



**St Helena
Government**

**Mrs Connie Johnson
Clerk of Councils
Corporate Support
The Castle**

**Ref: 2019/111
Date: 31/01/2020**

Dear Mrs Johnson,

Land Planning and Development Control Ordinance 2013: Application No. 2019/111

**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 2019/111 on the 15th January 2010 and under Section 23(3) of the Land Planning and Development Control Ordinance, 2013, the LDCA hereby recommend that the Governor-in-Council **GRANT FULL PERMISSION for a Proposed modular Cable Landing Station, Manholes and Ducting at Rupert's Bay** 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) The development shall be implemented in accordance with the details specified on the Application Form; Site Layout, Floor & Elevation Plans (DWG No. 37/002/2019) received on 5th December 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.

- 3) 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.
- 4) Before the security fence is erected around the Landing Station Building, details of the security fence (design and materials) shall be submitted to and approved by Chief Planning Officer on behalf of the Land Development Control Authority.
Reason: to ensure the development is in keeping with the general environment of the area.
- 5) Before land excavation works are carried out, archaeological assessment of the area must be undertaken by a qualified archaeological professional to establish any potential archaeological impact and in light of any discoveries care must be taken during excavation and details recorded for historical records.
Reason: to ensure that any potential archaeology is not damaged or destroyed and care is taken where deep excavation is undertaken archaeological or artefacts finds are properly recorded and passed over to the Saint Helena Museum Service for recording and safe-keeping.
- 6) **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).
- 7) 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.
- 8) **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 tank of minimum capacity 450 litres with overflow piped to the sea.
Reason: to conserve rainwater and to avoid overloading the Septic Tank, in accordance with LDCP SD1.

9) 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 LDCEP E8.

10) The Colour of Roof 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.

Yours sincerely

Karen Isaac

Secretary on behalf of the Land Development Control Authority

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