



ROADS COMMITTEE MEETING

Wednesday 15 January 2025 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 18 December 2024 ('A' Agenda items).
- A4. Matters arising.
- A5. For information: St John's Road trial results presentation.
- A6. For information: Roads Program update.
- A7. For information: Trial holes to Westmount Road.
- A8. For decision: To consider recent Planning applications.
- A9. Agreed decisions.
- A10. Lodging items for forthcoming Roads Committee meetings.

'B' AGENDA – CLOSED TO THE PUBLIC

- B1. Declarations of interest.
- B2. To approve minutes of meetings held on 18 December 2024 ('B' Agenda items).
- B3. Matters arising.

Dates of 2025 meetings:

~~Wednesday 15 January 2025~~

Wednesday 12 March 2025

Wednesday 21 May 2025

Wednesday 16 July 2025

Wednesday 13 August 2025

Friday 19 September: Visite du Branchage et Chemin

Wednesday 19 November 2025

Wednesday 12 February 2025

Wednesday 16 April 2025

Wednesday 18 June 2025

Friday 18 July 2025: Visite du Branchage

Wednesday 17 September 2025

Wednesday 15 October 2025

Wednesday 17 December 2025



<p>Date of request: 15 January 2025</p>	<p>Road reference & title of report: 236</p>
<p>Address: St John's Road trial</p>	<p>Requested by: Government of Jersey I&E team</p>
<p>Location map:</p>  <p>The map shows a street layout with St John's Road running north-south. A red arrow indicates 'St John's Road one-way northbound'. To the east, Parade Road runs diagonally, with a red arrow indicating 'Parade Road one-way southbound'. West Park Avenue is shown as a horizontal street with a red arrow indicating it is 'unchanged'. Other streets shown include St John's Road, Parade Road, West Park Avenue, and Elizabeth Place. The map is labeled 'Scheme Plan' at the bottom right.</p>	<p>Photograph/street view:</p>  <p>A street-level photograph of St John's Road. On the left, there is a building under construction with scaffolding. In the foreground, there are orange and white traffic barriers. A light blue car is driving away from the camera. On the right, there are multi-story residential buildings with bay windows. The sky is overcast.</p>
<p>Brief introduction/summary:</p> <p>In coordination with the Parish of St Helier, the Minister for Infrastructure undertook a six-month trial (the period over which data was assessed) of a one-way southbound traffic management scheme in the lower part of St John's Road, between Parade Road to the north and Cheapside to the south. The intention of the trial was to assess the potential for better-supporting pedestrian safety and active travel, and to create a more attractive environment to enhance local amenity.</p> <p>Data collection and processing has now been completed and the outcomes of the trial will be presented by officers from I&E to the Roads Committee for its information and comment.</p> <p>I&E is here today to present the results for Roads Committee information.</p>	

RATES ASSEMBLY APPROVAL (10.07.24)
PROPOSED ROADS PROJECT AND MAINTENANCE

Version: 4.0
Date: 15.01.25

A. ROAD WORKS MAINTENANCE/RESURFACING WORK

Priority	Brief detail	Indicative budget cost	approx Area	approx Lin/m	Update
1	Road wrks mat., Road Markings, Asphalt R&M, fountain R&M, etc.	137,000	Essential maintenance		<i>Used as and when required</i>
2	Replace failed bricked areas Clairvale Rd., Rue de L'Etai, Clearview St., Dorset St., Clarendon Rd., etc. - essential work)	100,000			<i>Approx March/April (using school half term)</i>
3	Winchester St. (Carriageway and Footways): Parade Gardens footway	75,000	1,000	210 l/m	<i>Due to commence on site February.March 2025</i>
4	Duhamel St. (Carriageway and Footways) 1990	35,000	2,638	310 l/m	<i>Completed</i>
5	Ann Street (Carriageway and Footways) La Motte St to Charles St	75,000	1,010	160 l/m	<i>Completed</i>
6	Charles St. Footways (Phase 1): Hilgrove St. granite footways	100,000	355	91 l/m	<i>Due to commnece on site February</i>
Sub total:		522,000			Approved budget: 522,000

RESERVE LIST

1	Charles Street (Phase 2) (Carriageway) 2002	85,000	312	91 l/m	<i>(Postponed to 2024/25, due to funding)</i>
2	Clare Street (Carriageway and footways)	50,000	775	105 l/m	
3	Tower Road Carriageway section	30,000	300	55 l/m	
4	Museum Street Carriageway and Footways	35,000	440	75 l/m	
5	Aquila Rd. (Carriageway and footways) 1989	125,000	2638	310 l/m	

