



Falkland Islands Government Planning & Building Services

Application For Planning / Building Consent

Complete this form to apply for:

Planning Permission, Building Permit, Outline Planning Permission and Reserved Matters

For further assistance please contact your Planning and Building Team at:



Planning and Building Services, Secretariat, P.O. Box 611, Stanley



+500 28480 (Planning) or +500 28484 (Building Adviser)



clerk@planning.gov.fk or buildingadviser@planning.gov.fk

Please submit your application to the clerk in the following preferred formats:

1 electronic copy and 1 printed copy of the drawings only (see page 4 for further details)

1. **APPLICANT**

Name: Rob Millar (Falkland Islands Government)

Address: Development & Commercial Services,
Argos House, Stanley, Falkland Islands

Tel No: (+500) 27040

Email: rmillar@sec.gov.uk

2. **AGENT**

Name/Business: Martha McGowan – BAM

Address: Mikasa House, Newcastle Business Park,
Asama Ct, Newcastle upon Tyne, NE4 7YD

Tel No: +44 (0) 7557 633546

Email: martha.mcgowan@bam.com

Note: Agents will be the main contact in all correspondence

3. **Address or location of the site for this application:** Land to the east of Stanley, at and adjacent to FIPASS

4. **Area of Site** (Sq/m or ha): 200,000m² (rounded)

5. **What kind of permission are you applying for?** (Please tick boxes as appropriate)

- Planning Permission (Full)
- Planning Permission (Outline)
- Building Permit
- Reserved Matters (following Outline)

Fee to Be Paid:
£0

6. **If this is an application for outline planning permission** please tick if you want any of the following matters considered in detail as part of the outline application:

Siting Design External Appearance Means of Access Landscaping

7. **If this is an application for reserved matters consent** following a previous grant of outline permission please give the reference number of your outline permission and tick which outstanding matters you now wish to be considered:

Outline application approval reference:

Siting Design External Appearance Means of Access Landscaping

If you have an outline planning permission you cannot start your development until consent for ALL of the reserved matters has been granted.

8. **Description of Proposal**

Please describe the proposed development, including any change of use:

Application for variation of conditions on planning permission 04.22.P to reflect revision to the approved development.

The variation applied for is to change the decommissioning of FIPASS work scope from dismantling on the beach to scuttling at sea.

The proposed revised development comprises the removal of FIPASS and its causeway, development of a new port facility with causeway and new access road and associated works (including enabling works). FIPASS barges would be temporarily relocated and ballasted to sit on the seabed immediately to the east or south of their existing location in Stanley Harbour for the purpose of management of marine invasive non-native species. The barges and associated FIPASS causeway would subsequently be scuttled at sea.

Refer to the Environmental Impact Statement, Non-Technical Summary and Planning Statement for further detail.

9. Do you propose to alter or make an access onto a public road? Yes No

10. Has the proposal started? Yes No

11. What is the site currently used for? (e.g. Vacant land, Dwelling, Agricultural, Commercial etc)

Combination of agricultural, commercial and vacant land. FIPASS is currently used as the main commercial port facility for the Falkland Islands.

12. Please state how you will deal with the disposal/supply of the following:

a. Foul water:

- Construction phase – Foul water will be collected into septic tanks and emptied on a regular basis.
- Operation phase - Package sewage treatment plants will treat foul water to surface water standards prior to discharge into Stanley Harbour. Bilge resultant from vessels using the proposed scheme will be collected by trucks and taken off site, mirroring the present day arrangement for vessels using FIPASS.

b. Rain water:

- Construction phase – rain water runoff will flow into Stanley Harbour as currently occurs.
- Operational phase – surface water drainage from the quay is proposed to fall towards the rear of the quay into a longitudinal slot drain which will discharge into Stanley Harbour via an oil interceptor. Surface water runoff from the road will flow into a series of swales which will pass through an impermeable aggregate chamber to remove silts and oils, prior to discharging into Stanley Harbour.

c. Water:

- Construction phase – Water supply to welfare facilities required during construction will be filled by bowser. PWD will provide service connections to the proposed accommodation block, which will include fresh water.
- Operational phase - Prior to the construction of the New Port Facility, PWD will undertake local reinforcement of the water mains to increase the capacity of the network and provide adequate supply of water to the port. The 'high-level' main following Airport Rd will be connected to the 'low-level' main, following the coastal route, adjacent to the Seaman's Mission. The supply to the port will be taken from a valved connection to the 'low-level' main at the head of the causeway. The 'low-level' main will be used to supply the New Port Facility only, and the section of mains beyond the port isolated at Ross Rd East, disconnected and abandoned (by PWD). The freshwater system will be separated into two distinct networks, one serving the quay for vessel bunkering and washdown facilities; and the other serving the port buildings and wholesome supplies. Backflow prevention will be installed by PWD prior to the quay to prevent contamination of the local supply and consumable water for the port buildings.

d. Electricity:

- Construction phase – electrical power is to be sourced from the main grid after construction of the new causeway substation by PWD (which is to be constructed using permitted development rights). Fuel required for temporary generators and plant to be used during construction will be supplied by Stanley Services to static tanks located in the office and accommodation areas, as well as plant and laydown areas.
- Operation phase – electrical power is to be sourced from the main grid. Fuel required for operational port needs is to be supplied by Stanley Services.

