



St. Mary Municipal Corporation
Port Maria P.O., St. Mary

Finance Committee Meeting held on 2020 May 18 approved the application subject to conditions for Building Permits in accordance with the provisions of the Building Act, 2018.

Reference: 2020-05005-BA00019

Owner/Applicant: Abayomi Salu

Type/Description: Proposed construction of a residential single family single storey building with three (3) bedrooms, two (2) bathrooms, walk-in- closet, kitchen, living area, gym, solar storage, laundry, powder room, pantry, carport and two (2) porches.

Location: Lands Part of Lot 14 Farm Hill, Richards Pen, St. Mary

The aforementioned plan is approved subject to the following conditions:

1. There being no breach of the existing or restrictive covenants or supportable objections from adjoining areas/owners.
2. No development on this land shall take place except in accordance with the permission herein granted and in accordance with the provision of the Building Act, 2018.
3. The permission granted herein is without prejudice to any restrictions disclosed on the title to the land on which the building is to be erected.
4. This Permit refers only to the proposal that has been fully illustrated and gives no undertaking for future development that has not been illustrated.
5. This permit is valid for only one (1) year and expires **May 17, 2021** at the end of this period if construction has not commenced the permit shall be resubmitted for revalidation. If the development does not begin within two (2) years, beginning with the date on which permission was granted, the application shall be resubmitted to the Local Planning Authority.
6. The Corporation being indemnified for any damages, inconvenience, injury or death that might occur as a result of flood, fire, earthquake, accident or any other natural or man-made disaster.
7. The applicant shall indemnify and hold harmless the St. Mary Municipal Corporation, its officers, employees, agents and representatives against all actions, suits, claims, demands, liability, costs, charges and expenses (including without limitation legal costs) arising in connection therewith on account of any injury, loss or damage resulting from building and/or Planning permission being granted in respect to the application herein. Such injury, loss or damage not arising from the negligence of the parties mentioned aforesaid.
8. The building shall be set back as shown on the site plan submitted to and approved by the St. Mary Municipal Corporation.
9. **The applicant must be mindful of the setback to the building because, as worded/on title, the eave is considered to be a part of the building. As such measurements from the boundaries must be to the edge of the roof eave and not the building wall.**
10. The construction works shall be under the supervision of a competent and responsible person at all times.
11. No blasting shall take place on the site except with the prior approval from the relevant authority.
12. The Development shall be carried out strictly in accordance with all amendments and notation in **red** on plans submitted and approved by the St. Mary Municipal Corporation.
13. The building shall be inspected and passed by the Chief Engineering Officer or his designate in accordance with the schedule set out hereunder and no further work shall commence until such inspection is carried out and consent given. **The attached Request for Inspection Form shall be submitted seventy-two (72) hours in advance of the inspection.**

The schedule for inspection is

- a. Layout of buildings before excavation commence.
- b. Foundation reinforcement in foundation, block wall, columns, and stiffeners before casting

concrete or blocks laid.

- c. Reinforcement in beams and lintels before casting concrete
 - d. Reinforcement in roof & floor slabs before casting
 - e. Framework of timber roof before covering is installed.
 - f. Containment of solid waste
 - g. Inspection of sewage treatment & disposal system at 50% completion
 - h. Inspection of sewage treatment & disposal system at 90% completion
 - i. Inspection of pipe work inspection of the sewage treatment & disposal system, before the gravel is laid for the reed bed
14. **The developer shall submit written notice(s) of the commencement of building operations or works of engineering construction to the Chief Factory Inspector, Occupational Health & Safety Department, Ministry of Labour & Social Security as required by Sections 24 (3) of the Factories Act, 1943. (Building Notification Form One attached).**
 15. The developer shall report any accidents as required by Section 21 and 24 of the Factories Act, 1943.
 16. The developer shall adhere to Building Operations or Works of Engineering Construction (BOWEC) Regulations, 1968.
 17. **All structural materials to be used in the development must be obtained from suppliers with Bureau of Standards Certification.**
 18. The Local Planning/Building Authority shall be indemnified against use of inferior building materials used during the construction phase of the development.
 19. The building shall be constructed in accordance with the plans submitted to and approved by The St. Mary Municipal Corporation.
 20. All gates, fences and doors shall open inwards.
 21. The developer shall ensure that the structure/site is secured, protected and enclosed to prevent entry and/or occupation of same by unauthorized persons. This shall be done to the satisfaction of the Chief Engineering Officer or his designate.
 22. No sullage water shall be permitted to be discharged onto any surface or onto any part of adjoining lands.
 23. No advertising sign or hoarding shall be erected on the land without the specific written approval of the St. Mary Municipal Corporation.
 24. No fence, hedge or other construction of any kind, tree or plant of a height of more than 1.37 metres above road level shall be permitted within 5.48 metres of any road intersection or along any roadway or any adjoining boundary without the prior approval of the Local Planning Authority.

