



**PARISH OF ST HELIER**

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**ROADS COMMITTEE MEETING**

**Wednesday 14 February 2024 at 9.30am**

Meeting held in the **ASSEMBLY ROOM**

**A G E N D A**

**'A' AGENDA – OPEN TO THE PUBLIC**

- A1. Apologies.
- A2. Declarations of interest.
- A3. To approve minutes of meetings held on 10 January 2024 ('A' Agenda items).
- A4. Matters arising.
- A5. For decision: Hope Street temporary closure
- A6. For decision: To consider recent Planning applications.
- A7. Agreed decisions.
- A8. Lodging items for forthcoming Roads Committee meetings

**'B' AGENDA ITEMS**

- B1. To approve minutes of meetings held on 10 January 2024 ('B' Agenda items).
- B2. Matters arising.

**Dates of 2024 meetings:**

~~Wednesday 10 January 2024 (Roads Committee)~~

Wednesday 13 March 2024 (Roads Committee)

Wednesday 8 May 2024 (Roads Committee)

Wednesday 10 July (Roads Committee)

**Wednesday 7 August 2024 (Visite Royale)**

Friday 13 Sept 2024 (Viste du Branchage et Chemin)

Wednesday 16 October 2024 (Roads Committee)

Wednesday 18 December 2024 (Roads Committee)

~~Wednesday 14 February 2024 (Roads Committee)~~

Wednesday 10 April 2024 (Roads Committee)

Wednesday 19 June 2024 (Roads Committee)

Friday 12 July 2024 (Visite du Branchage)

Wednesday 14 August 2024 (Roads Committee)

Wednesday 18 September 2024 (Roads Committee)

Wednesday 20 November 2024 (Roads Committee)





# PARISH OF ST HELIER



Minutes	
<b><u>MINUTES OF THE ROADS COMMITTEE MEETING – A- AGENDA</u></b> <b><u>HELD IN THE ASSEMBLY ROOM ON</u></b> <b><u>WEDNESDAY, 10th JANUARY 2024 AT 9.30AM</u></b>	
<b>PRESENT</b>	Constable S Crowcroft (SC) Mr J Lagadu (JL) Mr M Pirozzolo (MP) Mr B Manning (BM) Mr K Proctor (KP) Mrs H Hubbell (HH)
<b>IN ATTENDANCE</b>	Mr Andrew Sugden (Chief Executive Officer) (AS) Mr A Sty (Infrastructure Manager) (AS) Mr S Alves (Head of Infrastructure) (SA) Mrs A Roberts (Parish Secretary) (AR) Miss E Sheehan (Minutes) (ES) Mr Ian MacDonald (Axis Mason) Mr Michael West (Dandara) Mr John Nicholson (MS Planning)
<b>APOLOGIES</b>	The Very Rev'd M Keirle (MK)
<b>DECLARATION OF INTEREST</b>	None
<b>OPEN MEETING</b>	Having been previously circulated, the 'A' Agenda Minutes of the meeting held on 15 <sup>TH</sup> November 2023 were approved. (SC) Welcomed Mario Pirozzolo to his first Roads Committee meeting.
<b>MATTERS ARISING</b>	
<b>01/2024 REVISED PROPOSALS FOR ROMERILS SITE</b>	<p>Ian MacDonald gave a presentation on the revised proposals for the Romerils site. After listening to feedback a more 'modest' scheme is submitted for its Dumaresq and Hue Street site.</p> <p>The existing buildings will not be demolished, instead, a new block will be added to the existing car park behind the store. The new plans provide for 53 new homes, whilst ensuring that 15% meet the required affordable housing criteria.</p> <p>The Roads Committee would prefer increased car parking, although they understand the resident spaces proposed are within the minimums set out in the Supplementary Planning Guidance for parking in St Helier.</p> <p>The Roads Committee agreed to send a clear message of support for the scheme, which will regenerate this part of town.</p>
<b>02/2024 PROPOSALS FOR TEMPORARY FOOTPATH CROSSING TO ANN STREET DEVELOPMENT</b>	<p>Michael West from Dandara gave a presentation on the proposals for a temporary footpath and crossing to the Ann Street development.</p> <p>There are inherent dangers with construction and it is best to remove risk wherever possible. The proposal involves installing a designed hoarding system, prior to the demolition and refurbishment of buildings bordering or adjacent to Ann Street and Simon Place footpaths.</p> <p>The hoarding will be positioned on the front of the existing kerbs,</p>

	<p>running a length of Simon Place and Ann Street, as shown on the plans. The hoarding will remain in place through the demolition and refurbishment phases.</p> <p>Following a stage 1 road safety audit and initial advice from POSH, it is proposed to add two temporary crossings, one on Simon Place and one on Belmont Road, to allow safe pedestrian movement around the closed footpaths.</p> <p>Proposed raised crossings and further public realm improvements are included within the final scheme, these will be discussed with POSH at a later date. The anticipated duration of footpath closure is January 2024 – May 2026.</p> <p>The Committee suggested a living wall or etchings by children from schools and nurseries to disguise the hoarding.</p> <p>The Roads Committee approved the temporary footpath crossing.</p>
<p><b>03/2024 REVISED PROPOSALS FOR ELIZABETH HARBOUR</b></p>	<p>John Nicholson from MS Planning gave a presentation on the revised proposals for Elizabeth Harbour. After receiving comments and concerns following the original planning application, the revised proposals are set out below:</p> <p><b>Highway Access - Updated proposal – operation -Retains previous segregation of HGVs from cars / pedestrians / cyclists.</b></p> <ul style="list-style-type: none"> <li>• HGVs inbound and outbound to use La Route du Port Elizabeth south of roundabout (vessels and distribution centres).</li> <li>• Outbound passenger vehicles access via Rue de L'Etai, with inbound passenger vehicles using new exit onto La Route du Port Elizabeth</li> <li>• Outbound drop-off access via Rue de L'Etai and inbound pick-ups exiting onto Rue de L'Etai</li> <li>• Dedicated pedestrian and cyclist corridor to ferry terminal from La Route du Port Elizabeth / Albert Pier / Maritime House. Designed in accordance with DMRB (highways) and LTN 1/20 (footway / cycleway)</li> <li>• Taxi pick-up relocated and a separate taxi waiting area defined.</li> <li>• Parking provided away from terminal frontage alongside revised access.</li> <li>• Cycle parking relocated to public realm area.</li> </ul> <p>An independent Road Safety Auditor deems arrangement safe and appropriate.</p> <p><b>Terminal Frontage – Updated proposal – operation - General details of provision</b></p> <ul style="list-style-type: none"> <li>• Shared facility along marina frontage approx. 5m wide.</li> <li>• Two taxi pick-up bays at turning loop on pedestrian desire line to shared facility.</li> <li>• Drop off / pick up lane, separate from coach bays and two defined disabled bays.</li> <li>• Taxi stacking provided away from pedestrian desire line and central island landscaped to prevent use for pickups.</li> <li>• Parking provided away from terminal frontage.</li> </ul>