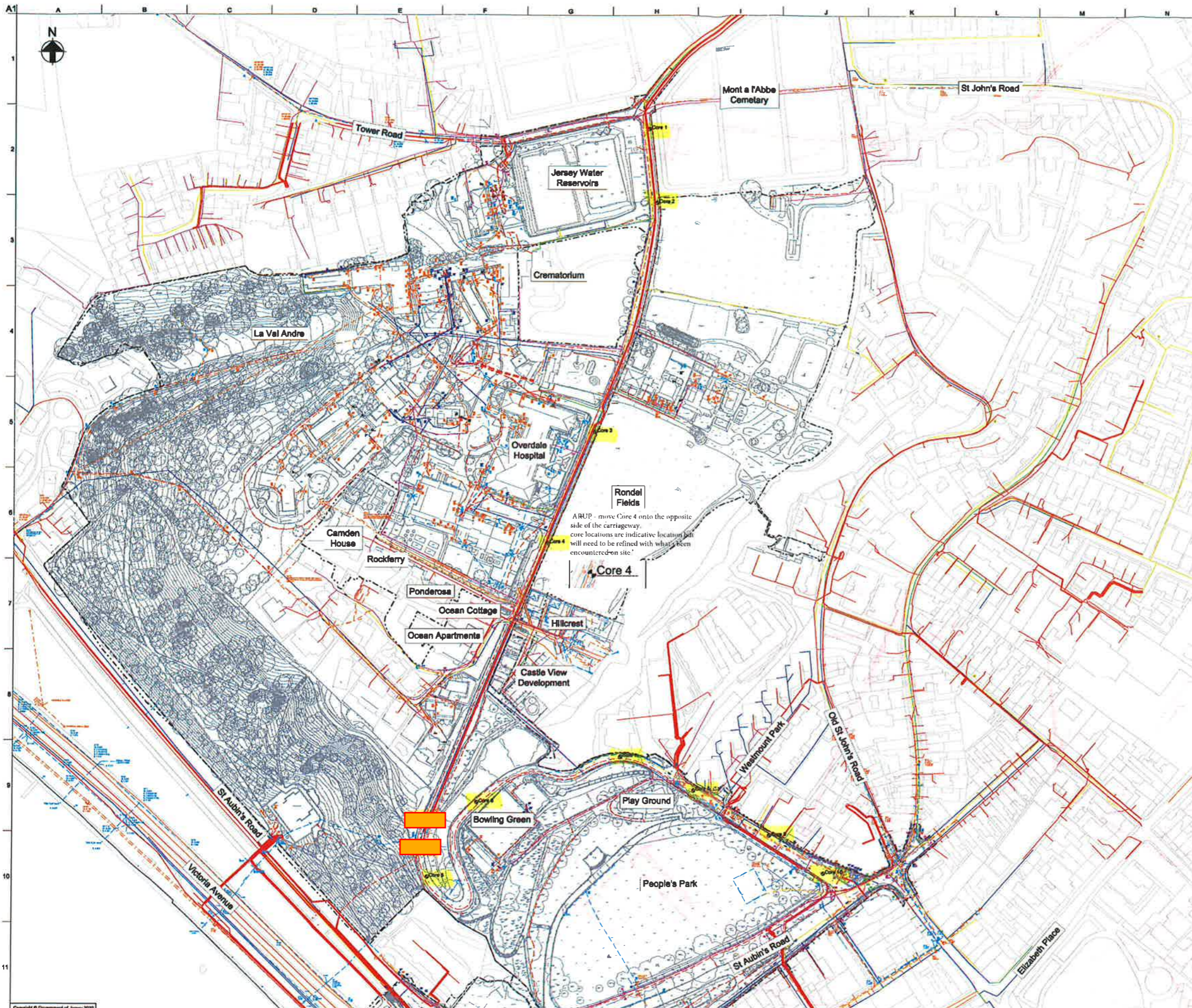
A. Road works Maintenance; the roads have been assessed on site and against the department's

