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Statutory Instrument

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PLANNING AND DEVELOPMENT (GENERAL DEVELOPMENT) ORDER, 2021

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PLANNING AND DEVELOPMENT (GENERAL DEVELOPMENT) ORDER, 2021

The Minister, in exercise of the powers conferred on her by section 23 of the *Planning and Development Act, 2019*, makes the following Order:

PART I

PRELIMINARY

Citation

1. This Order may be cited as the *Planning and Development (General Development) Order 2021*.

Definitions

2. In this Order,

"ABC Highway" means the interconnected Adams, Barrow and Cummins Highways;

"acquisition line" means a boundary between land acquired by the State for the purposes of development of a highway and adjoining land owned by person;

"agricultural holding" means any land which is occupied as a separate or distinct parcel of land used for the purposes of agriculture;

"agricultural land" means any land

(a) used or capable of being used for the purposes of agriculture; or

(b) shown as such on the Physical Development Plan;

"array" means a number of solar PV panels electrically connected together;

"building line" means the imaginary line or lines at a specific distance from and paralleled to either the centre or the boundary of a road which demarcates the area, on one or both sides of the road, within which no building, other than such fences, walls or gates as may be permitted, shall be erected;

"carriageway" means the part of a road, excluding any raised kerb, footpath or verge, primarily reserved for use by wheeled vehicles;

"curtilage" means the land around a dwelling house, including any yard or garden space and outbuildings in common ownership and occupation that are used in connection with the use of the dwelling house as a residence, whether physically enclosed or not;

"dBA" means decibels corrected using the "A" weighted system and is an expression of the relative loudness of sound in air as perceived by the human ear;

"gross floor area", in relation to a building, means the total area of the ground floor of the building together with the total area of all other floors measured in the same way as the ground floor;

"gross ground floor area", in relation to a building, means the total area of the ground floor of the building, ascertained by measurement from the outside face of external walls, and includes the area of any covered space, but does not include the area of any projection of roof eaves not exceeding 0.61 metres beyond the outside space of the external walls and column support;

"ground-mounted solar" means solar PV or solar thermal equipment that is not installed on a building;

"home working" means use of part of a dwelling house or a building or other land within the curtilage of a dwelling house by an occupant for activities that are income earning;

"net plot area" means the total usable area of the plot but does not include the area of any road reserve, beach area, gully or watercourse;

"original building" means the building as originally built or as it stood on 7th December, 2021 or, where built after that date, as it was originally approved;

"original dwelling house" means the dwelling house as originally built or as it stood on 7th December, 2021 or, where built after that date, as it was originally approved;

"residential area" means an area where the predominant use is of a residential nature or is shown as such on the Physical Development Plan;

"road reserve" means an area of land reserved for road works, the boundaries of which are parallel to and at a specified distance from the centre line of the reserve;

"Scotland District" means the area of land comprised in the conservation area described in the *First Schedule* to the *Soil Conservation (Scotland District) Act*, Cap. 396;

"storey" means a part of a building comprising all rooms that are on the same level;

"solar PV" means solar photovoltaic;

"solar thermal" means solar water heating systems;

"stand alone wind turbine" means a wind turbine which is not fixed to a building;

"town house" means a dwelling house situated in a row of 3 or more dwelling houses which

(a) shares a party wall with or has an external wall adjoining the external wall of the another dwelling on either side; or

(b) where it is the end of the row, shares a party wall or has an external wall adjoining the external wall of another dwelling house which fulfils the requirements of paragraph *(a)*;

"water protection zone" means any area designated as such by law or in a physical development plan prepared and approved pursuant to Part III of the Act; and

"website" means the internet website established under paragraph 29.

Application

3.(1) Subject to subparagraph (2), this Order applies to all land in Barbados.

(2) Where a special development order is made in respect of any land, this Order shall apply to such land subject to such modifications as are specified in the special development order.