	<ul style="list-style-type: none"> <li>• Cycle parking at end of shared facility in public realm area or adjacent terminal</li> </ul> <p><b>Q&amp;A</b></p> <p><b>Q</b> This is both a working and historical port, currently I cannot see another reason to visit apart from to exit or enter.</p> <p><b>A</b> The Port is part of the St Helier Harbour masterplan and Ports of Jersey are keen to enhance the passenger experience as visitors arrive. However, it is critical that infrastructure provides resilience for freight, which is the island's lifeline. It is hoped to open the frontage to the Marina and that Coronation Walk will link the north/east corner of town via a pedestrian route. High-quality landscapes will open up a view of the Castle.</p> <p><b>Q</b> The additional berths on the Westside of the St Helier Marina, need to be accessed and there is little additional parking or unloading space for boat owners, has this been incorporated into your plan?</p> <p><b>A</b> The parking at the northwest of the site will service all marine users and there is parking on Albert Pier.</p> <p><b>Q</b> Have you explored what St Malo are doing at their port?</p> <p><b>A</b> We have been in contact with St Malo over the past year and have shared our plans. It is acknowledged that Jersey is not maximising its assets when it comes to passenger arrivals.</p> <p><b>Q</b> Are there any buses that go down to the Harbour?</p> <p><b>A</b> Yes, the town bus goes around the roundabout, past La Rue de L'Étau and to the terminal four times an hour.</p> <p>(SC) Thanked (MW) for the presentation.</p>
<p><b>04/2024 UPDATE ON THE APPROVED ROADS PROGRAMME</b></p>	<p>(SA) explained that subject to weather conditions, the Parish is currently on target to complete the roads programme.</p> <ol style="list-style-type: none"> <li>1. <b>Halkett Street</b>, a contractor has been appointed (Brenwal) following a tender stage and work is due to commence this month. However, there are a few challenges in terms of materials, which are still to arrive on island. The aim is to complete most of the work by the end of April.</li> <li>2. <b>Valley des Vaux</b>, the design has been finalised and the Parish is seeking pricing for the improvements. The aim is to commence the works on site in February and complete by end of April.</li> <li>3. <b>Neighbourhood Improvements</b>, the Parish is out to tender for a design team who will take the Poonah Road and Pomona Road proposals to the next stage. Costs should be clearer at the end of January and the hope is to appoint a team in early February.</li> <li>4. <b>Road Resurfacing</b> is on track, with both Cleveland Road and Peter Street scheduled for February.</li> </ol> <p>There has been challenges this year, as the overall budget was approved late in the financial year. This has consolidated the works down to a narrower period, although projects continued as much as possible within the constraints of available budgets.</p> <p>The Parish is governed by various embargos, as to when work can physically be undertaken on site. For example, major works is avoided during the summer period in core areas, to reduce the impact on</p>

	<p>visitors and traders. Global issues have affected the supply of materials and lead-in times.</p> <p>The Committee will receive an update of the Roads Programme in March/April and will be presented with an in-principal approval for the forthcoming financial year.</p> <p>The Committee approved the Roads Programme in-principal.</p>
<b>05/2024 APPROVAL OF THE ROADS COMMITTEE CODE OF CONDUCT POLICY</b>	Following an Induction for Roads Committee Members, the Committee approved to and adopt the Roads Committee Code of Conduct and Function policy, for their term of office.
<b>PLANNING APPLICATIONS</b>	
<b>06/2024 ELIZABETH HARBOUR, LA ROUTE DU PORT ELIZABETH, ST HELIER, JE2 3NW</b>	<p>Redevelopment of existing operations at Elizabeth Harbour, to include revised access, demolition of existing infrastructure such as: the passenger terminal building, the inbound customs inspection facility, and the vehicle security search building. The construction of a new passenger terminal building, an inbound customs inspection facility and a vehicle security search building, a distribution centre, and the creation of a new Lo-Lo (lift-on lift-off) facility which includes dredging a new berth pocket, a new suspended deck and land reclamation to create new hardstanding, and relocation of the crane from New North Quay. 3D Model available. AMENDED PLANS, 3D MODEL &amp; EIS ADDENDUM SUBMITTED: to include a revised layout and design, and disposal of excavated material to existing offshore marine disposal site.</p> <p>The Committee approved the draft comments detailed in the planning report dated 10 January 2024 (refer to documentation attached)</p>
<b>07/2024 6 CALEDONIS PLACE, ST HELIER, JE2 3NG</b>	<p>Change of use on the ground floor to South Suite from (Class A) Shop and (Class B) Retail to (Class M) Wine bar. AMENDED DESCRIPTION: Change of use of ground floor from Class A (Retail) and Class B (Café and Restaurant) to Class M (Late night entertainment and drinking venues).</p> <p>The Committee approved the draft comments detailed in the planning report dated 10 January 2024 (refer to documentation attached)</p>
<b>08/2024 16 WEST PARK AVENUE, ST HELIER, JE2 3PJ</b>	<p>Relocate existing entry gate to South-East boundary wall.</p> <p>The Committee approved the draft comments detailed in the planning report dated 10 January 2024 (refer to documentation attached)</p>
<b>09/2024 AGREED DECISIONS</b>	<ul style="list-style-type: none"> <li>• The Roads Committee agreed Ted Vibert could continue as Chairperson of the sub-committee looking at scooters and illegal cycling on pavements. (BM) requested the meetings be held in the evenings.</li> <li>• The Roads Committee supported the Romeril's site proposal.</li> <li>• The Roads Committee agreed to the temporary footpath crossing to Ann Street development</li> </ul>
<b>10/2024 LODGING ITEMS FOR FORTHCOMING ROADS COMMITTEE MEETINGS</b>	(JL) a discussion on the unsightly Eurobins placed around St Helier
<b>NEXT MEETING</b>	The next meeting will take place on Wednesday 14 <sup>TH</sup> February 2024.

