

Addendum Report to Memorandum for Governor in Council No: 01/2021

Subject: Development Application for a Proposed Development of Satellite Earth Station facility, at Horse Point Plain, Bottoms Woods

This is an addendum to the main report for the development application for a proposed Satellite Earth Station facility at Horse Point Plain, Bottom Woods. Governor in Council deferred their decision on 9th December 2021 following concerns raised on various aspects of the proposed development.

Governor in Council is to note:

- a) Connect St Helena has now confirmed that they are able to provide the power requirement for the development;
- b) The developer has advised that due to the distance between the proposed site and the quarries, it is unlikely that any blasting activities will have any negative impact on the development;
- c) An image of the proposed fencing is attached as Annex A;
- d) No information could be located to ascertain if radio wave frequencies will have any impact on wildlife; this was not identified as a risk within the EIA and
- e) Other sites were considered for this development – based on technical, environmental and social criteria, Horse Point was the preferred site.

Governor in Council is asked to consider the revised conditions (as below) and advise whether full development permission should be granted.

- 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, DWG No. 14/001/2021, 14/002/2021, Design and Access Statement, Environmental Impact Assessment Report received on 19th October 2021, as stamped and approved by the Chief Planning Officer (CPO), on behalf of the Land Development Control Authority (LDCA), unless the prior written approval of the Chief Planning Officer 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 details.

- 3) This Development Permission does not confer approval under the Building Control Ordinance. The developer is to consult with the Building Inspector(s) to find out

whether building regulations approval is required, prior to the commencement of development.

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

- 4) Before any construction work commences, the Applicant will undertake a “walk over” for the development site with a specialist nature conservation professional to assess the ecological conditions of the development site. In the event that any new species are found, which may be affected by the development, the Applicant shall set out appropriate mitigation measures that will be taken to overcome any adverse impact and this will be submitted to the Chief Planning Officer for approval in collaboration with the Chief Environmental Officer.

Reason: To ensure all possible effort is made to protect the endemics in accordance with LDCP policy NH.2.

- 5) Notwithstanding the details submitted within this application, before any development commences full details for the construction of the access road, antennae’s, service trenches, security fence and security lighting shall be submitted to and approved in writing by the Chief Planning Officer.

Reason: To ensure the design aspects of the development does not have an adverse impact on the area, in accordance with LDCP policy TX.1.

- 6) The Applicant working in collaboration with St Helena National Trust, must ensure the proposals for the conservation and management of the development site and surrounding area listed within the ‘Table 7.4, Environmental Management Plan: Operational Phase & 7.6 Monitoring Plans’ of the Environmental Impact Assessment Report, are implemented following completion of the development.

Reason: To ensure the development does not adversely impact the ecology, within the area, and to encourage conservation and rejuvenation through good programme and management, in accordance with LDCP policy NH.2.

- 7) **Construction Practices:** During construction of the development, no obstruction shall be caused on any public road and prior to the development being brought into use 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 policy RT1.

8) Dust monitoring on site shall be carried out during the construction period. In the event that dust is at any time generated that is likely to travel outside of the development site, 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 and
- 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 in accordance with LDCP policy NH.2.

9) **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.

Reason: To conserve rainwater in accordance with LDCP policy SD.1.

10) **Storm Water Practices:** Storm water 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 policy SD.1.

11) 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 in accordance with LDCP policy E.8.

12) 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.

Advisory:

The applicant is advised to consider making provision for portable WC and wash facilities to be incorporated within the control building for maintenance staff, who will attend the site for regular maintenance of the Space Park.

The applicant is further advised to ensure that the development should comply with the Health & Safety Regulations LN26 of 2009.

CLS

Minister for Environment, Natural Resources and Planning Portfolio.

20 December 2021