



**St Helena  
Government**

**Mrs Connie Johnson  
Corporate Services  
The Castle**

**Ref: 2019/100  
Date: 13/05/2020**

Dear Mrs Johnson,

**Land Planning and Development Control Ordinance 2013: Application No. 2019/100**

The Land Development Control Authority (LDCA) considered the Application 2019/100 on the 15 January 2020 and under Section 23(3) of the Land Planning and Development Control Ordinance, 2013, the LDCA hereby recommend that the Governor-in-Council **FULL DEVELOPMENT PERMISSION** for the Construction of a Two Bedroom Dwelling Near the Former Head O'Wain Clinic, Blue Hill subject to the following conditions:

- 1) This permission will lapse and cease to have effect on the day, 5 years from the date of this Decision Notice, unless the development has commenced by that date.  
**Reason:** required by Section 31(2) of the Land Planning and Development Control Ordinance 2013.
- 2) Prior to development commencing, a letter of approval from the Highway's Authority allowing access onto the development site shall be submitted for record purposes.  
**Reason:** to ensure safe vehicular access onto and from the main road.
- 3) Prior to development commencing, percolation test results must be submitted for the approval by the Chief Planning Officer.  
**Reason:** to accord with LDCP Policy SD.4
- 4) The development shall be implemented in accordance with the details specified on the Application Form; Site Layout, Floor & Elevation Plans (DWG No. NB01/15, NB02/15 & NB03/15) received on 1<sup>st</sup> November 2019 as stamped and approved by the Planning Officer, on behalf of the Land Development Control Authority, subject to the Condition of this Decision Notice and unless the prior written approval is obtained for an amendment to the approved details under Section 29 of the Land Development Control Ordinance, 2013.

**Reason:** Standard condition to define the terms of the development and to ensure that the development is implemented in accordance with the approved.

- 5) This Development Permission does not confer approval under the Building Control Ordinance. Please consult with the Building Inspector(s) to find out whether building regulations approval is required, prior to the development commencing.

**Reason:** to ensure development is carried out in accordance with the Building Control Ordinance 2013.

- 6) **Site Verification:** All site boundaries, the extent of building(s) footprint and the extent of proposed re-grade of land shall be surveyed, set out and pegged clearly by the developer for verification by the Building Inspectors before commencement of development and verified again following initial earthworks.

**Reason:** To comply with the requirements of Policies IZ1 and H9, in the interests of orderly layout siting and design; to establish and ensure accurate setting out; to reduce cut into slope, protect services and to avoid possible encroachment onto adjoining properties.

- 7) Dust monitoring on site shall be undertaken on a daily basis. In the event that dust is at any time generated that is likely to travel outside of the site and towards neighbouring properties the following mitigation measures shall be taken:

- The erection of dust screens
- The damping down of materials that have the tendency to be carried by the wind
- Reducing the speed of site operated machinery
- In the event of adverse dry and windy weather conditions, site operations should be temporarily restricted or suspended

**Reason:** To assist the control and limitation of environmental particulate pollution.

- 8) **Construction Practices:** During construction of the development, no obstruction shall be caused on any public road and prior to occupation of the development the developer shall reinstate damage to any public road and other public or private infrastructure arising from implementation of the development permission.

**Reason:** To ensure safe vehicular access and reinstate damage to public infrastructure arising directly from the approved development in accordance with LDCP IZ1 (g).

- 9) All Regraded Land (including fill-faces and cut-faces) to be appropriately vegetated and landscaped, within a year following construction.

**Reason:** to ensure that the development blends into the natural landscape and that soil be effectively re-used in garden areas in accordance with LDCP IZ1 (h).

- 10) The proposed dwelling shall not be occupied until its Foul Drains (to include both black & grey water) have been completed, approved and connected to an effective Septic Tank and Soakaway System. The system to be appropriately designed based on:
- i) Percolation test results submitted.
  - ii) Standard engineering design principles to be endorsed by the Building Inspectors.
  - iii) All parts of the sewerage system, including any septic tank and pipework to be laid underground, apart from access covers and vents unless otherwise agreed with the Chief Planning Officer in collaboration with the Building Inspectors.
  - iv) The septic tank shall have a minimum internal capacity of 2700 litres (2.7<sup>3</sup>).
- Reason:** To avoid creating pollution and to accord with LDCP policies SD1 and SD7.
- 11) Occupation of the development is not permitted until it is adequately served by a potable water supply, adequate energy supply as well as a foul drainage system, as approved by the Building Inspectors in consultation with the Chief Planning Officer.
- Reason:** To accord with LDCP IZ1, SD1, RT7 and W3.
- 12) **Roof Water Practices:** No Roof Water or other Surface Water shall be connected to or directed to any foul drain. Roof water shall be piped to storage tanks of minimum capacity 450 litres with overflow to landscaped areas.
- Reason:** to conserve rainwater and to avoid overloading the Septic Tank, in accordance with LDCP SD1.
- 13) The Driveway to the new dwelling from the existing roadway (as indicated on the Site Layout Plan), to be appropriately formed (in accordance with the Island's Roads Policy) and surfaced (preferably with a permeable surface material) sufficient for use by normal passenger cars and emergency vehicles.
- Reason:** to ensure that the dwelling has adequate access in accordance with LDCP RT1 (d).
- 14) **Stormwater Practices:** Stormwater should be managed on site and not allowed onto the public roadway or neighbouring properties.
- Reason:** To protect public and private amenity and accord with LDCP SD1.
- 15) Any External Lights shall be designed and sited so that they do not emit light at or above the horizontal and the light source shall not be visible beyond the site boundaries.
- Reason:** to protect the Dark Skies status of St Helena in accordance with LDCP E8.
- 16) The Colour of Roofs shall be dark slate grey.

**Reason:** to blend the building into the landscape, in accordance with the Adopted Policy on Colour of Roofing Materials.

**Please note that the LDCA, Planning and Building Control Division nor any of its employees warrant the accuracy of the information or accept any liability whatsoever neither for any error or omission nor for any loss or damage arising from interpretation or use of the information supplied by your Designer/Contractor.**

**Right of Appeal:** If you are aggrieved by this decision you may, within 28 days of the date of this Notice, appeal to the Land Development Appeals Tribunal, with payment of a fee of £150, addressed to the Clerk of the Tribunal, using the prescribed form which is available from this office.

Yours Sincerely

Karen Isaac  
Secretary to LDCA

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