



**St Helena
Government**

**Mrs Connie Johnson
Corporate Services
The Castle**

**Ref: 2021/07
Date: 05/03/2021**

Dear Mrs Johnson,

Land Planning and Development Control Ordinance 2013: Application No. 2021/07

The Land Development Control Authority (LDCA) considered the Application 2021/07 at its meeting on 3rd March 2021 and agreed the Chief Planning Officer's report to recommends to the Governor-in—Council to grant **FULL DEVELOPMENT PERMISSION for the Proposed Stevedores Building, Public Facilities at Rupert's Wharf, Lower Rupert's Valley**, 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. D1000, D1003, D4002, D4003 & D5002) received 3rd February 2021 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) Notwithstanding the submitted drawings with this application, the alignment, design and details of the fencing and gates will be form part of discharge of condition 6 on the development application reference 2020/41 that has been granted permission.
Reason: to ensure the security fencing and associated gates around the development is in keeping with the general environment of the area and is consistent for all development in this area.
- 4) Notwithstanding the details submitted with the application, an external treatment scheme of the Stevedores Building and Public Facilities shall be submitted for the approval in

writing by the Chief Planning Officer on behalf of the Land Development Control Authority before the commence of the construction.

Reason: to ensure the buildings fit in with the general environment of the area.

- 5) Notwithstanding the details submitted with the application for the Hyperbaric Chambers, full detailed specification, details of construction and appearance, including risk and safety assessment, of this part of the development will be provided in writing and approved by the Chief Planning Officer on behalf of the Land Development Control Authority before this phase of the development is constructed.

Reason: To ensure that this phase of the development can be fully assessed before the construction commences.

- 6) 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.

- 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) 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.

- 10) **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 existing storm drains or soakaways.
Reason: to conserve rainwater and to avoid overloading the Septic Tank, in accordance with LDCP SD1.
- 11) **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.
- 12) All **external lights** attached to the building shall be designed and sited such that they do not emit light at or above the horizontal and the light source (lamp, bulb or LED) shall not be visible beyond the site boundaries.
Reason: to avoid light pollution and to protect the dark skies status of the island in accordance with LDCP policy E8.

Informative:

In accordance with the Saint Helena Government's Water Strategy, all plumbing, water appliances and equipment to be installed will be those that provide efficiency in the use of water and are sustainable.

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