

Planning Officer's Report - LDCA 1 DECEMBER 2022

APPLICATION	2022/76 – Installation of a Solar Powered Public Warning/Information System
PERMISSION SOUGHT	Full Permission
REGISTERED	27 October 2022
APPLICANT	Capital Programme Section
PARCEL	RV0077
LOCALITY	Near the Power Station, Rupert's
LAND OWNER	Connect St Helena
ZONE	Coastal Zone
CONSERVATION AREA	None
CURRENT USE	Vacant
PUBLICITY	The application was advertised as follows: <ul style="list-style-type: none">▪ Sentinel Newspaper on 27 October 2022▪ A site notice displayed in accordance with Regulations.
EXPIRY	10 November 2022
REPRESENTATIONS	None Received
DECISION ROUTE	Delegated / LDCA / EXCO

A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Objection
3. Fire & Rescue	No Response
4. Roads Section	No Objection
5. Property Division	No Response
6. Environmental Management	No Response
7. Public Health	No Response
8. Agriculture & Natural Resources	No Response
9. St Helena Police Services	Not Consulted
10. Aerodrome Safe Guarding	Not Consulted
11. Sustainable Development	No Response

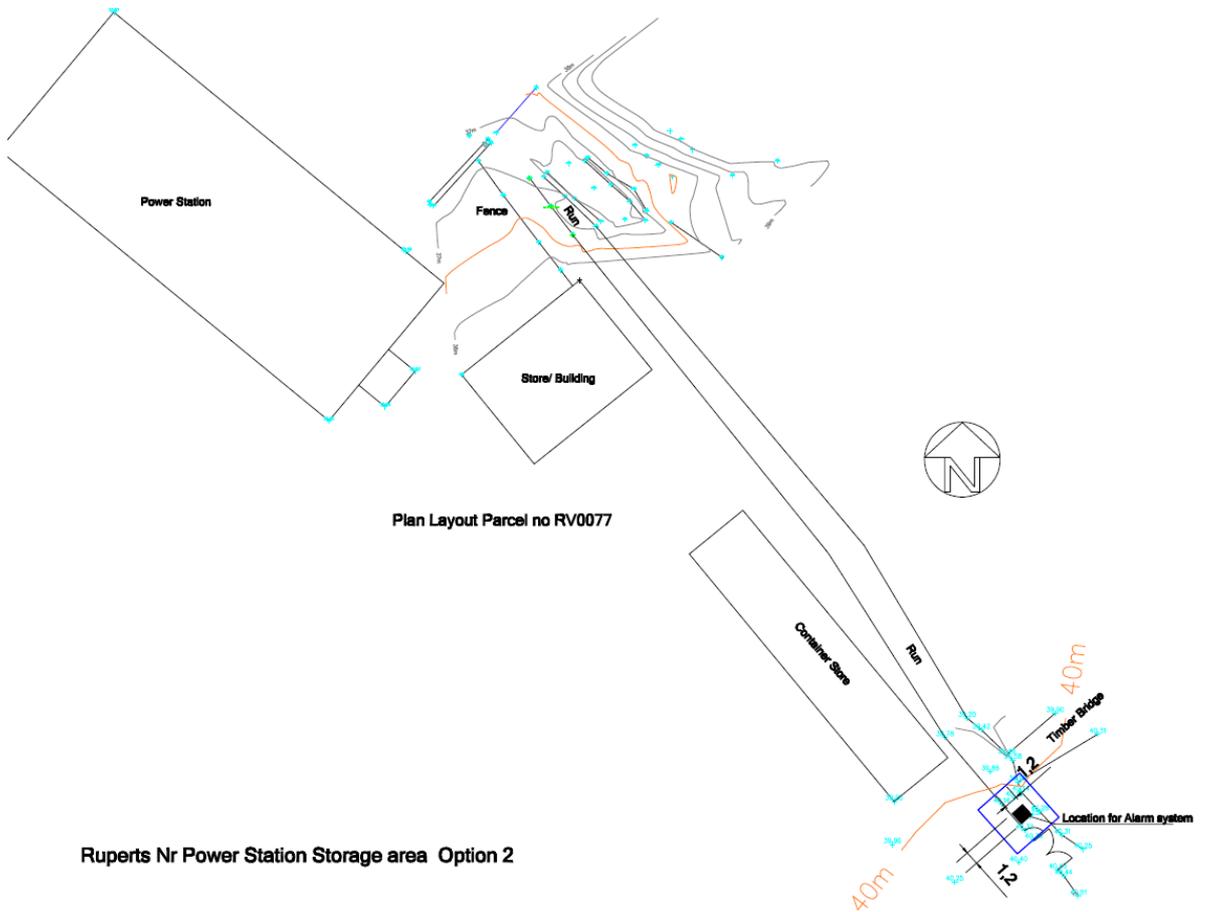
12. National Trust	No Objection
13. Sure SA Ltd	No Objection (comments)
14. Heritage Society	No Response