B. ROAD WORKS IMPROVEMENTS

Priority	Brief detail	Indicative budget cost	Score	Criteria	Update
1	Allowance for Road Safety Assessments & Topographical surveys	20,000			<i>Used as necessary for H&S & Surveys</i>
2	NIA - Pomona Rd. & Poonah Rd. Design team appointed 2023/24	490,000	31	1,3,4,5,6,8,9	<i>Pomona due on site Feb 2025 - complete by end of April</i>
3	La Pouquelaye road safety improvements - chicane area (Phase 1)	150,000	31	1, 2, 3,6,8,9	<i>COMPLETED</i>
4	NIA - Belmont Rd - Develop scheme drawings for delivery 2025/26	65,000	23	3,4,5,6,8,9	<i>In consultation for new exit. Rmain'g budget to Pomona NIA</i>
5	Hope Street (Closure to traffic) OSJ Rd temp speed humps trial	15,000	H&S		<i>COMPLETED - OLD ST JOHN'S SPEED TEMP HUMPS</i>
6	Twining Signs	10,000			<i>ON HOLD - for next financial year</i>
7	Bike shelter for Old street	15,000			<i>On Order - To be fitted follwing gable wall Mural work</i>
Sub total :		765,000			Approved budget: 765,000

RESERVE LIST

1	Highview Lane Road improvement	75,000	25	1,2,5	<i>(Requires purchase of land - possibly Compulsory Purchase)</i>
2	Barbizon, La Pouquelaye - Road improvement line	75,000	22	1,4,5,6	<i>(Requires purchase of land - possibly Compulsory Purchase)</i>
3	La Pouquelaye footpath widening, prog (Phase 2)	50,000	22	1,3,5,6	<i>(Postponed to 2024/25, due to funding)</i>
4	Hope Street - afresco area	15,000	21	3,4,5,7,8,9	<i>(Moved to resevre as funding needed for OSJ)</i>
5	Rue De L'Etai Improvement scheme	80,000	17	1,5,2	<i>(Speed humps & Lighting by JDC. Unloading bays req'd)</i>
6	Claremont Road Traffic Calming	15,000	17	1,5,6	<i>(This forms part of the works being undertaken by IHE)</i>
7	Don Street Regeneration	100,000	16	3,5,6,7,9	<i>(£ 30k POA to replace tarmac footpath with granite)</i>
8	Vallee Des Vaux Traffic Calming (Phase 2)	80,000	12	3,5,6	<i>(Phase 1 - 2023/24 - undertake review in approx. 12 months)</i>
9	Les Chenes rebuild roadside wall	75,000	10	3,5	<i>(Listed can't set wall back to create footpath on STJR - planning)</i>
10	Seaton Place planter & Paving	45,000	6	3,7,8,10	<i>(Postponed due to funding)</i>



Notes

- All levels are meters above datum (m AD).
- The topographical survey data shown within the topographical survey boundary has been provided by the client. The contractor shall verify the accuracy of the data and shall be responsible for any errors. The client shall be responsible for any errors in the data.
- All existing underground utilities are shown on this drawing as indicated only and reflect the best of information obtained from the statutory undertaker and records or GPR surveys conducted as part of the work (See Note 10). No guarantee is given for the accuracy of this information and it is intended for general guidance only.
- Services may exist at various depths and their routes may deviate within the vicinity of the routes shown. The information must not be relied upon for excavation or other works. The exact location of the services before using mechanical excavation or other plant and equipment, must satisfy upon the contractor.
- Details of the utilities information obtained from the utility providers are unclear and further discussions are needed to confirm size, capacity and type of infrastructure.
- Where utilities are indicated there may be multiple cables present.
- Other utilities may be present underground that are not shown on this drawing. Before any works are undertaken, the contractor is to ensure they are satisfied that the works area is utility free or that any identified utility can be managed safely.
- The drawing should be read in conjunction with the original survey documentation and site visits supported by the statutory undertakers.
- Changes are shown on the topographical survey that require additional private utilities and drainage networks exist that were not shown on the statutory undertaker asset records or recorded on any GPR survey.
- Contractor to arrange any temporary traffic management and access to undertake the works with the statutory undertaker/contractors prior to commencement of works.

- Legend**
- Site Boundary
 - Topographical Survey Data
 - Topographical Survey Boundary
 - Proposed Pavement Test Core Location
- Legend (GPR Survey)**
- Existing Fuel Drains
 - Existing Storm Drains
 - Existing Water Mains
 - Existing Fuel Lines
 - Existing Gas Mains
 - Existing Electricity Cables/Cables
 - GPR Signal (Various Unknown)
 - Existing Sewer
 - Existing Telecommunication Cable/Cable
 - Unknown Services
- Legend (Plant Records)**
- Existing Fuel Drains
 - Existing Storm Drains
 - Existing Water Mains
 - Existing Gas Mains
 - Existing Electricity Cables
 - Existing Sewer
 - Existing Telecommunication Cables

TRIAL PIT (Orange rectangle)

CORE HOLE (Yellow rectangle)

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

In addition to the responsibilities normally associated with the types of work detailed on this drawing, note the following significant residual risks (Reference shall also be made to the design hazard log).

