



## **Town and Country Development Planning Office**

Warrens Office Complex, Warrens, St. Michael, Barbados.

Tel. No. (246) 535-3000 | Fax No. (246) 535-3093

E-mail: [contact@townplanning.gov.bb](mailto:contact@townplanning.gov.bb)

Date: **November 03, 2021**

Reference No. **1543/11/2019D**

St Ann's Retirement Home  
Lot 174  
Regency Park  
Christ Church

### **TOWN AND COUNTRY PLANNING ACT, CAP. 240** **PERMISSION TO DEVELOP LAND SUBJECT TO CONDITIONS**

You are hereby permitted to carry out the following development of land situated at **Lot 174 REGENCY PARK, CHRIST CHURCH** in accordance with the proposals set out in your Application No. **1543/11/2019D** dated **November 20, 2019** and shown on the plan(s) submitted therewith subject to the Conditions set out on the attached sheet; namely –

#### **CHANGE OF USE FROM A RESIDENCE TO A NURSING HOME**

This permission is granted subject to due compliance with all statutory provisions, bylaws and regulations in force in the area and nothing herein shall be regarded as dispensing with such compliance.

#### **You are invited to read the following:**

If the applicant is aggrieved by the refusal of the Chief Town Planner to grant permission to carry out development or by his refusal to grant any approval required by the Act or any subsidiary legislation made thereunder or is aggrieved by any condition attached to the grant of such permission or approval he may, unless he has received a notice that the application has been referred to the Minister in accordance with the directions given under section eighteen of the Town and Country Planning Act, Cap. 240, request the Chief Town Planner to refer the decision for review by the Minister by notice served in accordance with the provisions of regulation nine of the Town and Country Development Planning Regulations, 1972, within twenty-eight days of the receipt of this notice or within such further time as the Minister may allow. A copy of the notice of appeal must be at the same time sent to the Chief Town Planner. The decision of the Minister on review of any decision referred to him will be final.

### CONDITIONS

1. All building and engineering operations in connection with the access, car parking and hard standing including the means of drainage thereof, shall be carried out in accordance with an approved specification and shall be completed to the satisfaction of the Chief Town Planner [prior to the occupation of any building erected on the land in accordance with the terms of this application].
2. Notwithstanding the provisions of Class-V Development for other purposes contained in Part II of the Second Schedule of the Town and Country Planning Development Order, 1972, no subsequent enlargement, improvement or other alteration to the nursing home nor works relating to any development within the curtilage of the said nursing home including the erection of any ancillary buildings shall be carried out without the prior grant of permission by the Chief Town Planner on an application made in that behalf.
3. An eave gutter and down pipe of adequate dimensions shall be provided on the western side adjoining the roof eave to collect roof water and discharge it onto the applicant's premises where suitable arrangements shall be made for its disposal.
4. The Chief Town Planner shall be notified in writing of the date on which it is proposed to commence any building or engineering operation to which this permission relates and all proposed works shall be properly set out for inspection by that Officer or his representative prior to the commencement of work.
5. Details of all signs shall be submitted for approval by the Chief Town Planner.
6. The parking area shall be delineated and made up to the satisfaction of the Chief Town Planner.
7. All surface water shall be contained on site to the satisfaction of the Chief Town Planner.
8. Where five (5) or more years expire before the development for which planning permission has been granted takes place, this permission shall be deemed to have lapsed requiring a new application to the Chief Town Planner.
9. All necessary fire precaution measures must be carried out to the satisfaction of the Chief Fire Officer.
10. A water storage tank with a minimum capacity of 8,540 gallons calculated at a rate of four (4) gallons (imperial) per square foot of roof area at a minimum for the collection of rain water only for secondary uses shall be installed and outfitted with a mechanical device (pump) to the satisfaction of the chief town planner. The water storage tank shall neither exceed 10 feet (3.048 metres) in height from ground level

nor be sited closer than 10 feet (3.048 metres) from the common boundary. (1 cubic metre is equivalent to 220 gallons (imperial). (1 cubic foot is equivalent to 6 1/4 gallons imperial).

