

**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

The answer to the third question informed me that the elements I mentioned in my question aren't covered in the Site Waste Management Plan: which means that dozens of interior doors, frames, items of door furniture, window cills, skirting boards, bathroom and shower units, bar and restaurant and kitchen units, light fittings, switches and sockets, along with curtains and carpets, may have all been dumped/sent to landfill etc, which concerns me greatly. So can you please give me a detailed list of what exactly is covered by the Site Waste Management Plan in place at La Grande Mare Hotel?

Answer

A Site Waste Management Plan is a framework which details the amount and type of waste that will be produced on a construction site and how it will be minimised, reduced, recycled on and off the site, and how the remaining waste will be disposed of, to ensure that appropriate environmental management practices are followed during the demolition and construction phases of development. The details in Site Waste Management Plans provide valuable information so that the States can monitor what happened to construction waste, what barriers there may be to waste minimisation as well as informing the Island's future needs for waste disposal.

A Site Waste Management Plan is submitted in two sections. The first section, submitted with a planning application, provides details of how it is intended to manage and minimise waste before and during construction. This section may need to be updated as the details of the development progress. The second section is submitted within a short time of the completion of the development and is required by condition of a planning approval. This section should contain more detailed information on actual material quantity and how it was reused, recycled or disposed of during the development as well as evaluation of the project in relation to waste minimisation.

Template forms are provided within the published Planning Advice Note on Site Waste Management Plans, June 2018, which can be downloaded from www.gov.gg. These forms, when completed, contain all the information required for sections one and two of a Site Waste Management Plan. The forms to satisfy the requirements for section two of the Site Waste Management Plan cover information on material quantity, waste evaluation, and during-construction and post-completion evaluation checklist and reflection.

In the case of the La Grande Mare development, section one of the Site Waste Management Plan was submitted with the planning application and was subsequently updated by the applicant in accordance with Condition 5 of the planning permission. Condition 5 was

discharged by the Authority on 31 March 2022, on receipt of the updated version of the Site Waste Management Plan. Condition 25 of the permission requires submission of section two of the Waste Management Plan within one month of completion of the development.

The approved updated section one Waste Management Plan for the La Grande Mare development contains a completed section one template form and also a letter providing additional details. The template information provides an outline of the project, the waste management goals, estimated materials quantity and the proposed action checklist as required by the Planning Advice Note. The letter provided further detail, including the following information:-

“4. Waste Locations and Destinations

Waste will be disposed as follows:-

- any excavation material, concrete, bricks/pavers, tiles or any other hard form of waste will be crushed on site and reused in the construction processes;*
- any timber or wood will be chipped and re-used on site or sent for recycling at Island Waste or the Portinfer Timber Yard;*
- any glass elements will be crushed and reused on site or recycled at Island Waste or Fontaine Vinery;*
- any other excavation material, metals, floor coverings or any other such waste will be recycled at Island Waste at Pointes Lane;*
- all green waste will be stored on site and reused on site;*
- any good materials such as quality timbers, granite or pavers will be re-used and stored on site; and*
- any hazardous waste or residual waste once separated will be taken to Mont Cuet.”*

More detailed information on actual material quantity and how it was reused, recycled or disposed of during the development as well as evaluation of the project in relation to waste minimisation will be provided in section two of the Site Waste Management Plan, to be submitted within one month of completion of the development, as required under Condition 25 of the planning permission.

Question 2

I'm of the view that as much material, and as many items as possible, should be recycled and reused every time any building is demolished, and that that should be a condition in a Site Waste Management Plan. So with that in mind:

- a) Can you tell me if you agree with that approach please?
- b) If you do, what will you be doing in the future to ensure that that condition is actually included in every Site Waste Management Plan?
- c) If you don't agree that that condition should be included in every Site Waste Management Plan, can you tell me why you don't agree with that being done please?

Answer

- a) I do agree that site waste management for any development, including demolition, should reflect the waste hierarchy, which places prevention, re-use and recycling

above recovery and disposal in accordance with the States' Waste Strategy. The key objectives of any Site Waste Management Plan should be to minimise the amount of waste generated as part of the project, maximise the amount of material which is sent for re-use, recycling or re-processing (i.e. promote the waste hierarchy) and minimise the amount of material sent to landfill. The Site Waste Management Plan process as outlined in response to Question 1 represents the agreed approach between the Waste Disposal Authority and the Development & Planning Authority in helping to deliver the States' Waste Strategy, which is within the mandate of the Committee for the Environment & Infrastructure, and accords with the above principles.

- b) As noted above, the current approach to Site Waste Management Plans, as agreed with the Waste Disposal Authority, reflects the States' Waste Strategy and the waste hierarchy and therefore accords with the principles referred to in your question. Condition 25 of the planning permission for the La Grande Mare development requires submission of section two of the Site Waste Management Plan within one month of completion of the development. The information that is required to be provided as part of section two of the Site Waste Management Plan will cover material quantity, waste evaluation, and during-construction and post-completion evaluation checklist and reflection.

We have been advised by the Waste Disposal Authority that the only materials that have been received at the landfill site to date relating to the La Grande Mare development are insulation (which is not accepted in Refuse Derived Fuel as it has no calorific value), and more recently some bonded asbestos that was discovered under the concrete base slab. The main waste contractor for the project will have processed most materials that could not be dealt with on site through their facility.

In addition, I would like to refer to the following extract from a Guernsey Press article on the development that was published on 1 March this year, which illustrates the efforts made by La Grande Mare to secure re-use of hotel fixtures and fittings:

"The hotel recently donated mattresses from its bedrooms to the Lihou Island Trust for use in the house and kitchen equipment is being given to Grow Ltd for use at its new site, where the plan is to create a kitchen training area for its service users.

Remaining mattresses and other items such as toasters, kettles and other kitchenware were put up for sale last Saturday morning and Mrs Hamilton said hundreds of islanders attended the sale.

Even so, there were still things left and the company is pondering how to find new homes for these and might have one more 'everything must go' event.

Once the hotel closes a 'soft strip' of the building will begin, but it will be several weeks or longer before the main structure starts to be taken down."

- c) I believe that I have demonstrated, in the answers given above, that the requirements for a Site Waste Management Plan, which are governed by conditions attached to planning permissions, reflect the States' Waste Strategy and the waste hierarchy and therefore accord with the principles referred to in your question.

Date of Receipt of the Questions: 14 June 2022

Date of Reply: 27 June 2022