



## St Helena Government

Ms Lydia Buchanan  
Clerk of Councils  
The Castle  
Jamestown

Ref: 2017/76  
Date: 9/10/2017

Dear Ms Buchanan,

### **RECOMMENDATIONS and COMMENTS TO GOVERNOR IN COUNCIL** pursuant to Section 23(3) of the Land Planning and Development Control Ordinance, 2013

#### **RE: Land Planning and Development Control Ordinance 2013 - Application No. 2017/76**

The Land Development Control Authority (LDCA) considered Application No 2017/76 on the 4<sup>th</sup> of October 2017 and under Section 23(1) of the Land Planning and Development Control Ordinance, 2013, the LDCA hereby recommend that the Governor-in-Council **Grant OUTLINE Development Permission to Establish an Acute Secure Mental Health Inpatient Unit within the Jamestown Hospital Complex**, situated on **Parcel 140010 Jamestown**, subject to the following **CONDITIONS**:

- 1) **Permission:** This **Outline Permission** will lapse and cease to have effect on the day, 1 years from the date of this Decision Notice unless an Application for Full Development Permission has been submitted by that date – extension may be requested with written approval from the Authority.  
**Reason:** required by Section 31(1) of the Land Planning and Development Control Ordinance 2013.
- 2) The Application for **Full Development Permission** referred to in Condition (1) above shall include:
  - a) Details with regards to the Demolition of the Existing Structure on site and potential relocation of the Portacabin (and others if necessary);
  - b) Details with regards to Site Preparation and Excavation, including potential impacts on the Access (pathway) from the Main Road as well as the Retaining Wall(s) and Garden Area of St John's Villa both during construction and thereafter;
  - c) Final Building Designs, Exterior Finishing (Materials and Colour Schemes) as well as Landscaping Details;
  - d) Complete Infrastructure Service Supply Drawings (Water, Sewage Handling, Storm-water Management (roofs and hard surfaces) as well as Electricity Supply);
  - e) Details regarding Management of existing on-site Electricity Infrastructure and possible realignment thereof to ensure continued short-term (i.e. during potential realignment) as well as long-term service provision to the Hospital Complex as a whole.**Reason:** to ensure Appropriate, Sustainable and Sensitive Implementation of the site in accordance with LDCP Policies relating to the Intermediate Zone and Jamestown Conservation Area .

**Note:** Conditions relating to aspects such as Construction Management Plan and Archaeological Watching Briefs will be set as part of the Final Development Permission if and where considered necessary.

The Land Development Control Authority confirms that they are in agreement with the Recommendations made by the Chief Planning Officer, following perusal of the Chief Planning Officer's Handling Report and considering the rational for recommendation however wish to note that a Fire and Emergency Plan (endorsed by the Fire and Emergency Services) will have to accommodate Final Applications as well as further details (and potential mitigation if any) relating to the existing footpath (thoroughfare) traversing the site.

Yours sincerely

**Karen Isaac**

Secretary

On behalf of the Land Development Control Authority

cc: Chairperson, Land Development Control Authority