11. Provision shall be made for ramped access to the building, the specifications for which are as follows:
  - (i) a slope ranging between 1:8 and 1:12;
  - (ii) a finished surface of non-skid material;
  - (iii) a minimum width of 3' 0" (0.9m); and
  - (iv) a handrail height of a minimum 2' 0" (0.61m) and a maximum 3' 2" (0.98m).
12. Provision shall be made for one car parking space measuring 20' 0" (6.09m) x 12' 0" (3.65m) for the physically challenged.
13. You are required to make provision for the storage of potable water at a rate of at least five gallons per person for a minimum period of five (5) days. The potable water storage tank shall be designed to a specification that meets the standards of the Barbados Water Authority and the Environmental Protection Department. N.B. The number of persons should be determined by the number of bedrooms. For the purpose of this calculation one (1) bedroom represents two (2) persons

**The reasons for imposing these conditions are as follows:-**

1. To ensure the proper carrying out of the works in accordance with good engineering practice.
2. To ensure that any subsequent extension, alteration or addition to the nursing home. conforms to acceptable standards for plot coverage, height, side distance and building lines.
3. To eliminate a possible nuisance to the adjacent land owner.
4. To ensure proper development of the land.
5. In the interest of safety and amenity.
6. To ensure a functional car parking area.
7. To ensure that surface water does not overflow onto adjoining properties or on the public roads.
8. To ensure compliance with the statutory requirement.
9. To ensure adequate protection against fire.

10. To ensure satisfactory provision of water for secondary uses.
11. To ensure adequate access by the physically challenged.
12. To ensure adequate parking for the physically challenged
13. To ensure that there is an adequate supply of potable water during municipal water outage.

## INFORMATIVE CLAUSES

1. Under the Health Services (Building) Regulations, 1969, you are required to obtain the prior approval of the Minister of Health before constructing, extending or effecting any material alteration to any building and in this regard you are advised to contact the Director, Environmental Protection Department before commencing building operations.
2. A fee of one hundred dollars (\$100.00) is payable to the Chief Town Planner for the inspection of the commencement of building works.
3. You are hereby advised that water storage tanks for non-residential buildings shall not be erected or installed at a height of more than 10' 0" (3.05m) from ground level. Any water storage tank that is more than 7' 0" (2.13m) in height shall be sited not less than 10' 0" (3.05m) from the common boundary.
4. You are hereby advised that potable water storage tanks shall not be erected or installed at a height of more than 10' 0" (3.05m) from ground level. Any potable water storage tank that is more than 7' 0" (2.13m) in height shall be sited not less than 10' 0" (3.05m) from the common boundary. You are further advised to consult with the Manager of Engineering, Barbados Water Authority and the Director, Environmental Protection Department for guidance with respect to standards.
5. Pursuant to Section 11(c) of the Town and Country Planning Fees (Amendments) Regulations, 2009 you are hereby advised that revised plans submitted after the issuance of a decision will be subject to a fee of one hundred and fifty dollars (\$150.00) unless the revised plan has been requested by a condition attached to the planning permission.
6. You are hereby advised that in order to obtain a certificate of compliance all conditions attached to the planning permission must be satisfactorily discharged. The process is triggered by a fee of \$150.00 accompanied by a letter requesting the certificate. N.B. All line marks must be visible in order to facilitate a thorough inspection.

*Gina Patrick*  
for Chief Town Planner



Digitally Signed by Gina Patrick  
 Email: gina.patrick@planning.gov.bb  
 Date: Wednesday, November 3rd 2021  
 Reference: 1543/11/2019D  
 Reason: Approval of Formal Application  
 Town and Country Development Planning Office  
 Code: VOUEHvCmhrPE2oFQ3ZbaqiZNfTiXeimp