RAINWATER HARVESTING

25. Roof water from the proposed building shall be collected in gutters along the eaves, drained through downpipes and channelled to a water storage facility for supplemental use or for the irrigation of the landscaped areas and the overflow directed to soak-wells and the proposed surface drainage system within the site.
26. Water harvested for potable purposes must be harvested from food safe roofing material such as Zinc, Clay Tiles, and surfaces that are not covered with toxic material such as bitumen, leaded paints etc.
27. All harvested water for potable use must be treated to the Ministry of Health minimum Drinking Water Standards via filtration and the addition of bleach as prescribed by the Ministry of Health.
28. A water storage tank of a minimum capacity of 10,000 litres shall be installed on site; the connection to and from shall be made to the satisfaction of the Chief Engineering Officer or his designate.

SEWAGE TREATMENT METHOD

29. The Developer shall satisfy the requirements of the Ministry of Health in respect to the means of sewage and effluent drainage disposal.
30. The lot shall at all times be kept clean and free from undergrowth to the satisfaction of the Medical Officer (Health) by the owner or occupier thereof.
31. All drains and sewage facilities shall be done on the satisfaction of the Medical Officer (Health) St. Mary and The St. Mary Municipal Corporation.
32. Sewage Treatment and Disposal shall be effected by means of connecting to the proposed septic tank followed by reed bed followed by an absorption pit.
33. Manhole access shall be provided for each compartment of Septic Tank.
34. Manholes placed along sewage and waste water lines shall not exceed a distance of 9.14m (30 ft).

35. Manhole covers shall be provided and constructed of durable materials.
36. Sewage and Waste Water lines constructed under any floor area shall be provided with access to facilitate cleaning in case of blockage or obstructions.
37. Sewage treatment and disposal facilities are to be constructed to the satisfaction of the St. Mary Health Department and the Local Planning Authority.
38. The developer shall notify the Medical Officer (Health) in writing of the date of which he proposes to commence work on the sewer pit, and such pit shall be inspected by the Medical Officer (Health) and passed as satisfactory before it is closed.
39. Septic Tank shall be of double compartment type and capacity shall not be less than 3,150 litres liquid capacity.
40. The St. Mary Health Department should be contacted in writing at 50% and 90% completion of the construction of the sewage treatment system to allow for inspection of the facility.
41. The Reed Bed shall be lined with clay or a synthetic impermeable liner
42. The bottom slope shall be 0.5 to 1.0 percent while the top slope shall be approximately zero (0) percent.
43. The depth of the filter media shall be 0.5 + 0.6 metres.
44. Sewage loading rate for the Reed Bed should be approximately 1.6 gal./m²d
45. Waste water from the kitchen and laundry shall be intercepted by grease traps before entering the disposal system.
46. Monitoring of the septic tank construction will be done.
47. Temporary toilet facilities must be constructed at a location on the site for workers before construction commence.
48. Final Sewage disposal facility (Absorption Pit and Reed Bed) and soak away/soak well shall be setback a minimum of 3.1 metres from the property boundaries.
49. The Septic Tank must be built a minimum of 1.5metres (5feet) from the property boundary and building foundations.

