



**St Helena
Government**

**Mrs Connie Johnson
Corporate Services
The Castle**

**Ref: 2019/85
Date: 31/01/2020**

Dear Mrs Johnson,

Land Planning and Development Control Ordinance 2013: Application No. 2019/85

The Land Development Control Authority (LDCA) considered Application 2019/85 on the 15th 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 **GRANT FULL DEVELOPMENT PERMISSION for the Proposed Installation of Three Wind Turbines and Energy Storage System at Deadwood Plain** 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 **Colour of Containers** will be agree the Chief Planning Officer on behalf of Land Development Control Authority.
Reason: to blend the containers into the landscape, in accordance with the Adopted Policy on Colour of Materials.
- 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) **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 Building Inspector(s) 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.

- 5) During **Construction** of the development, no obstruction shall be caused on any public road and to reinstate damage to any public road and other public or private infrastructure/structure 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 Planning Policy IZ 1(g).
- 6) Excavation into slope and infilling to form level platforms or embankments shall be in accordance with the approved plans and engineering design principles. Deviation to be agreed with the Chief Planning Officer and Building Inspector. Land made unstable as a result of implementation of development shall be satisfactorily stabilised, consolidated or retained in consultation with the Chief Planning Officer and Building Inspector.
Reason: In the interests of safety to maintain the stability of land and visual amenity and also to accord with LDCP Policy IZ1 (f).
- 7) Any excavation associated with any new, altered or extended building shall not be within three metres of a low-voltage (less than 1000v a.c) electricity conductor pole or overhead line conductors or a pole stay-anchor, or five metres in the case of a high-voltage (exceeding 1000v a.c) electricity conductor pole or overhead line conductors or a pole stay-anchor.
No part of any new, altered or extended building shall be under any overhead electricity line or electricity cable.
Reason: to ensure public safety and to protect the public electricity supply as directed by Connect St Helena Ltd.
- 8) 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).
- 9) 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 piped to landscaped areas.
Reason: to conserve rainwater and to avoid overloading the Septic Tank, in accordance with **LDCP Policy SD1**.
- 10) **Stormwater** should be managed on site and not allowed onto the public roadway or neighbouring areas.
Reason: To protect public and private amenity and accord with Development Plan **Policy SD1**.

11) 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 Policy E8**.

Further Advisory:

- i. Please ensure to select modest wall-colours (such as earthy tones, etc.) and natural external finishing (such as stone, wood) that will blend in with the natural and/or surrounding built environment.

- ii. Application required for electricity from Connect St Helena Ltd

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 to Land Development Control Authority