

## Planning Officer's Report - LDCA JUNE 2024

<b>APPLICATION</b>	<b>2024/16</b> – Installation of Sump Tank with Macerator & Lift System
<b>PERMISSION SOUGHT</b>	Full Permission
<b>REGISTERED</b>	23 May 2024
<b>APPLICANT</b>	Marvin Benjamin (c/o Russell Yon)
<b>PARCEL</b>	LWN0198
<b>LOCALITY</b>	Colt Sheds, Longwood
<b>ZONE</b>	Intermediate
<b>CONSERVATION AREA</b>	None
<b>CURRENT USE</b>	Existing House
<b>PUBLICITY</b>	The application was advertised as follows: <ul style="list-style-type: none"><li>▪ Independent Newspaper on 23 May 2024.</li><li>▪ A site notice displayed in accordance with Regulations.</li></ul>
<b>EXPIRY</b>	07 June 2024
<b>REPRESENTATIONS</b>	None
<b>DECISION ROUTE</b>	<del>Delegated</del> / <b>LDCA</b> / <del>EXCO</del>

### A. CONSULTATION FEEDBACK

1. Sewage & Water Division	No Objection
2. Energy Division	No Response
3. Fire & Rescue	No Response
4. Roads Section	No Response
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. Economic Development	No Objection
12. National Trust	No Response
13. Sure SA Ltd	No Objection
14. Heritage Society	No Response
15. Maritime	Not Applicable

## B. PLANNING OFFICER'S APPRAISAL

### LOCALITY & ZONING

This plot is located within the residential area of Colt Sheds, Longwood, where it is designated within the Intermediate Zone and has no conservation area restrictions.

**Diagram 1: Location Plan**



### PROPOSED DEVELOPMENT

The developer proposes to install a sump tank with a macerator and lift pump system, to replace the current sewage system which has been giving them issues. The new sewage system waste line will be connected to the communal sewage system owned and operated by *Connect St. Helena*. Excavation of the main public highway will be required in order to install the new sewage system. The developer has approval from *Connect St. Helena*, who have already installed a stub into the manhole for an easier connection process.

Diagram 2: Site Plan

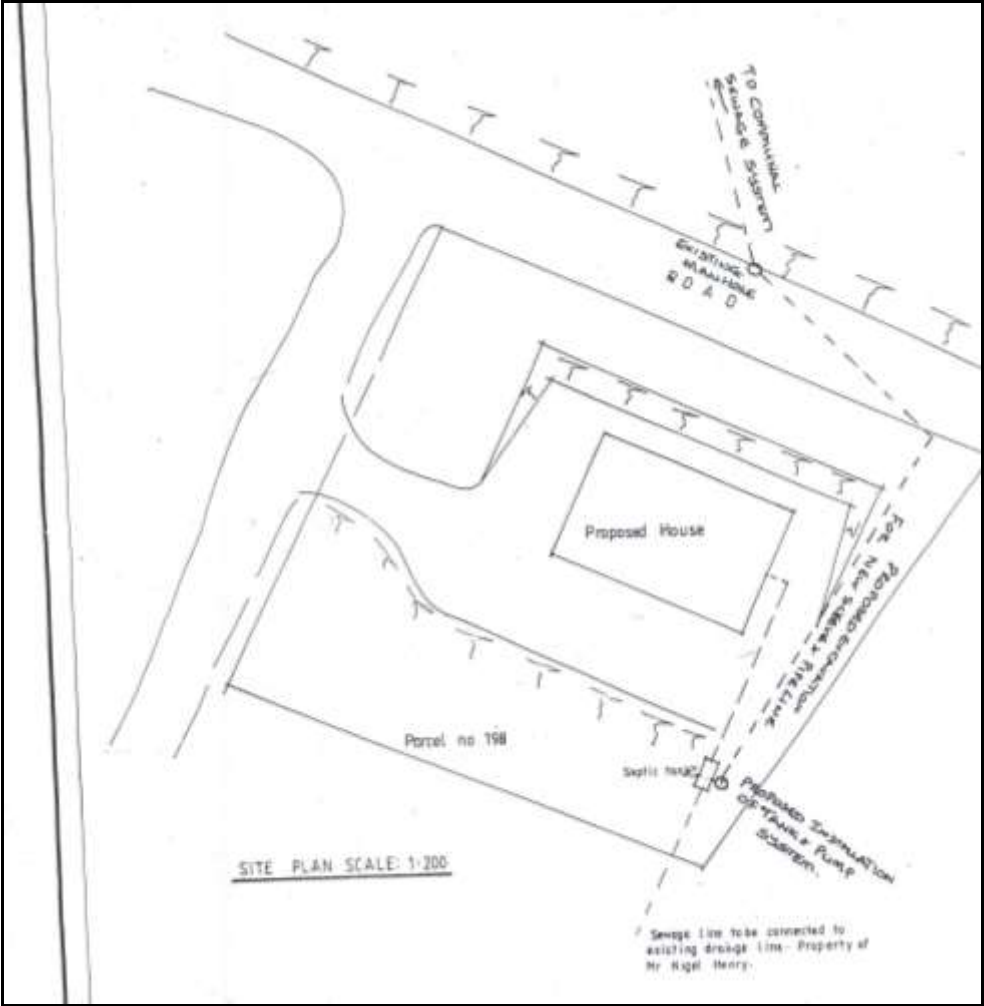


Diagram 3: Sewage Pump System Schematic



## **STAKEHOLDER FEEDBACK & REPRESENTATIONS**

There were no representations or objections received from stakeholders or any members of the public.

## **LEGAL AND POLICY FRAMEWORK**

The relevant policies of the Land Development Control Plan (LDCP 2012 - 2022) that are applicable in the assessment of the proposed development are set out below:

- Intermediate Zone: Policies IZ1
- Housing Policy
- Sewage, Storm and Drainage: Policies SD1 (a, b and c), SD3

## **OFFICER'S ASSESSMENT**

In assessing this development proposal of an investigated solution to a chronic issue with the developer's sewage system, the proposal to install a sump tank with a macerator and lift pump system, can be considered a well-informed choice, in an effort to solve the situation with the current sewage system. The new sewage system will be installed within the applicant's boundary lines. The installation will require excavation of the public highway, which is also the main access for residents in the immediate area, however, there are alternative access routes for residents to use during the time of installation. The developer has approached Roads Section and Highways Authority to seek approval for this work. Approval from Connect St. Helena for the connection of the sump tank to the communal sewage system has been granted. To conclude, this proposal is a solution for an ongoing sewage issue that will not only be cost effective to the developer, but also solve the issue with the current sewage tank and soakaway. Therefore, this development proposal can be supported, as it has no adverse effect on the amenity or aesthetic of the immediate area. To conclude; the proposal complies with the Intermediate Zone policies and therefore can be supported.