**1. Elizabeth Harbour, La Route du Port Elizabeth, St. Helier, JE2 3NW**

**P/2023/0062**

*Redevelopment of existing operations at Elizabeth Harbour, to include revised access, demolition of existing infrastructure such as: the passenger terminal building, the inbound customs inspection facility and the vehicle security search building. The construction of a new passenger terminal building, an inbound customs inspection facility and a vehicle security search building, a distribution centre, and the creation of a new Lo-Lo (lift-on lift-off) facility which includes dredging a new berth pocket, a new suspended deck and land reclamation to create new hardstanding, and relocation of the crane from New North Quay. 3D Model available. AMENDED PLANS, 3D MODEL & EIS ADDENDUM SUBMITTED: to include a revised layout and design, and disposal of excavated material to existing offshore marine disposal site.*

The Roads Committee has examined plans for the above submission and comments as follows:-

1. The Roads Committee notes that this application was considered by the Parish Roads Committee in March 2023. The application has been updated and amended which requires a revised and updated response by the Parish Roads Committee. The applicant has presented the proposals at the Parish Roads Committee meeting on 10 January 2024.

2. **Pedestrians:** The proposals include a new shared-use path for pedestrians and cyclists to access the port, off Rue de l'Etai which is in a southwest direction alongside Elizabeth Marina to the new passenger terminal building and replaces the current pedestrian access along the footway of La Route du Port Elizabeth. The Scheme also includes a new shared crossing of La Route du Port Elizabeth south of the junction with Rue de l'Etai.

**Roads Committee comments:** The access and egress from the site has been amended from the previous scheme. The applicant will provide crossings on La Route du Port Elizabeth for pedestrian and cycle access. It is understood that the new harbour will be approximately 390 metres which is 70 metres further away than the existing, therefore it is important to ensure that the walking (and cycling) route are safe and easily walkable.

3. **bicycle parking:** 58 no. new bicycle parking spaces are being provided.

- 18 no. bicycle parking spaces are proposed at the new passenger terminal building comprising of eight short stay cycle parking spaces provided at the side of the terminal building near the swim lanes. This is the capacity for bicycles on the Manche Iles Express ferries. A further four short stay and six long stay spaces for staff and visitors are proposed underneath the canopy at the terminal entrance. Six long stay spaces will have electric charging access.
- 40 no. short stay spaces will be provided within the restricted zone between the terminal and the swim lanes for cyclists travelling on Condor ferries given they check in as 'cars'. 40 spaces are equivalent to two times the Condor ferry capacity for bicycles and will allow for two ferries being scheduled at the same time.
- Alongside this, EVie bike hire provision that currently exists at the terminal will continue to be provided and will be located adjacent to the canopy near the terminal entrance.
- No additional spaces are proposed at Albert Pier. (Secure cycle parking for 10 bicycles is already provided on Albert Pier, this will remain in place)



Table 2.1: New Car Parks

Car Park Area	Designation	Total Capacity (Standard + Disabled)	Disabled Spaces
Terminal frontage	Visitors	12*	2
Terminal frontage (taxis)	Visitors / staff	7**	0
Terminal frontage coach bays	Visitors	7	0
Terminal frontage (motorcycle bays)	Visitors / permit holders	16	0
Hire car parking	Visitors	12	0
Dual function car park	Permit holders / visitors	82	0
Port user car park 1	Visitors / permit holders	30	3
Port user car park 2	Visitors / permit holders	25	0

\*The ten drop-off spaces are also designed to be accessible.

\*\*Two designated taxi pick-up bays and five taxi stacking spaces.

#### Electric Vehicle (EV):

- 6 no. Electric Vehicle (EV) charging spaces are proposed to be available for use as soon as the car parks become operational.
- 21 no. car parking spaces and 7 no. coach parking spaces will also be equipped with ducting so that EV charging points can be added in the future.

**Roads Committee comments:** Roads Committee welcomes the introduction of the Travel Plan and the measures to address some of the key challenges. The applicant should identify and commit to having a Travel Plan Coordinator, who will ensure that the Travel Plan is implemented, and the measures detailed in the Travel Plan, and subsequently confirmed for taking forward, are put into practice.

- The applicant proposes to segregate passengers from commercial activities, two separate accesses to the port are proposed, one for passengers and one for freight.

- Passengers:** The new vehicular passenger access will be provided via a new priority junction off Rue de L'Etan and will provide access to the ferry check-in facilities for vehicles and pick-up / drop-off facilities for all ferry passengers. This access will also provide highways access to the car parks and passenger terminal building for both staff and passengers.

Outbound ferry passenger vehicles keep left to enter the passenger vehicle lanes for the outbound vehicle check in and security, before driving onto the ferry once it is ready. An escape route for rejected vehicles at the check in point is provided, so that vehicles can turn out of the passenger vehicle lanes without disrupting the rest of the outbound passenger traffic.



12. The applicant is to commission and fund an independent Road Safety Audit for the alterations to the Parish by-road La Rue de L'Etiau, especially in terms of the new junction and any alterations to the Parish by-road which includes pedestrian and cycle safety/access. Road Safety Audits Levels 1, 2 and 3 are to be undertaken and the results of the Audit shared with the Parish. The recommendation provided are to be considered, responded, and actioned. This is to be at the full cost of the Applicant.

13. Applicant must note that Planning approval does not permit the Applicant to undertake any alterations on the public road or footway without the PRIOR agreement and permission from the Parish of St Heller. The Parish will need to agree the exact details and specifications in advance to any work commencing on the public roadway or footway.

14. The construction process and site servicing arrangements must be discussed with Parish of St Heller's Infrastructure Department at development stage.

15. Alterations/surfacing to the Parish footway and/or carriageway must ONLY be undertaken by an approved Parish contractor. The cost associated with any necessary alteration(s) or resurfacing to the public footway or carriageway will be at full expense of the Applicant.

16. That the Applicant must comply with the visibility requirements as set out in '**Access onto the Highway – Standards and Guidance**' as produced by Government of Jersey's Infrastructure and Environment Department, available online at: <https://www.gov.je/travel/roads/pages/roadhousingdevelopment.aspx>. Everything in the visibility areas so formed, including gates, pillars, walls and plants growth, to be permanently restricted in height to 900 mm above road level in perpetuity.

17. That any new or altered access must be surfaced in a hard bound material, such as concrete or asphalt (not loose stone or gravel), within 2m of the public highway, and all surface water generated on the area is to be disposed of within the site by soakaway or other appropriate means. This is a Parish of St Heller set condition which must be undertaken by the Applicant prior to the parking space being used.

18. The kerb and footway must be lowered by the Parish of St Heller or approved Parish contractor at the expense of the Applicant. This is a Parish of St Heller set condition which must be undertaken by the Applicant prior to the vehicle entrance being used. The Parish will not allow access across the footway by the Applicant/owner without this work being undertaken first; this is to avoid damage to the kerbstones from vehicle movement.