B. PLANNING OFFICER’S APPRAISAL

LOCALITY & ZONING

The proposed development site is located southeast of the Power Station in Rupert’s Valley, near the container store. The land is owned by Connect St Helena and the Capital Programmes Section has permission to put the system on their land. The area is in the Coastal Zone.

Diagram 1: Location Plan



PROPOSED DEVELOPMENT

Jamestown and Rupert’s are locations of heavy population that contain critical infrastructure for the Island. Both areas are also the most vulnerable to the risk of rockfall, major fire and possible flooding/storm damage during severe weather conditions.

Currently if there are any major incidents in these areas, partial and full evacuations of residents/workers are undertaken by knocking on individual doors which is time consuming and relies on individual evacuating officers' local knowledge of occupancy of premises. It also relies on having a number of Police and Fire Service Officer's available to carry out these duties which prevents them from being engaged elsewhere in the emergency incident.

It was therefore decided by the Safety, Security and Home Affairs Portfolio to procure a Public Warning/Information System for both areas.

The system is solar-powered and operated remotely via the mobile phone network. It will be able to provide a warning siren to evacuate and produce an all-clear tone after the emergency incident is over. Messages can be pre-recorded and aired via the system for information to the public or voice access via phone to allow real-time live messages to be transmitted. Installation of the system in these areas will free up staff for other duties during an emergency incident.

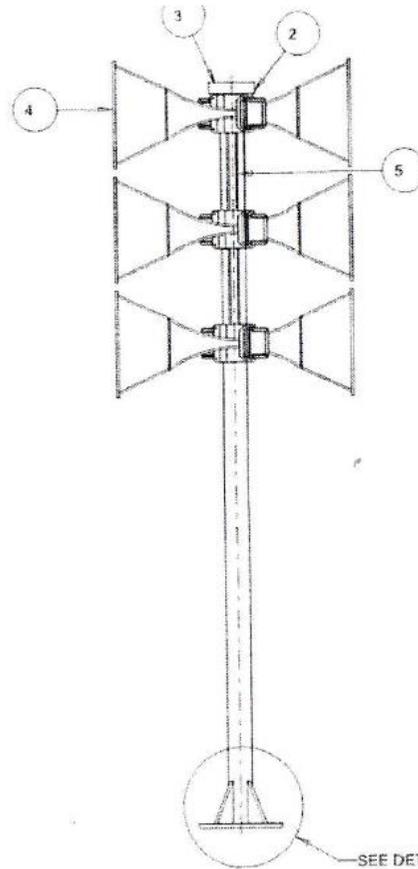
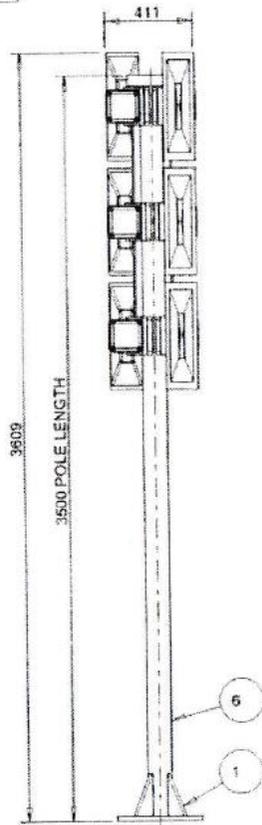
The area chosen to install the systems are based on the following factors:

- The Sirens being in the best location for the residents and working stakeholders to be able to hear the siren activate and any associated messaging
- The availability of land with consideration of day to day activities of the area.

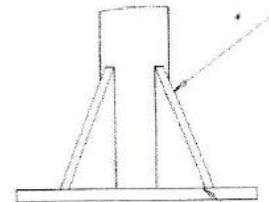
The areas in Rupert's are located near to critical infrastructure but are also capable of warning the residents if there is an incident ongoing in the area.

The warning system is pole mounted and will stand approximately 3.6 metres high with a maximum width of 1.12m. A mounting flange will be used to fix the pole to a small 1.2m by 1.2m concrete platform on the ground. The system is made of galvanised steel.

Diagram 2: Site Plan and Elevations



MOUNTING FLANGE TO BE FITTED FLUSH WITH END OF POLE AND WELDED AS SHOWN

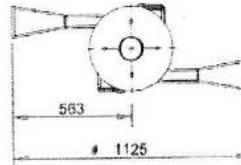


DETAIL A
SCALE 0.200

POLE TO BE WELDED WITH 10mm FILLET WELDS ON THE TOP AND BOTTOM OF THE MTG FLANGE AND BETWEEN THE POLE AND EACH GUSSETT

SEE DETAIL A

ITEM	PART NUMBER	DESCRIPTION	QTY
1	18-185942	BASE WELDMENT	1
2	18-186773	TOP COVER	1
3	18-186773	TOP COVER BRACKET	2
4	18-186843	HORN	6
5	18-186876	CABLE COVER	4
6	18-186902	3.5m POLE	1



TECHNICAL INFORMATION -
 1) WEIGHT OF 6 SIRENS, WITHOUT POLE: 84Kg
 2) MATERIAL OF POLE: GALVANISED STEEL
 3) WEIGHT OF POLE: 50Kg

REPRESENTATIONS

No objections were received from any statutory body or member of the public. The following comment was received from Sure South Atlantic Ltd:

“Please ensure there is an adequate mobile signal at this location, as the signal is known to degrade in the Upper Ruperts/new BFI area.”

Public consultation was undertaken by the Capital Programme Section, before the planning application was submitted. A drop-in session was held in the Market on Thursday 7 October. Approximately 15 people stopped to view the plans and discuss the system. Only one member of the public didn't approve of the designs and thinks the idea is 'ridiculous' and that tourists who see this on the hillside will think 'SHG controls the community'. However, positive feedback was received from all other members of the public which included comments like: 'it's a good idea', 'coming up to the 21st century', 'SHG thinking of safety first'.

OFFICER RESPONSE

An advisory will be included advising the applicant to check the mobile signal is sufficient at the location of the development.

POLICY CONSIDERATION

The proposed development is assessed against the LDCP Policies set out below:

- Coastal Zone Policy: CZ1
- Emergency and Public Services: ES1

OFFICER'S ASSESSMENT

The warning/information system is in the Coastal Zone where there is a presumption of retaining the natural appearance and ecology of the area. However, the proposal is of a very small scale and located near a container storage area. The natural appearance and ecology of the coastal zone would therefore be retained.

Policy ES1 also supports infrastructure necessary for the effective provision of emergency services appropriate to the islands development needs. The Safety, Security and Home Affairs Portfolio has identified the need for this system to help manage major incidents. This could be potentially lifesaving in the event of a major emergency.

Taking into account the above, the proposal would comply with the LDCP and can be supported.