

**QUESTIONS ASKED OF THE PRESIDENT OF THE DEVELOPMENT & PLANNING
AUTHORITY PURSUANT TO RULE 14 OF THE RULES OF PROCEDURE BY DEPUTY LESTER
QUERIPEL**

I would like to respond to the following questions submitted by Deputy Lester Queripel pursuant to Rule 14 of the Rules of Procedure.

Question 1

Can you tell me please if a Site Waste Management Plan has been put in place at La Grande Mare hotel by the Development and Planning Authority?

Answer

Planning permission was granted on 16 December 2021 for Change of use of agricultural land to form part of golf course (77,335 sqm). Demolish hotel and outbuildings. Erect country club, 15 tourism lodges, academy building, staff accommodation and extend green keepers store. Create and alter vehicular access and associated parking and landscaping (EIA development), at La Grande Mare Hotel, Vazon Road, Castel for Westward Investments Ltd.

Condition 5 of that planning permission states as follows:-

5. No development, including demolition and site works, shall begin until an updated version of the Site Waste Management Plan submitted as part of this application has been submitted to and approved in writing by the Authority. The updated Site Waste Management Plan shall take into account any further site surveys or changes to the construction programme, and shall identify an individual with responsibility for regularly monitoring the Site Waste Management Plan. The development shall thereafter be carried out only in accordance with the Site Waste Management Plan so approved.

Reason: To ensure that the development is managed to minimise waste during the demolition of any existing buildings or structures and during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

Condition 25 of that planning permission states as follows:-

25. Within 1 month of the completion of the development hereby permitted, a report shall be submitted to the Authority providing verification that the development has been carried out and monitored fully in accordance with the Site Waste Management Plan approved under Condition 5 above. Where there has been any variation from the approved Site Waste Management Plan, the report shall highlight and detail the reasons for this.

Reason: To ensure that the development is managed to minimise waste during the

demolition of any existing buildings or structures or during construction, that existing materials are reused, recycled or disposed of either on or off site, and that residual waste will be dealt with appropriately, in accordance with the aims and objectives of Policy GP9.

Condition 5 was discharged by the Authority on 31 March 2022, on receipt of an updated version of the Site Waste Management Plan as required. Condition 25 remains extant.

Question 2

If it has, can you please tell me:

A) What the conditions are?

B) How will it be monitored?

C) What will happen to the applicant if the conditions of the Site Waste Management Plan are found to have been violated?

Answer

The conditions set out above require to be discharged by the Authority. Condition 5 has been discharged. Condition 25 remains extant.

If conditions of a planning permission are not fulfilled as required there may be a breach of planning control which can be pursued by the Authority under its enforcement powers. This could include the service of a Compliance Notice. Ultimately, where a Compliance Notice is neither complied with nor successfully appealed, legal action could be taken by way of prosecution.

Question 3

Can you please tell me if all of the interior doors, door frames, door furniture, window cills, skirting boards, bathroom and shower units, curtains, carpets, Bar and Restaurant and Kitchen units and equipment, light fittings, switches and sockets etc etc, were removed prior to demolition and if they were, what happened to them?

Answer

The Site Waste Management Plan is concerned with the material fabric of the buildings or structures and not with fixtures and fittings. The elements mentioned in the question are not therefore considered specifically within the Site Waste Management Plan and the Authority cannot confirm what has happened to these items. It is however understood that some items were sold prior to demolition.

Date of Receipt of the Questions: 31 May 2022

Date of Reply: 13 June 2022