Please note that footways are to be continuous across all vehicular entrances as priority is to be given to pedestrians. Priority is to be given to pedestrians across footpaths.

The Applicant must contact the Parish of St Heller's Infrastructure Department prior to undertaking any work to the public highway to agree the extent of work and specific detail and specification. The Applicant is to be aware that only Parish-approved contractors are permitted to work on the public road/footway. All necessary works are to be at the cost of the Applicant.

19. The Applicant must remove obsolete service boxes that are no longer used to provide a service to the Applicant's site or, alternatively, realign/renew service boxes, liaising with the appropriate utility company. Obsolete dished kerb and footway entrances are to be removed with the kerbs and footway lifted, which will result in making good to the asphalt for the full width and length of the dished area as a minimum. Applicant is to be aware that depending on the location of the property red and/or black asphalt may be required for making good to the footway, although in some instances the Applicant may need to reset granite footway paving.

**3. 16, West Park Avenue, St. Helier, JE2 3PJ**

**P/2023/1237**

*Relocate existing entry gate to South-East boundary wall.*

The Roads Committee has examined plans for the above submission and comments as follows:-

1. The Roads Committee notes that the application is to relocate the existing gate on the front low wall to the front garden on West Park Avenue elevation.
2. Applicant must note that Planning approval does not permit the Applicant to undertake any alterations on the public road or footway without the PRIOR agreement and permission from the Parish of St Helier. The Parish will need to agree the exact details and specifications in advance to any work commencing on the public roadway or footway.
3. Applicant is to note that the cost for removal and relocation of any street furniture or utilities, for example lampposts, bollards, bike racks, etc., and subsequent making good to road and pavement surfaces due to this application, is to be at the Applicant's cost. Relocation of street furniture must be agreed with the Parish in advance prior to any work commencing on site.
4. The footpath is to be made good where the existing garden gate is blocked, and the footpath is to be made good where the wall opening is formed. The extend of making good is to be agreed in advance with the Parish. The Applicant must contact the Parish of St Helier's Infrastructure Department prior to undertaking any work to the public highway to agree the extent of work and specific detail and specification. The Applicant is to be aware that only Parish-approved contractors are permitted to work on the public road/footway. All necessary works are to be at the cost of the Applicant.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/1237>





# PARISH OF ST HELIER INFRASTRUCTURE

Town Hall, PO Box 50, St Helier, JERSEY, JE4 8PA

## Roads Committee Report

### Hope Street Closer

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<b>Date of request:</b> 14 February 2024	<b>Road reference &amp; title of report:</b> 097 Hope Street closure
<b>Address:</b> Hope Street	<b>Requested by:</b> Infrastructure
<b>Location map:</b> 	<b>Photograph/street view:</b> 

#### Brief introduction/summary:

Hope street is due to be closed or 6 weeks from early January whilst demolition works is undertaken at Wildfire which necessitates the closure of the street for the duration of the works for Health and Safety reasons.

Following the demolition Hope Street is to be closed for a further 24 weeks to enable construction work to be undertaken.

The contractor will liaise with property owners/residents and commercial businesses in the area to advise of the closure.

Roads Committee may want to consider this as a trial for the in-principal permanent closure of Hope Street, as there has been a desire to close the street to traffic to enable the space to be used for alfresco dining. The permanent closure will be subject to public consultation exercise being undertaken with the result brought back to Roads Committee.





**Details of the request:**

The above is an early initial markup of a part closure. There will still need to be arrangement for vehicles to exit the private lane, Cross Street, onto Hope Street, otherwise vehicles parked in Cross Street will be forced to exit out onto Conway Street.

The initial reaction from the Government of Jersey on the Parish proposals to close part of Hope Street (subject to further assessment/consultation) was met positively, although this advice will need to be revisited as the proposals are developed further.

Closing Hope Street to vehicular traffic (or part) may provide an opportunity to provide more bicycle parking, as the Street is a very narrow street.

Currently the road width on Hope Street (kerb to kerb) is 3900mm. The location of parking bays on the left hand side is causing vehicles to mount the pavements to pass parked vehicles. There is insufficient width to facilitate both parking and vehicular access. A recommended width of a UK parking bay is 2500mm, leaving 1400mm of carriageway for vehicles to pass. This has resulted in damage to the granite pavements, which have just been repointed at an expense to the Parish as well as being a considerable pedestrian safety concern.

**Speed limit of road:**

15	20	30	40	N/A
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**Officer dealing with request:**

SA

**Safety Audit level:**

Yes - a Road Safety Audit will be required and a traffic assessment by Road Traffic Engineers.

**Anticipated budget cost to implement:**

For minimal interventions: £ 20k

For a Public Realm Improvement Project the budget will be advised once the Department obtains the brief outline from Committee on its requirements.

**Funding proposal:**

Simple interventions: To simply to leave the pavements and carriageway as they are and place bollards to close off part of the road, anticipated budget would be £ 20k which also includes for a design to be developed for a permanent solution.

Public Realm Improvement Scheme: If an improvement scheme is required then this cost will increase significantly, with the budget £ 20k allocated to developing a scheme and undertaking the necessary public engagements, legal checks and traffic assessments.

There is currently no funding for this work, and therefore Committee will need to consider this for next financial year.

**Legislation affected:**

Yes - will require amendments to the Road Traffic (St Helier) (Jersey) Order 1996 and requires Parish lawyers to undertake legal checks in case rights of way in the closed areas are affected.

**Will an additional report be required?**

Yes - a follow-up report to Committee with the proposals and results of the consultation.

**Will public consultation be required?**

Yes

**Is this to go back to Roads Committee?**

Yes – results of the consultation.







**1. 19 Queen Street & 4 Halkett Street, Queen Street, St Helier, JE2 4WD**

**P /2023/1340**

*Change of use to part of existing building from commercial to residential and its extension at third-floor level, to create eight residential units and associated facilities and rooftop amenity. Form new residential entrance at ground floor.*

The Roads Committee has examined plans for the above submission and comments as follows:-

1. The Roads Committee notes that the property forms the corner of Queen Street and Halkett Street at 19 Queen Street and 4 Halkett Street, 6 Halkett Street, and McDonald's adjoins the site to the north.

This application is for the partial change of use from commercial to residential and an extension at third-floor level to create eight residential units and associated facilities. It is proposed to create 3 x 2-bed and 5 x 1-bed apartments on the first, second and third floors with a new residential entrance at ground-floor level. It is also proposed to create a communal amenity roof garden at third-floor level.

