



Jersey

**PLANNING AND BUILDING (SPECIAL
DEVELOPMENT – HAUT DU MONT)
(JERSEY) ORDER 2023**

Official Consolidated Version

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Showing the law from 28 March 2024 to Current



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**PLANNING AND BUILDING (SPECIAL
DEVELOPMENT – HAUT DU MONT) (JERSEY) ORDER
2023**

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Jersey

PLANNING AND BUILDING (SPECIAL DEVELOPMENT – HAUT DU MONT) (JERSEY) ORDER 2023

THE MINISTER FOR THE ENVIRONMENT makes this Order under Articles 8 and 124 of the [Planning and Building \(Jersey\) Law 2002](#) –

Commencement [[see endnotes](#)]

1 Interpretation

In this Order –

“demolition” has the meaning given in Article 3;

“developer” means Andium Homes Limited, a company registered under the [Companies \(Jersey\) Law 1991](#) on 13th May 2014 with registration number 115713;

“relevant property” means the apartment buildings on the site, containing a total of 9 residential units;

“site” means the land at Haut du Mont, Pier Road, St. Helier, indicated with cross-hatching on the plan in the Schedule.

2 Planning permission granted

- (1) In consideration of the exceptional circumstances surrounding the incident at Haut du Mont on 10th December 2022, and the resultant loss of life and extensive damage to the relevant property, the Minister grants planning permission for demolition of the relevant property.
- (2) Permission granted by paragraph (1) is subject to Articles 3 and 4.

3 Demolition

- (1) The developer must ensure that demolition of the relevant property does not commence until notified by the Minister in writing of the date on or after which demolition may commence.
- (2) The developer must ensure that demolition of the relevant property is completed no later than 6 weeks after that date.
- (3) The period of 6 weeks in paragraph (2) may be extended in writing by the Minister on application by the developer to a period not exceeding 12 weeks if, after the

demolition has commenced, it becomes clear that completion within 6 weeks will not be possible due to unforeseen circumstances.

(4) For the purposes of this Order, “demolition” of the relevant property means –

- (a) demolition of the relevant property and related structures within the site;
- (b) removal of all associated building materials; and
- (c) securing of the site,

in accordance with guidelines published by the Minister for the purposes of this Order.

4 Conditions¹

The conditions subject to which planning permission is granted by this Order are that the developer must –

- (a) submit to the Minister no later than 27th September 2024 a detailed proposal, including timelines, regarding the development of the site following the demolition of the relevant property;
- (b) submit to the Minister no later than 27th September 2024 a detailed proposal, including timelines, regarding the development of residential units at another location to replace units lost as a result of the demolition of the relevant property; and
- (c) submit for the approval of the Chief Officer a waste management plan for the site, including details of the methods proposed to reduce, recycle and re-use construction and demolition waste, and ensure compliance with the approved plan.

5 Compliance with other enactments

Nothing in this Order exempts the developer or any other person from compliance with Building Bye-laws or any other applicable enactment.

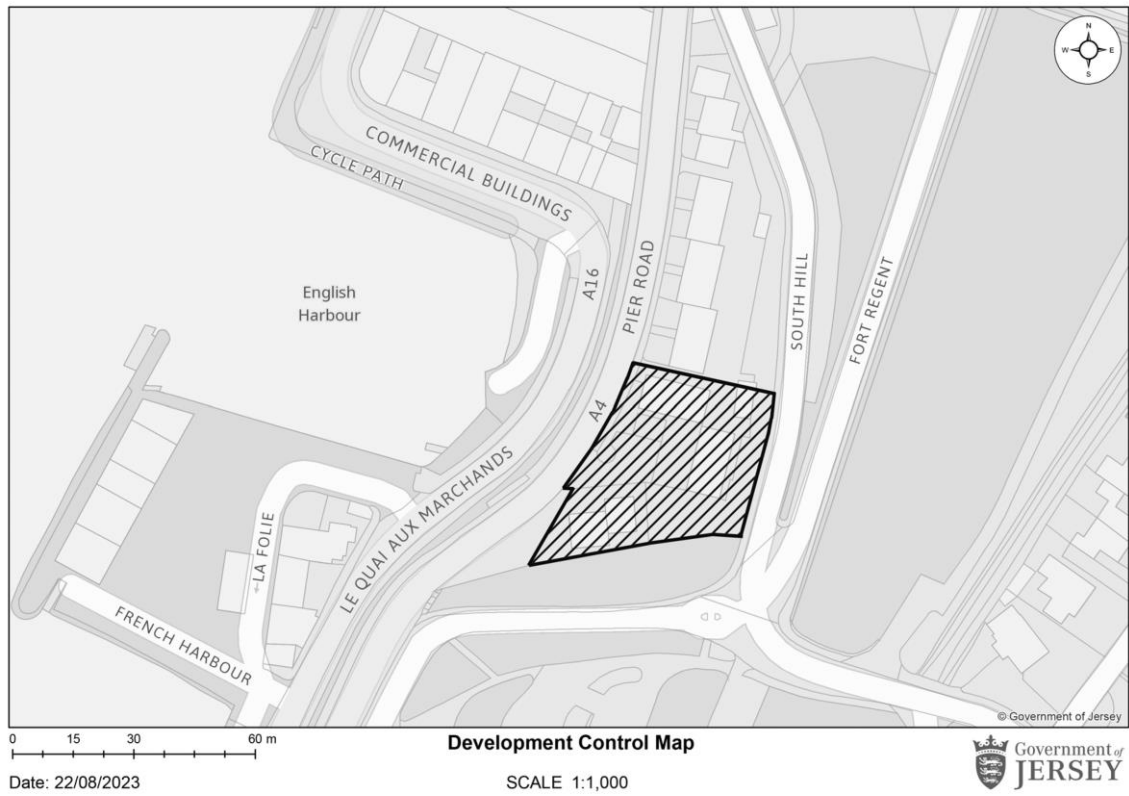
6 Citation and commencement

This Order may be cited as the Planning and Building (Special Development – Haut du Mont) (Jersey) Order 2023 and comes into force 7 days after it is made.

SCHEDULE

(Article 1)

PLAN OF THE SITE



ENDNOTES

Table of Legislation History

Legislation	Year and No	Commencement	°Projet No (where applicable)
Planning and Building (Special Development – Haut du Mont) (Jersey) Order 2023	R&O.79/2023	28 September 2023	
Planning and Building (Special Development – Haut du Mont) (Jersey) Amendment Order 2024	R&O.18/2024	28 March 2024	

°Projets available at statesassembly.gov.je

Table of Endnote References

¹ Article 4 *amended by R&O.18/2024*