

Your Ref: PREA/2020/1698
Our Ref: MLS/RCS/1696

Planning Services
Sir Charles Frossard House
La Charroterie
St Peter Port
GY1 1AH

23rd August 2021

Dear Sirs,

Re: Proposed Residential Development at Coupee Lane, St Peter Port, Guernsey

We refer to the above noted and wish to make an application for Planning Consent to provide 12 new apartments over 4/5 stories.

Historical background

The site has a long planning history and currently planning permission, reference FULL/2016/1555 which was granted under previous policies in the Urban Area plan prior to the adoption of the IDP. This granted approval was for 16 apartments with basement parking and incorporated the facade of the existing terrace house fronting Cliff Street. A meaningful start as taken place on site for this proposal but following a review of the proposals, work was stopped to allow for a re assessment which resulted in a requirement to make a fresh application for this site.

The revised proposals seek to reduce the number of apartments granted under the previous scheme, reduce the amount retainment along the northern boundaries and retain the existing property know as La Recherche. It is proposed at this stage to also retain the existing cottage situated behind La Recherche. The rear building is currently derelict and will be subject to further consideration which if developed, will be subject to a further application.

We enclose the following in support of our application: -

1. Four copies of our Drawing Nos 1696.SK-01, 02, 03, 04, 05 & 06
2. Two copies of the completed Application Forms.
3. Cheque in the sum of £5,040.00 (Five Thousand, and forty pounds).

GP9 Statement:

The building will meet all requirements under policy GP9. It provides a building that is more energy efficient than it is replacing or that may have been achieved under the prior scheme. Likewise, the uniform steel frame and cladding allow for minimum waste and more sustainable construction practices.

Waste:

Waste will be kept to a minimum

Dispose/recycle:

Materials will be separated on site and disposed of responsibly. Demolition arising shall be reused where suitable.

Responsibility:

The responsibility for the site waste management plan will transfer to the contractor when construction starts.

Sustainability:

The working drawings will specify thermal elements and other matters to comply as a minimum with building regulation standards but where appropriate and practical, will exceed these requirements so that all units will require minimum energy consumption.

As required under IDP Policy GP9, we confirm that the development will meet all current Building Regulations, including insulation, materials and conservation of fuel and power.

We trust that this, together with the documents and planning fee, is sufficient to register this application, and look forward to receipt of acknowledgement of this in due course.

Yours faithfully,



M McLellan

Encs

cc Coupee Lane Limited