The two retail units on the ground floor will remain – currently a jewellery store to the south which is currently vacant, and a ladies boutique shop to the north, which is also vacant.

The property will include dedicated off-street 18 no. cycle parking spaces via a new residential entrance off Halkett Street. The bicycle parking store is split, one store will accommodate 2 cycles and a larger store will accommodate 16 cycles. The stores will incorporate electric charging facility.

The site is car-free as it does not lend itself to accommodating car parking. It is noted that the property is within the town core centre and in close proximity to alternative means of transport.

**Roads Committee requirements:**

2. The Roads Committee welcomes the provision of cycle parking but would request that the cycle parking provided be of sufficient size to accommodate larger cycles such as cargo cycles.
3. The Roads Committee requested that a POA be imposed on the Applicant as the Parish is currently in the process of resurfacing Halkett Street from Beresford Street to Hilgrove Street and will be seeking to renew the precinct surface between Hilgrove Street and Queen Street in the near future; therefore, a Public Realm contribution towards the renewal of the precinct in front of this property is being requested.
4. The Applicant will need to undertake a condition survey of Halkett Street and Hilgrove Street to record the condition of the road and pavement prior to work commencing on site; the condition survey is to be funded by the Applicant and the results of the condition survey shared with the Parish for approval/agreement prior to any work commencing on site as a true reflection of the road and pavement conditions.
5. The Applicant is to note that there will be an embargo set for any excavation of Hilgrove Street as the Parish is in the process of extending the cobbled road in this area.



6. Applicant must note that Planning approval does not permit the Applicant to undertake any alterations on the public road or footway without the PRIOR agreement and permission from the Parish of St Helier. The Parish will need to agree the exact details and specifications in advance to any work commencing on the public roadway or footway.
7. The construction process and site servicing arrangements must be discussed with the Parish of St Helier's Infrastructure Department at development stage.
8. Alterations/surfacing to the Parish footway and/or carriageway must ONLY be undertaken by an approved Parish contractor. The cost associated with any necessary alteration(s) or resurfacing to the public footway or carriageway will be at full expense of the Applicant.
9. The Applicant must remove obsolete service boxes that are no longer used to provide a service to the Applicant's site or, alternatively, realign/renew service boxes, liaising with the appropriate utility company. Obsolete dishd kerb and footway entrances are to be removed with the kerbs and footway lifted, which will result in making good to the asphalt for the full width and length of the dishd area as a minimum. Applicant is to be aware that depending on the location of the property red and/or black asphalt may be required for making good to the footway, although in some instances the Applicant may need to reset granite footway paving.

The specification and extent of the remedial works must be agreed in advance with the Parish of St Helier's Infrastructure Department. Only Parish-approved contractors are permitted to work on the public road/footway. All remedial works are to be at the cost of the Applicant.
10. Applicant is to note that the cost for removal and relocation of any street furniture or utilities, for example lampposts, bollards, bike racks, etc., and subsequent making good to road and pavement surfaces due to this application, is to be at the Applicant's cost. Relocation of street furniture must be agreed with the Parish in advance prior to any work commencing on site.
11. That the requirements of the Highway Encroachments (Jersey) Regulations 1957 are strictly complied with. Planning approval does not permit a structure to encroach on the highway or footway:
  - That any windows bordering the public road or footway shall be of a type whose opening lights do not open beyond the face of the building. The Applicant should note that contravening this condition will mean that the Parish will take action against the Applicant/owner under the Highways Encroachments (Jersey) Regulations 1957.
  - That no doors may open outwards over the public highway. The Applicant should note that contravening this condition will mean that the Parish will take action against the Applicant/owner under the Highways Encroachments (Jersey) Regulations 1957.
12. That the refuse store/collection arrangements, refuse separation and recycling strategy are to be agreed in detail with the Parish Refuse Manager.
  - It should be noted that the Parish cannot collect refuse unless adequate access and storage facilities are provided on-site.
  - The Applicant is to indicate on a plan showing a properly constructed enclosure for the storage of refuse prior to collection.
  - There should be no step between the floor of the refuse store and the footway.
  - That the refuse store is fitted with a standard Parish lock.

13. That notwithstanding the above comments, this submission should be referred to Infrastructure and Environment since the road in front of the property is a Government main road.

<https://www.gov.ie/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/1340>

**2. Villa Daemar and Arnside, Queen's Road, St Helier, JE2 3DR & JE2 3GR respectively**

**P/2023/1357**

*Proposed demolition of 1 no. cottage, construction of 5 no. houses, with associated landscaping.*

The Roads Committee has examined plans for the above submission and comments as follows:-

1. The Roads Committee notes that the proposal is for the demolition of the 4-bedroom house, gardens area and associated garages to create 5 no. new houses within the domestic curtilage of Arnside and Villa Daemar.

The proposed new accommodation will comprise of:

- **Units 1, 2 & 3** (Interwar-style houses) - these houses are designed as a small terrace block: Each of these units will comprise of 4 bedrooms, with an external bike store and secure rear gardens. Each dwelling is to have an electric charge point adjacent to its allocated car parking spaces.
- **Unit 4, The Cod House:** 3 Bedroom House, an external bike store and secure rear gardens. This dwelling is to have an electric charge point adjacent to its allocated car parking spaces.

- **Unit 5, The Townhouse:** 3 Bedroom House, an oversized single garage with electric charging is provided for bicycle storage and electric car charging.

**Note:** Each of the units is to have at least one dedicated off-street parking space, plus visitor parking.

2. That the refuse store/collection arrangements, refuse separation and recycling strategy are to be agreed in detail with the Parish Refuse Manager.
  - It should be noted that the Parish cannot collect refuse unless adequate access and storage facilities are provided on-site.
  - The Applicant is to indicate on a plan showing a properly constructed enclosure for the storage of refuse prior to collection.
  - There should be no step between the floor of the refuse store and the footway.
  - That the refuse store is fitted with a standard Parish lock.

3. That notwithstanding the above comments, this submission should be referred to Infrastructure and Environment since the road in front of the property is a Government main road.