PART II

PERMITTED DEVELOPMENT

Permitted development

4.(1) Subject to the provisions of this Order, development of a class specified in the *First Schedule* is permitted and may be undertaken upon any land in Barbados, without the permission of the Minister, the Board or the Director, subject to such conditions and limitations as are imposed in that *Schedule* in relation to the class of development.

(2) The permission granted by subparagraph (1) does not apply to development of any kind in, on, over or under any land or building

(a) within the Scotland District;

(b) subject to a *Cultural Heritage Preservation Order* made under section 53 of the Act; or

(c) within an area designated as a Heritage Conservation Area under section 57 of the Act.

(3) Development of a class specified in the *Second Schedule* is permitted and may be undertaken upon any land within the Scotland District, without the permission of the Minister, the Board or the Director, subject to such conditions

and limitations as are imposed in that *Schedule* in relation to the class of development.

(4) The conditions and limitations set out in the *Second Schedule* in relation to the development of land within the Scotland District apply to any land outside the Scotland District that is situated within 100 metres of the centre line of any road or way defining the boundary of the Scotland District.

(5) Nothing in this paragraph or in the *First* or *Second Schedule* shall operate so as to permit any development which is contrary to

(a) any condition imposed by any planning permission granted or planning obligation entered into under Part IV of the Act; or

(b) any conservation order made under Part III of the *Soil Conservation (Scotland District) Act*, Cap. 396.

(6) The permission granted by this paragraph shall not be withdrawn or limited except in accordance with paragraph 5.

(7) Nothing in this Order shall operate so as to permit any development for which any permit, licence or other documentary authorization is required under any other enactment without the permit, licence or other documentary authorization.

Directions restricting permitted development

5.(1) Where the Minister is satisfied that it is expedient that development of any of the classes specified in the *First* or *Second Schedule* should not be carried out in any particular area, or that any particular development of those classes should not be carried out unless planning permission has been granted on an application made in that behalf in accordance with Part IV of the Act, the Minister may direct that the permission granted by paragraph 4 shall not apply to

(a) any or all development of any or all classes in the particular area specified in the direction; or

(b) any particular development falling within those classes.

(2) Notice of a direction specifying a particular area, given under subparagraph (1)*(a)*, shall

(a) be published

(i) in the *Official Gazette*;

(ii) in at least one daily newspaper in general circulation in Barbados; and

(iii) on the Department's website;

(b) contain a concise statement of the effect of the direction; and

(c) define the area to which the direction relates by

(i) a general description of the boundaries of the area; and

(ii) a reference to a map that is linked electronically to the direction on the Department's website.

(3) Notice of a direction specifying a particular development, given under subparagraph (1)*(b)*, shall be served on the owner and the occupier of the land affected by the direction.

(4) A notice issued under

(a) subparagraph (1)*(a)*, shall come into operation on the date on which the notice is published in the *Official Gazette*; and

(b) subparagraph (1)*(b)*, shall come into operation on the date of service of the notice on the occupier of the land or, where there is no occupier, on the owner of the land.

(5) No direction given under this paragraph shall have effect in relation to the carrying out by a statutory undertaker of any building, engineering or other operations in, on, over or under any land that is authorized by or under the enactment governing the statutory undertaker.

Certification of permitted development

6.(1) Where, for any purpose, evidence is required that any development which has been carried out, or is proposed to be carried out, is permitted by this Order, a certificate to that effect may be issued by the Director or such classes of registered professionals as the Director may determine.

(2) A certificate of permitted development issued under this paragraph shall

(a) specify the land to which it relates;

(b) describe the development which has been carried out or is proposed to be carried out;

(c) include reasons for determining that the development is permitted by this Order; and

(d) specify the date of issue of the certificate.

(3) A certificate issued under subparagraph (1) shall be signed and sealed by a registered professional described in subparagraph (1).

PART III

APPLICATIONS UNDER SECTION 22

Application to determine whether planning permission is required

7.(1) An application under section 22 of the Act for a determination as to whether an application for planning permission is required for carrying out any operations in, on, over or under any land or to make a change in the use of any building or land shall be

(a) in such form and accompanied by such documents as the Board specifies; and

(b) accompanied by proof of payment of the prescribed fee.

