 2019/48 at its meeting on 8th October 2020 and agreed the Chief Planning Officer's report to recommends to the Governor-in—Council to grant **FULL DEVELOPMENT PERMISSION** for the Proposed Construction of a Pet Care Centre in Merrimens Forest, subject to the following conditions:

- 1) This **permission will lapse** and cease to have effect on the day, 5 years from the date of this Decision Notice, unless the development has been begun by that date.
Reason: required by Section 31(2) of the Land Planning and Development Control Ordinance 2013.
- 2) The development shall be implemented in accordance with the details specified on the Application Form; Site Layout, Floor Layout and Elevations Plan as stamped received on 17th July 2020 and stamped approved by the Planning Officer, on behalf of the Land Development Control Authority, subject to the Condition of this Decision Notice and unless the prior written approval of is obtained for an amendment to the approved details under Section 29 of the Land Development Control Ordinance, 2013.
Reason: Standard condition to define the terms of the development and to ensure that the development is implemented in accordance with the approved details.
- 3) This Development Permission does not confer approval under the Building Control Ordinance. Please consult with the Building Inspector(s) to find out whether building regulations approval is required, prior to the development commencing.
Reason: to ensure development is carried out in accordance with the Building Control Ordinance 2013.
- 4) Following the completion of the development and before the occupation of the building, the applicant will submitted to the Chief Planning Officer in writing for approval on behalf of the Land Development Control Authority proposal for the landscaping of the development site and the landscaping must be completed within six month of the date of the Discharge of Condition.

Reason: to ensure that the impact of the development is remedied and ensure that development is concealed with the landscape in accordance with LDCP policy GH.5

- 5) Before construction commences, detail proposals for the upgrade of the access track will be submitted in writing for approval by the Chief Planning Officer on behalf of the Land Development Control Authority to enable safe access to the Centre for all visitors.

Reason: to ensure that the access track is of a required standard to enable vehicles and pedestrian to be able to access the site and meets the standard required by the Highway Authority for access purposes.

- 6) During Construction of the development, no obstruction shall be caused on any public road and to reinstate damage to any public road and other public or private infrastructure/structure arising from implementation of the development permission.

Reason: To ensure safe vehicular access and reinstate damage to public infrastructure arising directly from the approved development in accordance with Planning Policy IZ 1(g).

- 7) Should the development and use hereby granted development permission cease operation, the building must be cleared and the area returned to its original landscape within 12 months of ceasing operation, unless a similar use of domestic pet care becomes operational.

Reason: to ensure that the building does become derelict and an “eye-sore” in the forest to protect the amenity and landscape of the forest and its setting.

- 8) The proposed development shall not be occupied until its Foul Drains (to include both black & grey water) have been completed, approved and connected to an effective Septic Tank and Soakaway System. The system to be appropriately designed based on:

1. Standard engineering design principles to be endorsed by the Building Inspectors.
2. All parts of the sewerage system, including any septic tank and pipework to be laid underground, apart from access covers and vents unless otherwise agreed with the Chief Planning Officer in collaboration with the Building Inspectors.
3. The design, sizing and functionality of the soak-away as per the percolation test results submitted remain the professional responsibility of your Designer and Contractor to ensure operational and installation compliance and suitability.

Reason: To avoid creating pollution and to accord with LDCP policies SD1 and SD7.

- 9) Occupation of the development is not permitted until it is adequately served by a potable water supply, adequate energy supply as well as a connected to an approved sewerage system.

Reason: To accord with LDCP Policies IZ1, SD1, RT7 and W3.

- 10) No Roof Water or other Surface Water shall be connected to or directed to any foul drain. Roof water shall be piped to storage tanks of minimum capacity 450 litres with overflow piped to a landscaped area.

Reason: to conserve rainwater and to avoid overloading the Septic Tank, in accordance with LDCP Policy SD1.

- 11) Details of the External Lights shall be designed and sited so that they do not emit light at or above the horizontal and the light source shall not be visible beyond the site boundaries. The detail design of External Lighting will be submitted and approved by the Chief Planning Officer in writing on behalf of the Land Development Control Authority before they are installed.

Reason: to ensure that design of lighting is appropriate for the building and its use and to avoid light pollution and to protect the dark skies status of the island in accordance with LDCP policy E8.

- 12) The Colour of external walls shall be appropriate for the building location to be agreed in writing with the Chief Planning Officer on behalf of the Land Development Control Authority and roof shall be dark slate grey.

Reason: to blend the building into the landscape, in accordance with the Adopted Policy on Colour of Roofing Materials.

Please note that the LDCA, Planning and Building Control Division nor any of its employees warrant the accuracy of the information or accept any liability whatsoever neither for any error or omission nor for any loss or damage arising from interpretation or use of the information supplied by your Designer/Contractor.

Right of Appeal: If you are aggrieved by this decision you may, within 28 days of the date of this Notice, appeal to the Land Development Appeals Tribunal, with payment of a fee of £150, addressed to the Clerk of the Tribunal, using the prescribed form which is available from this office.

Yours Sincerely

Karen Isaac
Secretary to LDCA