

BUILDING AND DEVELOPMENT CONTROL COMMITTEE
SPECIAL MEETING
Anne French Room
10th March, 2011
1500 hrs

Present:

Mr G Sargent, Chairman
Mr A Llewellyn
Mr P Allen
Mr M Birmingham
Mr R Berry

Mr R Burke, CEO (from 1535hrs)
Ms J B Turner, States Engineer
Ms R Sowden, Planning Assistant/
Minute Secretary

ACTION

19/2011

Planning Matters

B3046 Alderney Renewable Energy Ltd Fort Albert and adjacent land. Tidal Pumped Storage Project.

The Committee had conducted a site visit prior to the meeting.

RESOLVED to approve the application in principle, subject to the following conditions:

- 1) No development or works affecting or altering the structure, or having a significant effect on the external appearance, of any of the external walls of Fort Albert, being carried out until the details of the same, including fully detailed plans, are submitted to and agreed in writing by the Committee and such works being carried out as approved.
- 2) No development or works being carried out until details of any final finishes to be applied to exterior surfaces of any such development and works are submitted to and agreed in writing by the Committee.
- 3) No development or works being carried out until a survey of the condition of the access roads and land outside the external walls of Fort Albert has been submitted to and approved in writing by the Committee.
- 4) Any damage to the access roads caused by the development and works must be repaired following the substantial completion of such development and works so as to return such roads to the condition that they were in before such development and works were carried out as set out in the survey approved by the Committee under condition 3.
- 5) The external land must be reinstated following the substantial completion of the development and works hereby permitted so as to reinstate that land to the condition that it was in before such development and works were carried out as set out in the survey approved by the Committee under condition 3.
- 6) The access roads must not be obstructed so as to prevent their use by pedestrians or vehicles during the carrying out of the development and works hereby permitted.
- 7) The public must be allowed reasonable access to Fort Albert during daylight hours following the substantial completion of the development and works hereby permitted except that restrictions may be agreed to such access in writing with the Committee on health and safety grounds.
- 8) No development and works shall be carried out until -
 - (a) a satisfactory Environmental Impact Assessment has been carried out and an environmental statement of the findings of that assessment submitted to

and approved in writing by the Committee, and

(b) an Environmental Management Plan has been submitted to and approved in writing by the Committee for the monitoring and mitigation of any significant environmental impacts identified by that environmental statement and such monitoring and mitigation shall be carried out as approved.

- 9) No development and works hereby permitted shall be carried out until details of all civil engineering works regarding the turbine house, inlet and outlet pipework and bridge entry to Fort Albert has been submitted to and approved by the Committee in writing.
- 10) No development and works hereby permitted shall be carried out until details of the design of the reservoir has been submitted to and approved by the Committee in writing.
- 11) The reservoir may not be used until the construction of the same has been approved in writing following an inspection of such reservoir carried out for, or on behalf of, the Committee by a Panel Engineer on the Non-Impounding Engineer Panel, as required by the Reservoir Act 1975.
- 12) The development and other works permitted must be commenced within 3 years.

Meeting finished 1630hrs

Signed : G Sargent

Dated: 5th April 2011