



1. 22, Peirson Road, St. Helier, JE2 3RZ

P/2026/11251

Demolish existing garage. Construct single storey garage to South elevation. Various alterations to ground level and landscaping.

The Roads Committee has reviewed the submitted plans and its position: **Advice Given**

Important Notice:

Applicants must review the *Planning & Development Guide* adopted by the Parish Roads Committee. This guide contains essential requirements for developments that adjoin or affect a Parish by-road. Access it here: [Planning Guidance Standards | Parish of St Helier](#).

Please be aware that Planning approval does not grant permission to alter any Parish by-road or footway. Such works require **prior** written consent from the Parish of St Helier, and all specifications **must be agreed in advance**. Furthermore, only contractors approved by the Parish are permitted to carry out works on Parish by-roads or footways. Please contact us before you commence on site: infrastructure@sthelier.je

Proposal:

The Roads Committee notes that the proposal is to demolish the existing single-storey garage and rebuild a new single-storey garage in its place.

Lewis Street is a one way road with many garages on either side of the road. The existing garage has both a double door and a single door. The proposal is to provide a single, large sectional roller garage door to the Lewis Street elevation. Access to the dwelling will be via a double door and steps to existing yard to the rear.

1. Roads Committee requests the provision of charging points for electric cars. The applicant is to be aware of the fire risk associated with electric charging batteries and ensure adequate provision is made to address this fire risk.
2. That the Applicant must comply with the visibility requirements, seeing that this is the replacement of an existing garage. The visibility is to be as set out in 'Access onto the Highway – Standards and Guidance' as produced by the 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.
3. 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.
4. 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.

5. That all external rainwater downpipes along the elevation to the building to the back edge of a public footway/public roadway must discharge into the surface water drains at the cost of the Applicant. Rainwater Pipes MUST not discharge onto the surface of a public footway or Road.

Any work undertaken to link to the main drains is to be agreed in advance with both the Government of Jersey's Drainage Team and the Parish of St Helier **PRIOR** to any work commencing on site to agree the scope of work and the extent of making good to the public road/pavement.

6. Where any new or altered utility connection results in the need to trench a Parish by-road, the Applicant is to engage with the Parish well in advance to obtain approval and to agree the scope of works, traffic management arrangements (where applicable) and the reinstatement specification; all works are to be undertaken at the Applicant's expense and reinstated to a very high standard by approved contractors, with the undertaker's defects liability/guarantee period to accord with the Government of Jersey Infrastructure and Environment specification for highway reinstatements (including any requirement for the guarantee period to re-commence following remedial works), to address any settlement or defects arising from the trench.
7. 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 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.
 - That any "up and over" door is of a type which does not encroach over the footway or highway when being opened or closed or when fully open. Should it be a new vehicular access from a Parish by-road, the kerb and footway must be lowered by the Parish at the Applicant's expense.
 - That no part of the foundations of the building may project under 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.
 - That external insulated systems do not encroach over the public highway. Planning permission does not entitle the property owner / developer to encroach out onto neighbouring property that is not under their ownership, which includes public roadways/footways.
8. 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.



9. Detailed arrangements for refuse storage, collection, separation, and recycling must be agreed with the Parish Refuse Manager.
- The Parish cannot collect refuse unless suitable access and on-site storage facilities are provided.
 - There should be no step between the refuse store floor and the footway.
 - The refuse store must be fitted with a standard Parish lock.

<https://www.gov.je/citizen/Planning/Pages/PlanningApplicationDetail.aspx?s=1&r=P/2026/11251>

Head of Infrastructure | Parish of St Helier

On behalf of the Parish of St Helier Roads Committee

2. F W Smith & Sons, Elizabeth Lane, St. Helier, JE2 3PH

P/2026/11309

Demolish existing buildings and construct 2 no. 3 bed dwellings with associated gardens, parking and external stores. 3D Model Available.