(2) The Director shall issue to the applicant written acknowledgement of receipt of his application; and the acknowledgement shall specify the date of receipt.

(3) The Director shall issue to the applicant written notice of the decision on the application and the reasons for the decision.

(4) Every acknowledgement issued under subparagraph (2) and every notice issued under subparagraph (3) shall include a statement on the right of the applicant to appeal to the Tribunal pursuant to section 22(4) of the Act where

(a) the application is not determined within 28 days of receipt; or

(b) the applicant is dissatisfied with the Director's decision on the application.

PART IV

APPLICATIONS FOR APPROVAL IN PRINCIPLE

Mode of application for approval in principle

8.(1) An application for approval in principle under section 25(2) of the Act shall be accompanied by proof of payment of the prescribed fee.

(2) The Director shall issue to the applicant written acknowledgement of receipt of his application; and the acknowledgement shall specify the date of receipt.

Requirement for initial environmental evaluation

9.(1) Where an applicant is required to carry out an initial environmental evaluation in support of an application for approval in principle pursuant to section 25(3) of the Act, the Director shall issue to the applicant written notice of the requirement within 7 days of receipt of the application.

(2) An initial environmental evaluation that is required in support of an application for approval in principle shall be carried out in accordance with the general guidelines issued by the Board with respect to the carrying out of and reporting on initial environmental evaluations.

(3) The general guidelines for carrying out and reporting on initial environmental evaluations issued by the Board shall be published on the Department's website.

Notice of decision on application

10.(1) Except in a case to which section 25(6) of the Act applies, where an application for approval in principle is made, the Director shall issue to the applicant written notice of the Board's decision within 6 weeks of submission of the application.

(2) Where approval in principle is refused or is granted subject to conditions, the notice shall state the reasons for the decision.

(3) Every notice granting approval in principle, with or without conditions and subject to the matters reserved until detailed plans and further information have been submitted, shall state that approval in principle

(a) does not constitute permission to commence development and the applicant must comply with section 26 of the Act before planning permission is granted; and

(b) is liable to modification or revocation without compensation in accordance with section 25(7) of the Act.

(4) For the purposes of subparagraph (1), the date of submission of an application is the date upon which the completed application, inclusive of any initial environmental evaluation or other supplementary information required in support of the application, is received by the Department.

PART V

APPLICATIONS FOR PLANNING PERMISSION

Pre-application consultations

11.(1) A person who proposes to make an application for planning permission to carry out a development of a class specified in the *Third Schedule* shall carry out consultations with the Department and such regulatory agencies or persons the Director specifies pursuant to section 24 of the Act.

(2) The Director shall publish, on the Department's website, guidance with respect to

(a) the regulatory agencies or persons to be consulted with respect to different classes of proposed development; and

(b) the steps to be taken in the consultation process.

(3) A prospective applicant who desires to conduct a pre-application consultation shall be granted an appointment by the Department on payment of the prescribed fee and, at the time of making the appointment, shall give the Department written notice of

(a) the location of the land proposed to be developed; and

(b) the class of development proposed to be carried out.

(4) The Director shall

(a) convene an inter-agency meeting between the prospective applicant and representatives of the Department and all the relevant referral agencies to be consulted with respect to the proposed development; and

(b) issue to the prospective applicant, upon the conclusion of the consultations, a letter

(i) setting out the policies applicable to the determination of the proposed application;

(ii) summarizing the advice given by the referral agencies; and

(iii) listing any supplementary information or specific studies that will be required by the Department or any referral agency for the purposes of determining the application.

(5) Any advice provided by the Department and other regulatory agencies and persons with whom a prospective applicant is required to consult in relation to

(a) their requirements concerning the proposed development;

(b) the information that may be required to process the application; and

(c) the factors which may be taken into account in the consideration of the application, including published regulatory guidelines and public policies,

shall be provided without prejudice to the eventual determination of the proposed application by the Board or the Minister, as the case may be.