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**3. 14, Havre des Pas, St Helier, JE2 4UQ****P/2023/1361**

*Create 4 no. two-bedroom and 3 no. three-bedroom townhouses, with first and second-floor balconies provided to East and West elevations, photovoltaic panels installed to roofs and associated parking, stores and landscaping enhancements.*

The Roads Committee has examined plans for the above submission and comments as follows:-

1. The Roads Committee notes that the application is to construct on the former car hire site (previously known as the 'Sovereign Hire Cars site' which accommodated 38 parking spaces) 7 no. townhouses and associated parking facilities. The proposed development comprises of:
  - Town House 1: 2-bedroom dwelling house, 1 no. car parking space and 2 no. cycle parking spaces
  - Town House 2: 2-bedroom dwelling house, 1 no. car parking space and 2 no. cycle parking spaces
  - Town House 3: 3-bedroom dwelling house, 1 no. car parking space and 2 no. cycle parking spaces
  - Town House 4: 3-bedroom dwelling house, 1 no. car parking space and 2 no. cycle parking spaces
  - Town House 5: 2-bedroom dwelling house, 1 no. car parking space and 2 no. cycle parking spaces
  - Town House 6: 2-bedroom dwelling house, 1 no. car parking space and 2 no. cycle parking spaces
  - Town House 7: 3-bedroom dwelling house, 1 no. car parking space and 2 no. cycle parking spaces
  - Visitors: No parking space provided for visitors; 4 no. visitor cycle parking spaces provided
2. That the Applicant provides a cycle parking covered facility which must have sufficient space to accommodate larger cargo bicycles.
3. There must be a minimum of one cycle parking space per bedroom provided for the site and sufficient visitor cycle parking spaces, i.e. the three-bedroom units should have a minimum of 3 no. cycle parking spaces per unit.
4. Roads Committee requests the provision of the appropriate number of charging points for electric bicycle charging.
5. Roads Committee requests the provision of the appropriate number of charging points for electric cars.
6. That the refuse store/collection arrangements, refuse separation and recycling strategy are to be agreed in detail with the Parish Refuse Manager.
  - It should be noted that the Parish cannot collect refuse unless adequate access and storage facilities are provided on-site.
  - The Applicant is to indicate on a plan showing a properly constructed enclosure for the storage of refuse prior to collection.
  - There should be no step between the floor of the refuse store and the footway.
  - That the refuse store is fitted with a standard Parish lock.
7. That notwithstanding the above comments, this submission should be referred to Infrastructure and Environment since the road in front of the property is a Government main road.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/1361>

**4. Chanceux, La Vallée des Vaux, St Helier, JE2 3GA**

**P/2023/1410**

*Convert existing ground floor studio flat into one bedroom unit with single-storey flat roof to south of Flat 1, amenity space & storage. Create 3 no. parking spaces. REVISED DESCRIPTION: Construct single-storey flat roof extension to South East Elevation to form 1 no. 1-bed residential unit. Clad existing East elevation in horizontal hardi plank cladding and form 3 no. parking spaces to North East of site.*

The Roads Committee has examined plans for the above submission and comments as follows:-

1. The Committee notes that the current property comprises two units of accommodation with a garage in the lower ground floor and parking for two vehicles outside in the yard. The Applicant proposes to convert the garage and associated area in the Lower Ground Floor into a one-bed unit of accommodation resulting in the loss of one garage parking space. The car parking provision will be increased to three parking spaces to the forecourt.
2. That the Applicant provides a cycle parking covered facility which must have sufficient space to accommodate larger cargo bicycles.
3. There must be a minimum of one cycle parking space per bedroom provided for the site and sufficient visitor cycle parking spaces.
4. Roads Committee requests the provision of the appropriate number of charging points for electric bicycle charging.
5. Roads Committee requests the provision of the appropriate number of charging points for electric cars.
6. That any new or altered access must be surfaced in a hard-bound material, such as concrete or asphalt (not loose stone or gravel), within 2m of the public highway, and all surface water generated on the area is to be disposed of within the site by soakaway or other appropriate means. This is a Parish of St Helier set condition which must be undertaken by the Applicant prior to the parking space being used.

7. The kerb and footway must be lowered by the Parish of St Helier or approved Parish contractor at the expense of the Applicant. This is a Parish of St Helier set condition which must be undertaken by the Applicant prior to the vehicle entrance being used. The Parish will not allow access across the footway by the Applicant/owner without this work being undertaken first; this is to avoid damage to the kerbstones from vehicle movement.  
Please note that footways **MUST** be continuous across all vehicular entrances as priority is to be given to pedestrians. Therefore, there is no need to provide tactile paving on either side of a vehicular entrance.

8. The Applicant must contact the Parish of St Helier's Infrastructure Department **prior** to undertaking any work to the public highway to agree the extent of work and specific detail and specification. The Applicant is to be aware that only Parish-approved contractors are permitted to work on the public road/footway. All necessary works are to be at the cost of the Applicant.

9. That a line of 50mm wide split blocks shall be laid flush at the junction between the private land and the rear of the public footway for the width of the site. This is a Parish of St Helier set condition which must be undertaken by the Applicant/owner prior to the parking space being used.

The Applicant must contact the Parish of St Helier's Infrastructure Department prior to undertaking any work to the public highway to agree the extent of work and specific detail and specification. The Applicant is to be aware that only Parish-approved contractors are permitted to work on the public road/footway. All necessary works are to be at the cost of the Applicant.



10. The Applicant must remove obsolete service boxes that are no longer used to provide a service to the Applicant's site or, alternatively, realign/renew service boxes, liaising with the appropriate utility company. Obsolete ditched kerb and footway entrances are to be removed with the kerbs and footway lifted, which will result in making good to the asphalt for the full width and length of the ditched area as a minimum. Applicant is to be aware that depending on the location of the property red and/or black asphalt may be required for making good to the footway, although in some instances the Applicant may need to reset granite footway paving.

The specification and extent of the remedial works must be agreed in advance with the Parish of St Helier's Infrastructure Department. Only Parish-approved contractors are permitted to work on the public road/footway. All remedial works are to be at the cost of the Applicant.

11. The users of the car parking spaces will be expected to reverse into the parking space as parking front-face will cause a serious risk to pedestrians walking on the footway. The Roads Committee requests that if the application is approved there be a condition imposed on the Applicant that cars parking in these spaces must reverse into the parking spaces; if this cannot be conditioned then the Roads Committee has serious safety concerns.

12. That the refuse store/collection arrangements, refuse separation and recycling strategy are to be agreed in detail with the Parish Refuse Manager.

