

Revised Conditions

- 1) This **permission will lapse** and cease to have effect on the day, 5 years from the date of this Decision Notice, unless further 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. ST71/2021, AT72/2021, ST73/2021 and Design and Access Statement) received on 8th September 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) No further development shall commence until percolation test results has been submitted to and approved by the Chief Planning Officer on behalf of the Land Development Control Authority. **These test results should be submitted within 1 month of the date of this decision notice.** Should the percolation test results fail, an alternative means of dealing with sewerage and grey water shall be submitted to the Chief Planning Officer for consideration.

Reason: to avoid creating pollution of land in accordance with LDCP Policy SD.4.

- 4) This Development Permission does not confer approval under the Building Control Ordinance. Please liaise with the Building Inspector(s) to submit an application for Building Regulations Approval.

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

- 5) Within 1 month of the date of the decision notice, the developer shall in consultation with the Fire & Rescue Services, Emergency Planning and Crown Estates submit details for a suitable assembly point away from the development site to the Chief Planning Officer for consideration and approval on behalf of the Land Development Control Authority.

Reason: To ensure a safe location for employees and the public is designated away from the development site in the event of an emergency.

- 6) Within 1 month of the date of this decision notice, a Transport Travel Plan for the business, setting out the management of employee travel to and from the workplace will be submitted to and approved in writing by the Chief Planning Officer on behalf on the Land Development Control Authority. No vehicles are to be parked outside of the development site on the service road (land parcel RV0093.) The Transport Travel Plan shall be implemented with immediate effect of the 'Plan'.

Reason: to ensure that vehicles belonging to service users, employees and the business are effectively managed, and does not restrict access on the service road nor the existing footpath in accordance with LDCP Policy CZ.6

- 7) Before any further development commences, the developer in collaboration with Crown Estates, St Helena Fire & Rescue Services & Emergency Planning shall submit details for the siting of water storage tank(s) and hydrants sufficient for firefighting water supply as well as the management of dealing with fire water run-off shall be submitted to the Chief Planning Officer for record purposes.

Reason: to ensure there is adequate water supply in the event of a fire, as well as

- 8) During further **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 RT1.

- 9) **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 LDCP Policy SD1.

- 10) The developer shall consult with the Roads Section Manager with regards to any Stormwater management and surfacing requirements for the access spurs onto the development site. Recommendations made by the Roads Section Manager shall be submitted to the Chief Planning Officer for record purposes. The developer shall complete these recommendations within 3 months of the date of this decision notice.

Reason: to ensure that the dwelling has adequate access in accordance with LDCP Policy RT1 (d).

- 11) **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 existing culvert.

Reason: to conserve rainwater and to avoid overloading the Septic Tank, in accordance with LDCP Policy 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.

- 13) 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.

- 14) All shipping containers on the development site that are used as a 'temporary builders storage' as defined within the Container Policy are permitted for a period of 12 months from the date of this decision notice. Once this period has lapsed, the containers shall be removed from the development site. If the containers are to remain on the development site, full development permission shall be

submitted for the retention of the containers with an appropriate layout and design within 1 month of the lapsed date.

Reason: to ensure the containers are permitted in compliance with the Container Policy, and to prevent the development site from becoming an eyesore.