Mode of application for planning permission

12.(1) An application for planning permission under section 26 of the Act shall be accompanied by proof of payment of the prescribed fee.

(2) The Director shall issue to the applicant written acknowledgement of receipt of his application; and the acknowledgement shall specify the date of receipt.

Cancellation of premature applications

13. Where the Director cancels an application for planning permission and returns it to the applicant pursuant to section 26(2) of the Act, the notice of

cancellation shall specify the grounds on which the Director determined that the application was premature.

Consultations on applications

14.(1) The Minister may give directions to the Director to consult with a specific referral agency in any specific class of cases before an application in the class is determined.

(2) Without prejudice to the generality of subparagraph (1), the Director shall consult with the following referral agencies in the following cases:

(a) the Ministry responsible for public works and transport, where the proposed development involves

(i) a material increase in traffic that is likely to have an impact on the strategic transportation network, including highways and public transport services;

(ii) a material increase in traffic that is likely to have an impact on the functioning of the local road network;

(iii) a potential impact on road safety;

(iv) engineering or other operations in connection with the formation, laying out, grading or drainage of any access road, other than an access road to a residential subdivision, of less than 3 lots;

(v) engineering or other operations which may affect the surface water drainage of any area outside of the land to which the application relates and in particular any such operations that are likely to affect a natural water course;

(vi) development on land within or which is likely to have a impact on an area declared as a flood area under the *Prevention of Floods Act*, Cap. 235;

(b) the Barbados Water Authority, where the proposed development involves

(i) a significant increase in the demand for potable water supply;

(ii) a significant increase in the discharge of sewage into a public sewerage system;

(iii) building, engineering, mining or other operations or material change in the use of land that is likely to have a significant impact on ground water recharge, abstraction or quality;

(iv) development in an area that is a water protection zone;

(c) the Ministry responsible for agriculture, where the proposed development involves

(i) a material change in the use of any land exceeding one hectare in area that is used, or has previously been used or is capable of being used for agriculture, other than land specified for some other use in a Physical Development Plan prepared and approved in accordance with Part III of the Act;

(ii) the use of any land and the carrying out in connection with such use of building, engineering or other operations for dairy farming or the breeding or keeping of livestock or poultry;

(iii) building, engineering, mining or other operations on land within the Scotland District;

(d) the Ministry responsible for public health and environmental protection, where the proposed development involves any potential adverse impact on human health or the environment by reason of

(i) the discharge, release or escape of any pollutant, including noise and ionizing radiation, on, over or under any land or into the sea;

(ii) the collection, storage, processing or disposal of any domestic, commercial, industrial or other waste;

(iii) the storage or handling of any hazardous substance;

(e) the Director of the Coastal Zone Management Unit where the proposed development may affect the conservation and management of coastal resources;

(f) the Barbados National Trust, where the development consists of or involves building, engineering, mining or other operations

(i) affecting; or

(ii) relating to a material change of use of,

any listed building, monument or site or any building or other land within a Heritage Conservation Area;

(g) any other statutory board or person that the Director considers expedient.

Requests for further information

15. A notice requesting further information in support of an application for planning permission, made pursuant to section 27 of the Act, shall state reasons for the request.

Publicity requirements for applications

16.(1) The classes of application for planning permission specified in the *Fourth Schedule* shall be published pursuant to section 29(1) of the Act.

(2) An applicant submitting any application for planning permission of a class specified in the *Fourth Schedule* shall publicize the application by means of

(a) displaying a notice in the prescribed form in at least one place on or near to the land to which the application refers for not less than 21 days, in a conspicuous and accessible location, clearly visible to members of the public;

(b) serving a copy of the notice on the owners or occupiers of adjacent land; and

(c) publishing the notice in at least one daily newspaper in general circulation in Barbados.

