



**St Helena
Government**

**Miss Anita Legg
Assistant Clerk of Councils
Corporate Support, Castle
Corporate Services, the Castle**

**Ref: 2018/77
Date: 06/09/2019**

Dear Miss Legg,

Land Planning and Development Control Ordinance 2013: Application No. 2018/77

**RECOMMENDATIONS and COMMENTS BY THE LAND DEVELOPMENT CONTROL
AUTHORITY TO GOVERNOR-IN-COUNCIL**

pursuant to Section 23(3) of the Land Planning and Development Control Ordinance, 2013

The Land Development Control Authority (LDCA) considered Application No 2018/77 on the 9th of September 2019 and under Section 23(3) of the Land Planning and Development Control Ordinance, 2013, the LDCA hereby recommend that the Governor-in-Council **GRANT OUTLINE DEVELOPMENT PERMISSION to construct a New Prison on the Site known as the Goat Pen, Bottom Woods (site originally approved in principle on the 29th of May 2018 by EXCO)**, subject to the following **CONDITIONS**:

1) **Permission**: This **Outline Permission** will lapse and cease to have effect on the day, 1 year 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 CPO on behalf of 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 Site Preparation and Excavation, including Access from the Main Road, services and drainage systems;
 - b) Final Building Designs, service installations, Exterior Finishing (Materials and Colour Schemes) as well as Landscaping Details and security fencing and lighting;
 - c) Complete Infrastructure Service Supply Drawings (Water, Sewage Handling, Storm-water Management (roofs and hard surfaces) as well as Electricity Supply);
 - d) 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 area as a whole.

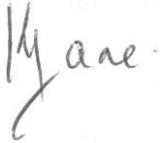
e) Conservation Management Plan for the Important Wire Bird Conservation Area with an appropriate level of funding for a period of at least five years post construction of the development.

Reason: to ensure Appropriate, Sustainable and Sensitive Implementation of the site in accordance with LDCP Policies relating to the Coastal Zone and the Important Wire Bird Conservation Area management to overcome the impact of the disturbance caused by the development.

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

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 on behalf of the Land Development Control Authority

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