Construction

(Enter "None" if applicable)

Maintenance / Cleaning

(Enter "None" if applicable)

Use

(Enter "None" if applicable)

Decommissioning / Demolition

(Enter "None" if applicable)

Rev	Date	Description	By	Chk	Appr	Auth
P01.01		For Information				

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Client

Government of JERSEY

Project Title
 Jersey Health Estate

Drawing Title
 Pavement Test Locations

Scale at A1: 1:1250 Appr. Job No: 294532-00

Role: Geotechnical Engineering

Status: 80 - Initial status

Rev	By	Chk	Appr	Auth
P01.01				

Name: NHF-ARP-WM-XX-SK-GE-000001



1. 31 Eagle House, La Colomberie, St. Helier

P/2024/1385

Convert existing offices to provide 22 self-catering tourism apartments with roof top communal space and associated alterations to elevations. Re-configuration of ground floor to retain retail units and form bin and cycle stores.

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

1. Roads Committee notes that the application is for the conversion of office to create 22 no. self-catering apartments consisting of:
 - 1 no. 3 bed unit
 - 6 no. 2 bed unit
 - 15 no. 1 bed unit

The Applicant proposes to reconfigure the ground floor to accommodate 8 no. retail units.

The existing building has no car parking; this is maintained in the new proposals, which include a ground floor cycle parking hub where visitors will be provided with secure space to store bicycles.

A cycle storage hub has been provided which includes for 42 no. cycles and 3 no. cargo cycle spaces and a bike wash zone. There is electric charging facilities for e-cycles provided.

2. The Applicant is to ensure that there is no encroachment out onto the public footpath. It is noted that the bin store doors open out onto the precinct: the Applicant should ensure that the bin store doors open into the site.
3. That the requirements of the Highway Encroachments (Jersey) Regulations 1957 are strictly complied with. Planning approval does not give permission for 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 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 the Parish will take action against the Applicant/owner under the Highways Encroachments (Jersey) Regulations 1957.
4. 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.
5. 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.
6. That notwithstanding the above comments, this submission should be referred to Government's Infrastructure & Environment Department 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/2024/1385>

2. Union House, Union Street, St. Helier

P/2024/1418

Retain 6 No. 1 bed residential units. Construct one additional floor and extensions to the north elevation and change the use of the existing building from Class C - Office to residential, comprising of 4 No. 1 bed, 16 No. 2 bed and 1 No. 3 bed (2 bed/1study) residential units. Construct balconies to existing and proposed residential units. Creation of a ground floor coffee shop and various external alterations. 3D Model available.

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

The proposal is for a change of use from office space to create units of accommodation and for an additional floor of accommodation to the south tower and four storeys on the north tower to be constructed. Overall, the accommodation will comprise of:

Accommodation:

- 10 no. 1-bed units (of which 6 are existing and being refurbished)
- 16 no. 2-bedroom units
- 1 no. 3-bed
- 1 no. café unit on ground floor

Bicycle:

- Bicycle parking for 48 no. cycle spaces (on stacking system) and separate 3 no. cargo cycle parking spaces. Electric charging is provided for the cycle parking areas.

Car parking:

- Car parking provision of 18 no. residential spaces are included - a reduction of three from the existing provision as this was necessary to accommodate the bin storage spaces and cycle hub.

Roads Committee comments:

1. Roads Committee requests the provision of the appropriate number of charging points for electric cars. The Applicant is to future-proof the car parking spaces by providing the infrastructure to enable extending electric charging to all parking spaces in the future. The Applicant is to be aware of the fire risk associated with electric charging batteries and ensure adequate provision is provided to address this fire risk.
2. A strategy to clean the façade of the building without the necessity for external equipment needing to be operated from the roadway must be developed.
3. 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.

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.

4. 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.

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.

5. POA: The Parish is seeking a POA sum that will go towards provision of children's playground in the vicinity at Parade Gardens which will have been completed by end of April 2025; however, the Parish would welcome a contribution to cover the cost spent on the playground as this funding will be allocated towards future play provision in St Helier.
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<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2024/1418>

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