13. Government Employee/Elected Member

It is an important principal of decision-making that the process is open and transparent. Are you:

- | | |
|--|--|
| a) A member of staff | b) An elected member |
| c) Related to a member of staff | d) Related to an elected member |

Do any of the above statements apply to you and/or your agent? Yes No

If Yes, please provide details of their name, role and relationship:

The applicant is the Falkland Islands Government. The Agent BAM and its named representative have no conflict of interest

LAND OWNER AND AGRICULTURAL TENANTS NOTICE

Question 14 must be completed by all applicants for planning permission or by their agent.

For a building permit only, you need not complete this question.

14. Please tick one of the following boxes:

- (a) The applicant owns all the land which makes up the application site and has done for at least 21 days before the application was submitted and none of the land is part of an agricultural holding.
- (b) The applicant cannot tick box (a) above but knows who the owner/agricultural tenant is and has given them notice of the application (using the attached form).

It is understood that F.I.G. are the owners of most of the land (for both the permanent and temporary works areas) required to construct the proposed scheme, however notice has been provided to the following owners/tenants with leasehold interest prior to this application being submitted.

Name of any known owner/agricultural tenant	Address	Date Notice Served
Stanley Growers	Market Garden Stanley Falkland Islands Notice issued by email to Tim Miller at: j.t.miller@horizon.co.fk	24/08/2022
Lighthouse Seafarers Mission	FIPASS Road Stanley Falkland Islands Notice issued by email to Maurice Lake at: lighthouse@horizon.co.fk	24/08/2022
Stanley Services Limited	Airport Road PO Box 590 Stanley Falkland Islands Notice issued by email to Gareth Goodwin at: ggoodwin@stanley-services.co.fk	24/08/2022
CFL Fortuna Fish Farming Ltd	8 Coastel Road Stanley Falkland Islands Notice issued by email to Michael Poole at: michaelpoole@fortuna.co.fk	24/08/2022
British Antarctic Survey (BAS)	British Antarctic office Stanley Cottage Ross Road Stanley FIQQ 1ZZ Notice issued by email to Elizabeth Robertson BAS, basstanleyoffice@bas.ac.uk	24/08/2022

Polar SeaFish Ltd	45 John Street. Stanley. Falkland Islands Notice issued by email to Phoebe Socodo at: phoebe@polarseafish.com	24/08/2022
Sure Telecommunications	Ross Road Stanley FIQQ 1ZZ Notice issued by email to Justin McPhee at: Justin.McPhee@sure.com	24/08/2022
Sullivan Shipping Services Limited	PO Box 159 Stanley Falklands Islands Notice issued by email to Russell Morrison at sullivanagent@horizon.co.fk	24/08/2022
Falkland Islands Wool Company Ltd	Notice issued by email to Tanya Clarke at enquiries@wool.fk	24/08/2022
FIC	Crozier Place, Stanley, Falkland Islands, FIIQQ 1ZZ Notice issued by email to Kevin Ironside at: kironside@fic.co.uk	24/08/2022
Atlink Limited	Stanley Harbour FIQQ 1ZZ Falkland Islands Notice issued by email to garry@atlink.co.fk	24/08/2022
Falkland Islands Government	The Secretariat Stanley Falkland Islands FIQQ IZZ PlanningOfficer@planning.gov.fk	24/08/2022

- (c) The applicant does not know all or any of the owners/agricultural tenants. Any that are known have been given notice of the application (using the attached form) and the following steps to ascertain the unknown owners/tenants have been taken:

Name of any known owner/agricultural tenant	Address	Date Notice Served
Historic Records for FIPASS have been checked with FIG and the Port operator Atlink.	In list above. We have also provided to the Planning officer a copy of all known leaseholds and freehold	24/08/2022

Where tenancies are historic and not sublets, notices have been served to these parties as well as to all parties with leaseholds.	interests adjoining the NPF to demonstrate due diligence.	
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Measures taken to ascertain unknown owners/tenants, to include publication of the attached notice in the Penguin News:

Signed	Date
<i>Martha McGowan Senior Project Manager</i>	24/08/2022

Please tick this box if you are an agent signing on behalf of an applicant

The following should be provided with your application:

- ✓ A completed application form
- ✓ A location plan at suitable scale (such as 1:1250) to identify the site location (site to be edged red with any other land in the applicant's ownership edged blue)
- ✓ A block plan at a suitable scale (such as 1:500 scale or 1:250) to show how the development will sit within the site (boundaries of site to be edged red)
- ✓ Elevations of the existing and proposed development (1:100 or 1:50)
- ✓ Floor plans/layouts of the existing and proposed development (1:100 or 1:50)
- x A Heritage Statement for applications affecting Listed Buildings/the Conservation Area (not applicable to this application – however heritage issues are addressed within the EIS)

Please note: If sufficient information **has not** been provided your application will not be registered.

IMPORTANT

This application may require a fee. In order for the application to be processed a cheque payable to 'Falkland Islands Government' should accompany the application if a fee is payable. For advice on fees please contact clerk@planning.gov.fk or see [Facebook](#) (Files/Planning Fees).

Please note that **Camp residents** are invited to discuss the submission of completely paperless/electronic applications. A cheque will still be required to validate an application.

**Payment should be made by cheque.
Failure to provide payment will mean that your application will not be registered/processed.**