- It should be noted that the Parish cannot collect refuse unless adequate access and storage facilities are provided on-site.
- The Applicant is to indicate on a plan showing a properly constructed enclosure for the storage of refuse prior to collection.
- There should be no step between the floor of the refuse store and the footway.
- That the refuse store is fitted with a standard Parish lock.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/1410>

**5. 70-72, La Colomberie, St Helier, JE2 4QA**

**P/2023/1441**

*Demolish all buildings on site and construct mixed-use development comprising two buildings (Blocks A & B) with 32 no. residential units (12 no. 1-bed and 2 no. 2-bed apartments) and 2 no. commercial units. Remove vehicular access from La Colomberie and amend vehicular access to Roseville Street linking to new ground floor car park including parking for 12 no. vehicles and 2 no. motorcycle spaces. Provide ground floor storage for 94 no. bicycle spaces (30 no. bicycle spaces for Block A, 56 no. bicycle spaces for Block B, 4 no. bicycle spaces for commercial units and 4 no. bicycle spaces for residents' visitors). Create children's play space at ground floor level and landscaped gardens for shared amenity at podium level and fourth floor. 3D model available.*

The Roads Committee has examined plans for the above submission and comments as follows:-

1. The Roads Committee notes that the application is for the major regeneration of the 70-72 La Colomberie, St Helier (former YESSS Electrical Store), and is bound by La Colomberie to the North and Roseville Street to the West. The southern boundary faces the large Metropol residential development. The proposed mixed-use development aims to redevelop a brownfield site within the built-up area of St Helier.

The proposal includes the removal of a vacant single-storey retail unit, a vacant industrial distribution warehouse and a small parking area to provide for a mixed-use development consisting of a commercial office unit as well as a mixture of sustainable residential apartments.

The proposed development will comprise of demolishing all buildings on site and construction of a mixed-use development comprising two buildings (Blocks A & B) with 32 no. residential units (12 no. 1-bed and 20 no. 2-bed apartments) and 2 no. commercial units.

2. Creation of a children's play space at ground floor level and landscaped gardens for shared amenity at podium level and fourth floor.
3. Provision of ground floor storage for 66 no. bicycle spaces (20 no. bicycle spaces for residents and 4 no. for commercial units in block A, 38 no. bicycle spaces for block B, and 4 no. spaces for residents' visitors). 10 of the spaces will have access to electric cycle charging points and four will accommodate bicycle buggies.
4. There will be the removal of vehicular access from La Colomberie and an amended vehicular access to Roseville Street to new ground floor car park including parking for 13 no. vehicles and 2 no. motorcycle spaces. 11 no. car parking spaces will be allocated to residents, one of which is accessible. 2 no. car parking spaces will be allocated to the commercial units. Car parking provided is to meet the requirement set by the Government, 100% of the parking spaces will be provided with infrastructure for future electric car charging spaces

**In summary:**

Type	Quantum
Residential Units	32 apartments
Unit Mix	12 x 1-bedroom apartments 20 x 2-bedroom apartments
Commercial Units	263sqm GFA
Cycle Parking	66 cycle parking spaces
Car Parking	13 car parking spaces 2 motorcycle parking

5. The Roads Committee believes that the parking provision for occupants of the premises is insufficient. Would the Applicant please seek ways of increasing the parking facilities. Only having 11 no. parking for 32 units is a very low ratio. Car parking provision in La Colomberie area is very limited and therefore constructing a large development with insufficient off-street car parking will exacerbate the problems with lack of parking in this area. Residents in St Heller should be allowed car ownership.
6. If car parking cannot be increased, then the Roads Committee requests that the Applicant introduces electric car club/electric cycle share facilities. To include at least one year's free membership offered to all the occupiers in the development.
7. A strategy to clean the façade of the building without the necessity for external equipment which must be operated from the roadway must be developed.

8. There must be a minimum of one cycle parking space per bedroom provided for the site and sufficient visitor cycle parking spaces, i.e. the three-bedroom units should have a minimum of 3 no. cycle parking spaces per unit.
9. Roads Committee requests the provision of the appropriate number of charging points for electric bicycle charging.
10. Roads Committee requests the provision of the appropriate number of charging points for electric cars.
11. That the refuse store/collection arrangements, refuse separation and recycling strategy are to be agreed in detail with the Parish Refuse Manager.
  - It should be noted that the Parish cannot collect refuse unless adequate access and storage facilities are provided on-site.
  - The Applicant is to indicate on a plan showing a properly constructed enclosure for the storage of refuse prior to collection.
  - There should be no step between the floor of the refuse store and the footway.
  - That the refuse store is fitted with a standard Parish lock.
12. That notwithstanding the above comments, this submission should be referred to Infrastructure and Environment since the road in front of the property is a Government main road.

<https://www.gov.je/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/1441>

## **6. La Collette Gardens, Mount Bingham, St Helier**

**P/2023/1445**

*"Regrading of land to form memorial garden with 1 no. new reflection pond, 1 no. bench, 2 no. pergolas and associated planting and landscaping enhancements."*

The Roads Committee has examined plans for the above submission and comments as follows:-

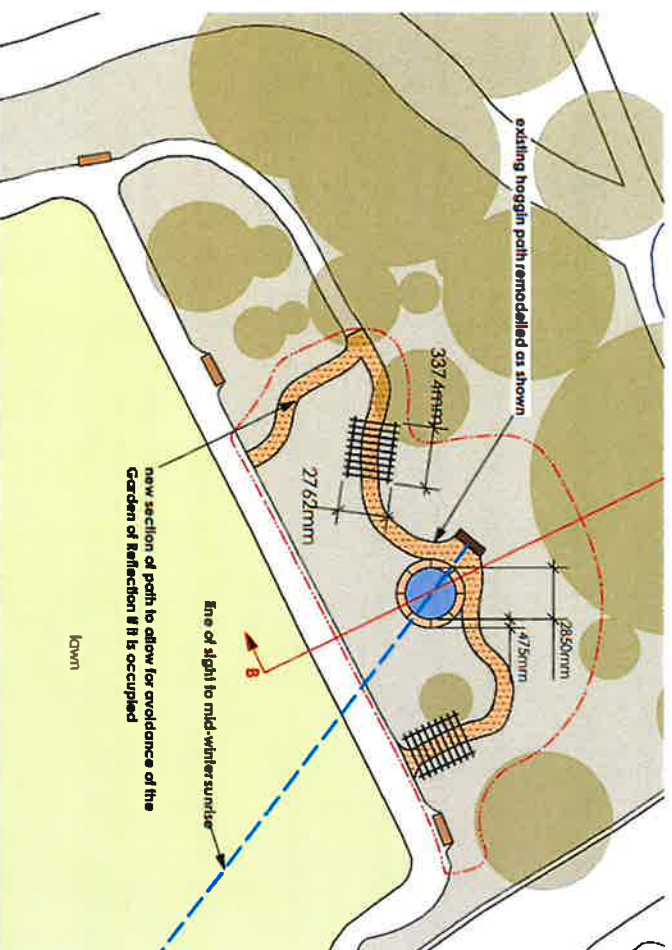
1. The Roads Committee notes that the proposal is to create a permanent memorial to Islanders who suffered abuse in Jersey's care system. A permanent memorial was one of the recommendations that came from the 2017 Independent Jersey Care Inquiry. These works will be known as 'A Place to Remember' and will be located within La Collette Gardens.