(3) Where an application for a development of a class specified in the *Fourth Schedule* is submitted, the Department shall publish the following information concerning the application on the Department's website:

(a) the address or location of the proposed development;

(b) a brief description of the proposed development;

(c) the date by which any representations about the application must be made, which shall be no less than 14 clear days after the date on which the information is first published on the website;

(d) the place and time at which the application may be inspected; and

(e) the means by which representations may be made on the application.

(4) The Director may require an applicant who submits an application for a class of development not mentioned in the *Fourth Schedule* to publicize the application by displaying a notice in the prescribed form in at least one place on or near to the land to which the application refers for not less than 21 days, in a conspicuous and accessible location, clearly visible to members of the public.

(5) The provisions of this paragraph are without prejudice to the requirements with respect to publicity and public consultation in relation to an application for which an environmental impact assessment is required pursuant to section 30 of the Act, set out in the *Planning and Development (Environmental Impact Assessment) Regulations, 2021*.

Notice of decision on application

17.(1) The Board or the Director, as the case may be, shall give written notice of any decision on an application for planning permission.

(2) A notice granting permission subject to conditions or refusing permission shall state reasons for the decision.

(3) A notice of refusal or conditional approval of planning permission shall include a statement on the right of the applicant, or any other person having an interest in the land (except a mortgagee not in possession of the land), to appeal to the Tribunal against the decision pursuant to section 35 of the Act.

Non-material changes to planning permission

18.(1) A developer who desires to make a minor variation to plans that have been approved by the Board shall submit an application in writing to the Director for approval of the proposed variation pursuant to section 40 of the Act.

(2) Where the Director determines that the variations do not materially alter or affect the terms and conditions subject to which planning permission was granted by the Board, the Director shall issue to the applicant written notice that the proposed variation is approved and transmit a copy of the notice to the Board by or before its next meeting.

(3) Where the Director determines that the proposed variation will materially alter or affect the terms and conditions subject to which planning permission was granted by the Board, the Director shall issue to the applicant written notice that the proposed variation is refused and a fresh application is required.

PART VI

APPLICATIONS REFERRED TO THE MINISTER

Ministerial directions

19.(1) A direction given by the Minister pursuant to section 33(1) of the Act, and published in the *Official Gazette* in accordance with section 2(3) of the Act, shall come into operation on the date of publication.

(2) A direction referred to in subparagraph (1) shall state the grounds upon which the specified application or class of applications is to be referred to the Minister for determination.

Processing of applications

20.(1) The Department shall, in accordance with section 33(2) of the Act, deal with an application before referring it to the Minister for determination.

(2) In the course of dealing with an application

(a) such consultations with referral agencies as are mandated by or under paragraph 14 shall be carried out; and

(b) the application shall be publicized in accordance with paragraph 16.

(3) Where the Department has finished dealing with the application, an advisory planning statement containing the observations and recommendations of the Director with respect to the application shall be prepared for submission to the Minister.

Referral of application to Minister

21.(1) The Director shall refer the application to the Minister for determination within 56 days of submission of the application.

(2) For the purposes of subparagraph (1), the date of submission of the application is the date upon which the completed application, inclusive of any environmental impact assessment of other supplementary information required in support of the application is received by the Department.

(3) In referring the application to the Minister, the Director shall submit to the Minister

(a) the application, plans and any supporting information submitted by the applicant, including the environmental impact assessment, if any;

(b) all relevant correspondence with the applicant and/or referral agencies concerning the application;

(c) a report on the publicity process carried out with respect to the application, including a summary of any objections to the grant of planning permission, made by members of the public; and

(d) the advisory planning statement containing the observations and recommendations of the Director prepared pursuant to paragraph 20(3).

Notice of referral

22.(1) Where an application is referred to the Minister, the Director shall give notice to the applicant of the referral.

(2) Where an objection to the grant of planning permission is made following publication of the application in accordance with paragraph 17, the Director shall give a copy of the notice referred to in subparagraph (1) to the objector.