SURFACE DRAINAGE, PARKING, INGRESS/EGRESS etc

50. Construction vehicles and equipment associated with the development of the site are not permitted to operate on the reserved roadway.
51. Vehicles and equipment associated with the development are required to carry out all activities related to the construction works within the curtilage of the site.
52. The best practicable means are to be adopted to control the emission of noise and vibration from any construction work.
53. The site shall be adequately fenced and hoarded to control the emission of fugitive dust and to reduce the visual intrusion from any construction works.
54. The storage and mixing of all construction materials must be within the curtilage of the site and not on the road reservation.
55. All construction materials shall be contained so that none will flow into existing drain due to surface run-off.
56. **No construction work shall be undertaken before 7:30 am or after 6 pm on weekdays or on Saturdays. No construction work shall take place on Sundays or public holidays without the express written consent of the Local Planning Authority.**
57. Any existing drainage feature (natural or man-made) flowing onto, out or through the lands shall not be impeded or obstructed without the permission of relevant authorities.
58. Noise level during construction shall not exceed 70 decibels from any point on the site boundary.
59. All lands not used for driveway, walkway and parking areas shall be landscaped and maintained to the satisfaction of The St. Mary Municipal Corporation.
60. Ingress and egress to the lot shall not affect the alignment of the roadway, and such alignment shall be done in conformity to the boundaries outline on plans approved.
61. Access and/or egress as illustrated on plan should not be less than 4.5 metres wide.
62. There shall be no burning of waste on the site.
63. No building materials shall be deposited or mixed on the roadway; this to be done within the curtilage of the site.

64. Any spillage onto the main road during the transportation of material should be cleaned immediately by washing or sweeping, to the satisfaction of the National Works Agency.
65. Adequate parking shall be provided within the curtilage of the site to serve the development.
66. A minimum of two (2) parking spaces, 5.48m x 2.44m in size, with a 6.1m wide driveway for maneuvering should be provided within the site.
67. **The parking bays shall be grassed/terra crete constructed, the driveways paved and undeveloped areas landscaped to the satisfaction of the Local Planning Authority.**
68. The top layer of the soak-away pit/soak well shall be filled with course to fine sand 30.48 cm thick on permeable geo-textile fabric or any other suitable material to allow for silt trapping and maintenance.
69. No surface drainage shall be disposed of and/or be discharged onto the reserved road or adjoining properties but directly into a n on-site storm water drainage system.
70. The entire surface area of the lot shall not be paved unless provisions have been made on site to collect and/or dispose of the surface run-off.
71. Storm water runoff generated from the walkway and driveway shall be disposed of on-site and not on to reserved road.
72. Surface drainage and storm water runoff should be effectively intercepted and disposed of, before reaching the roadway (by means of cross drain and inlets to soak well within the curtilage of the site or to any existing drainage system), to the satisfaction of the Local Authority. Silt and debris trap should be utilized in the drainage.

OTHER CONDITIONS

73. The developer is encouraged to use the Leadership in Energy and Environmental Design (LEED) principles as a guide for the proposed development. Emphasis should be placed on substantially incorporating environmentally sustainable design practices such as energy conservation, the use of renewable energy, water reuse, rainwater harvesting & recycling, and the collection and use of rain water for irrigating the landscaped areas.
74. This permit refers only to the proposal (**Construction of a residential single family single storey building with three (3) bedrooms, two (2) bathrooms, walk-in- closet, kitchen, living area, gym, solar storage, laundry, powder room, pantry, carport and two (2) porch**) that has been fully illustrated and gives no undertaking for future development which have not been illustrated on plan dated stamped January 29, 2020.
75. Any building to be constructed onsite shall be used for residential (single Family purposes only).
76. Any change of use of the building will require separate approval from the Local Planning Authority (The St. Mary Municipal Corporation).
77. The approval herewith is subjected to the Parish Council Building (St. Mary) By-Laws.
78. This approval does not dispense with the obligation to apply for modification or discharge of any restrictive covenants where the approval is not in conformity with any covenant endorsed on the title and is subject to such modification or discharge as the case may be. The applicant shall where the Restrictive Covenants (Discharge & Modification) Act applies make the relevant applications to the Court.
79. **The approved plan shall be on site at all times for inspection during the period of construction.**
80. **The failure to comply with the conditions as listed above and the approved plans will be considered a breach and will render this approval null and void.**

INFORMATIVE APPEAL

If you are aggrieved by the decision of the Local Authority (The St. Mary Municipal Corporation) to refuse permission for the proposed development, or to grant permission subject to conditions, you may, within thirty (30) days of the receipt of this letter, lodge an appeal to the Appeals Tribunal in accordance with Section 63 of the Building Act, 2018

Appeal Tribunal's Address: The Chairperson
 Building Appeal Tribunal
 c/o Ministry of Local Government &
 Community Development
 61 Hagley Park Road
 Kingston 10

Attached is Building Permit No. 2156 dated **May 17, 2021** together with two (2) endorsed copies of the Plan deposited with your application.

Yours faithfully,



Ethlyn Douglas (Ms.)
Chief Executive Officer
Local Planning Authority
The St. Mary Municipal Corporation