The proposal is to remodel an existing path which runs southwest to northeast across La Collette Gardens. The remodelled path will be constructed of hoggin material, to match the existing path.

At either end of the path that is to be remodelled, there will be two new wooden pergolas, which will be covered in scented roses, jasmines and other fragrant plants.

The main focal point will be an arbour seat, which is angled so that the line of sight is to the mid-winter sunrise. In front of the arbour seat will be a new granite-faced raised reflection pond that will have a steel safety mesh below the pond surface. The ground level surrounding the proposed raised reflection pond will be raised slightly to create a level platform around the pond for people to walk on.





2. The Roads Committee has no objections to the above submission.
3. That notwithstanding the above comments, this submission should be referred to Infrastructure and Environment since the road in front of the property is a Government main road.

<https://www.gov.ie/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/1445>

**7. Private Car Park, Green Street, St Helier, JE2 4UQ**

**P/2023/1460**

Construct 18 no. one bed and 8 no. two bed residential units. Demolish Cherry Tree Cottage. Provide new car parking for development (to include 15 No. Parking Spaces for La Residence de la Plage) and provide bicycle parking. Undertake Public Realm improvements to Green Street to include new bus shelter. 3D Model Available.

The Roads Committee has examined plans for the above submission and comments as follows:-

1. The Roads Committee notes that the site is located on the coast of St Helier and currently consists of a 62-car park for the use of Residence de la Plage. Any leftover spaces are rented to the public, but the clients records show that this has never been at full capacity due to low demand in this location. The ground level is half a storey down from road level and slopes to the East.

On the southern corner of the site on Green Street sits Cherry Tree Cottage, a building in a poor state of repair. The proposal would call for the demolition of the dwelling in order to allow sufficient access to the site and achieve the density.

The proposed new development will comprise of 27 no. units of accommodation, set out as:-

Unit Type	Number of Units
1-bed flat	19
2-bed flat	8
<b>Total</b>	<b>27</b>

Giving a total of 35 no. bedrooms.

**Cycling:**

The Supplementary Planning Guidance 'Planning Obligation Agreements' states that 1 cycle space per bedroom is required and 10% is to be accommodated as Sheffield Stands.

The Site will be providing a total of 42 cycle parking spaces, including 8 Sheffield Stand spaces (19%), therefore in compliance with the standards as broken down below:-

- The majority of residential cycle parking is provided in the basement cycle store, located to the north-west corner of the Site. The cycle store will provide 36 cycle parking spaces, in the form of two-tier racks (17 stands) and 1 Sheffield Stands to accommodate larger/ accessible cycle spaces. There will be provision for charging of electric bikes in the cycle store.
- 3 Sheffield Stands (6 cycle spaces) will be provided on the ground floor level, close to pedestrian access 1 and will be for visitors.

**Motorcycle Parking:**

The development will provide 5 motorcycle spaces located in the basement level.

**Car Parking:**

The basement level of the Site will provide majority of the parking for the Site. It is proposed that there will be 37 car parking spaces proposed (100% electric vehicle charging spaces, 1 car club space), equating to a ratio of 1.3 spaces per unit. The car parking includes 2 (5%) disabled spaces). The Site is providing 100% electric vehicle car parking, demonstrating compliance with LHE requirements, as highlighted in paragraph.

2. Roads Committee welcomes the provision of electric charging for both cars and bicycles. The Roads Committee requests the provision of motorcycle electric charging facility.
3. That the refuse store/collection arrangements, refuse separation and recycling strategy are to be agreed in detail with the Parish Refuse Manager.
  - It should be noted that the Parish cannot collect refuse unless adequate access and storage facilities are provided on-site.
  - The Applicant is to indicate on a plan showing a properly constructed enclosure for the storage of refuse prior to collection.

- There should be no step between the floor of the refuse store and the footway.
- That the refuse store is fitted with a standard Parish lock.

4. That notwithstanding the above comments, this submission should be referred to Infrastructure and Environment since the road in front of the property is a Government main road.

<https://www.gov.ie/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/1460>

**8. Kirkella House 18, Val Plaisant, St. Helier, JE2 4TA**

**P/2023/1451**

*Change of Use from Class C Office to Residential, comprising 2 No. 1 Bedroom Apartments and 3 No. 2 Bedroom Apartments. Construction of second floor extension to Northeast of Site with roof terrace over. Provide 2 No. balconies. Various internal and external alterations.*

The Roads Committee has examined plans for the above submission and comments as follows:-

1. The Roads Committee notes that the application is to convert the existing office building into 5 residential apartments (Located at the back of the site. The ground floor office of the building facing Val Plaisant will be converted to a 2-bedroom apartment.

It is noted that the existing floors above the ground floor are not included in this application as these are in private ownership.

The property will comprise of:-

Unit 1: 2-bedroom unit  
Unit 2: 1-bedroom unit  
Unit 3: 2-Bedroom unit  
Unit 4: 1-Bedroom unit  
Unit 5: 2-bedroom unit

The applicant is proposing to provide 3 no. EV cars, 2 no. motorcycle parking spaces, and 32 no. space bicycle store.

2. That the Applicant provides a cycle parking covered facility which must have sufficient space to accommodate larger cargo bicycles.
3. Roads Committee requests the provision of the appropriate number of charging points for electric bicycle charging.
4. The Roads Committee requests the provision of motorcycle electric charging facility.
5. The Roads Committee have concerns that there is only 3 no. car parking spaces provided, the applicant should explore the options of providing additional car parking at ground floor as per the existing office building and with living accommodation above the car park.
6. The Roads Committee requests the provision of the appropriate number of charging points for electric cars.
7. That the refuse store/collection arrangements, refuse separation and recycling strategy are to be agreed in detail with the Parish Refuse Manager.

- It should be noted that the Parish cannot collect refuse unless adequate access and storage facilities are provided on-site.
- The Applicant is to indicate on a plan showing a properly constructed enclosure for the storage of refuse prior to collection.
- There should be no step between the floor of the refuse store and the footway.
- That the refuse store is fitted with a standard Parish lock.

8. That notwithstanding the above comments, this submission should be referred to Infrastructure and Environment since the road in front of the property is a Government main road.

<https://www.gov.ie/citizen/planning/pages/PlanningApplicationDetail.aspx?s=1&r=P/2023/1451>