

BERMUDA

VICTORIA PLACE RENTAL HOMES (IRELAND ISLAND, SANDYS PARISH)
SPECIAL DEVELOPMENT ORDER 2010

GN 914 / 2010

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The Minister responsible for planning, in exercise of the powers conferred by section 15(1) of the Development and Planning Act 1974, makes the following Order:

Citation

1 This Order may be cited as the Victoria Place Rental Homes (Ireland Island, Sandys Parish) Special Development Order 2010.

Interpretation

2 (1) In this Order—

“Act” means the Development and Planning Act 1974;

“applicant” means West End Development Corporation;

“Development” means the Development as described in Schedule 1;

“reserved matters” means matters reserved for approval by the Board in accordance with section 23(8) of the Act in relation to the planning permission in principle granted by paragraph 3(1);

“Site” means the land described in Schedule 2;

(2) Subject to subparagraph (1), any expression used in this Order that is also used in the Act has the meaning assigned to it in the Act.

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Planning permission in principle

3 (1) Subject to the reserved matters specified in subparagraph (2) and the conditions specified in subparagraph (3), planning permission in principle is granted by this Order for the development of the Site.

(2) The reserved matters referred to in subparagraph (1) are the siting and layout, site coverage, building heights, building lines, access parking provision, design and layout of all access roads and parking areas, design, architectural detailing, external appearance and materials of all buildings and structures and landscaping.

(3) The conditions referred to in subparagraph (1) are that—

- (a) an application for final planning permission shall—
 - (i) be accompanied by a traffic impact analysis; a sewage treatment, stormwater management and potable water provision report; a tree retention assessment; and a Nature Reserve Land Use Impact Analysis, if any aspect of the proposal infringes on the Nature Reserve or its setback; and
 - (ii) conform with all relevant provisions of the Bermuda Plan 2008 Planning Statement, unless otherwise is provided in this Order.
- (b) all access roads and sidewalks shall be sited, designed and laid out in accordance with the requirements of Ministry of Works and Engineering;
- (c) all hard-surfaced roadways and junctions of the access roads with the public road shall be designed and graded to drain, retain and dispose of all stormwater run-off within the curtilage of the Site and to avoid any stormwater run-off onto the public road or any areas of Nature Reserve;
- (d) the method, design and specifications of the proposed methods of sewage disposal, the supply of water and the provision made for containing and disposing of stormwater run-off shall comply with the requirements of the Government Hydrogeologist and the Chief Environmental Health Officer;
- (e) all utility cables, including cable television relay cables, shall be placed underground; and
- (f) an application for final planning permission shall be accompanied by a comprehensive landscaping scheme and in preparing the landscape scheme, particular attention shall be given to the screening of parking areas and to the design, materials, treatment and planting of the Site along the public roads

Saving

4 For the avoidance of doubt, it is hereby declared that nothing in this Order grants planning permission for any matters of development for which planning permission is required, apart from any matter for which planning permission has been granted by paragraph 3.

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SCHEDULE 1

(paragraph 2(1))

THE DEVELOPMENT

1 The development of Victoria Place residential units on land between Cochrane Road and Cockburn Road Sandy's Parish and shown on drawings A-01, A-02, A-03 and A-04 prepared by Torti Gallas and Partners and OBM International, which are available for inspection during office hours at the Department of Planning, Government Administration Building, 3rd Floor, 30 Parliament Street, Hamilton.

2 The development of a maximum of 100 dwelling units up to three storeys in height, comprising—

- (a) 45 three-bedroom dwelling units with a total gross floor area of approximately 54,000 square feet;
- (b) 40 two-bedroom dwelling units with total gross floor area of approximately 36,000 square feet; and
- (c) 15 studio units with a total gross floor area of approximately 7,125 square feet.

3 The development of an internal system of roadways, service areas and parking areas.

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SCHEDULE 2

(paragraph 2(1))

THE SITE

ALL THAT LAND in the Parish of Sandys having an area of 6.28 acres, shown outlined in red on drawing number SK01, which is available for inspection during office hours at the Department of Planning, Government Administration Building, 3rd Floor, 30 Parliament Street, Hamilton..

Made this 27th day of September 2010

Minister of Environment and Sports