The Roads Committee has reviewed the submitted plans and its position: **Advice Given**

Important Notice:

Applicants must review the *Planning & Development Guide* adopted by the Parish Roads Committee. This guide contains essential requirements for developments that adjoin or affect a Parish by-road. Access it here: [Planning Guidance Standards | Parish of St Helier](#).

Please be aware that Planning approval does not grant permission to alter any Parish by-road or footway. Such works require **prior** written consent from the Parish of St Helier, and all specifications **must be agreed in advance**. Furthermore, only contractors approved by the Parish are permitted to carry out works on Parish by-roads or footways. Please contact us before you commence on site: infrastructure@sthelier.je

Proposal:

It should be noted that the Parish Roads Committee has previously commented on the previous application reference P/2025/10228, which was subsequently refused Planning permission due to a lack of sufficient information to demonstrate that biodiversity and geodiversity would be protected.

The Roads Committee notes that the proposal is as per the previous proposal, which is to demolish the existing dilapidated buildings on the site and construct 2 no. 3-bedroom (5-person) dwellings set across three storeys. Each dwelling will be provided with one car parking space and gardens containing external stores.

The site is within the sustainable transport zone 2 as defined on the proposals map. The minimum level of provision within this zone is 0.5 car parking spaces per 3-bedroom home. The proposals provide one parking space per dwelling and therefore exceed the minimum standard.

It should be noted that the applicant has addressed the Parish Roads Committee's previous comments on the previous application.



The observations below are updated for this new application:

1. The construction process and site servicing arrangements must be discussed with Parish of St Helier's Infrastructure Department in advance prior to any work commencing on site.
2. 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.
3. The Roads Committee welcomes the provision of the new 900mm wide footway to the front of the site, which is noted to be constructed to the Parish specification and requirements, and will be ceded to the Parish following completion of the footway – which is to be ceded at no cost to the Parish.

The final design, specification of the new footway **MUST BE AGREED** with the Parish **PRIOR** to construction. The applicant is to be aware that the work is to be undertaken by an approved Parish contractor.

4. The Roads Committee notes the provision of cycle parking for each dwelling and associated electric charging for electric cycles. It is noted and welcomed that there will be space for larger cargo cycles.
5. It is noted that the car parking spaces will have access to electric charging, which is welcomed.
6. The Roads Committee requests that the parking provision provided within the development is allocated exclusively for the occupiers of the development - it is not to be leased outside the development.
7. 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.
8. 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.

9. 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 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.



- That no part of the foundations of the building may project under 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.

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 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.

11. That all external rainwater downpipes along the elevation to the building to the back edge of a public footway/public roadway must discharge into the surface water drains at the cost of the Applicant. Rainwater Pipes MUST not discharge onto the surface of a public footway or Road.

Any work undertaken to link to the main drains is to be agreed in advance with both the Government of Jersey's Drainage Team and the Parish of St Helier **PRIOR** to any work commencing on site to agree the scope of work and the extent of making good to the public road/pavement.

12. Any connection or alterations to main drains must be agreed with the Government of Jersey's Drainage Team. If any trenching of a Parish by-road is required, the applicant must agree the scope and reinstatement standard with the Parish in advance.

13. Where any new or altered utility connection results in the need to trench a Parish by-road, the Applicant is to engage with the Parish well in advance to obtain approval and to agree the scope of works, traffic management arrangements (where applicable) and the reinstatement specification; all works are to be undertaken at the Applicant's expense and reinstated to a very high standard by approved contractors, with the undertaker's defects liability/guarantee period to accord with the Government of Jersey Infrastructure and Environment specification for highway reinstatements (including any requirement for the guarantee period to re-commence following remedial works), to address any settlement or defects arising from the trench.

14. 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.

15. Detailed arrangements for refuse storage, collection, separation, and recycling must be agreed with the Parish Refuse Manager.

- The Parish cannot collect refuse unless suitable access and on-site storage facilities are provided.
- There should be no step between the refuse store floor and the footway.
- The refuse store must be fitted with a standard Parish lock.



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Head of Infrastructure | Parish of St Helier
On behalf of the Parish of St Helier Roads Committee

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