(3) A notice referred to subparagraph (1) shall

(a) be given to the applicant and the objector, if any, within 7 days of referral of the application to the Minister;

(b) be accompanied by a copy of the statement containing the Director's observations and recommendations submitted to the Minister; and

(c) advise the recipient of his right to request a hearing pursuant to section 33(4) of the Act.

Request for hearing

23.(1) The Director or the applicant or any objector who desires to request a hearing before the application is determined by the Minister, pursuant to section 33(4) of the Act, shall submit to the Permanent Secretary a request for an opportunity to be heard, stating the grounds on which the request is made, within 14 days of the date of the notice given under paragraph 22.

(2) A copy of every such request for a hearing made by the Director, shall be given simultaneously to the applicant and every objector, if any, and a copy of every such request made by any other of the aforementioned parties shall be given simultaneously to the Director and any other party.

Conduct of hearing

24.(1) Within 7 days of receipt of a request for a hearing, the Permanent Secretary shall request the President of the Tribunal to assign a member of the Tribunal to conduct the hearing, pursuant to section 90 of the Act.

(2) The Permanent Secretary shall provide the clerk of the Tribunal with copies of all the documents submitted to the Minister by the Director pursuant to paragraph 21(3).

(3) When the President of the Tribunal assigns a member of the Tribunal to conduct the hearing, the clerk shall give notice to the Director, the applicant and any objector, of the date on which and the place at which the hearing will be conducted and the person by whom it will be conducted.

(4) In accordance with section 33(5) of the Act, the date set for the commencement of the hearing shall be no later than 42 days after the completed application has been referred to the Minister.

(5) The person assigned to conduct the hearing shall conduct the hearing in accordance with the procedures with respect thereto prescribed by the regulations and submit a report to the Minister within 21 days of the completion of the hearing, in accordance with section 33(6) of the Act.

Notice of ministerial decision

25. Notice of the Minister's decision on an application shall

(a) include the Minister's reasons for the decision; and

(b) be given to the applicant under the hand of the Permanent Secretary and copied simultaneously to the Director and any objector.

PART VII

MISCELLANEOUS

Road classification

26. All roads in the island are classified as set out in the *Fifth Schedule*.

Road reserves and building lines

27.(1) The standard dimensions of the road reserves and building lines applicable to each of the classes of roads defined in the *Fifth Schedule* are as set out in the *Sixth Schedule*.

(2) Notwithstanding the minimum standards prescribed in the *Sixth Schedule*, the Board may, on an application for planning permission made under section 26 of the Act, if they are satisfied that special circumstances exist with respect to the application which warrant a departure from the standards prescribed therein, give permission for, or by a condition subject to which permission is granted, impose the adoption of amended standards as they think fit.

(3) Before giving any such permission or imposing any such condition involving the relaxation of the prescribed minimum standards, the Board shall in the case of the erection of a new building, or a fence, gate, wall, or other means of enclosure, obtain the advice of the Chief Technical Officer of the Ministry responsible for public works.

(4) For the purposes of this paragraph, additions or alterations to an existing building are not deemed to be a new building so long as no part of the work is carried out in advance of the existing building line.

On lot water storage requirements

28.(1) Every single family dwelling house with a gross floor area in excess of 100 square metres constructed after the 1st January, 2022 shall have installed

a tank for the storage of potable water for domestic use with a capacity of 600 US Gallons (2.3 Cubic Metres).

(2) Every multifamily building constructed after 1st January, 2022 shall have installed a number of tanks for the storage of potable water for domestic use equivalent to a storage capacity of 600 US Gallons (2.3 Cubic Metres) per dwelling unit.

(3) The Minister may give directions to the Board with respect to the classes of cases in which requirements with respect to the installation of water storage tanks for the collection and storage of rain water shall be imposed as a condition of planning permission for building operations.

(4) Any such direction shall set out the specifications with respect to the capacity of the water storage tanks required in each class of cases, the standards for the construction and placement of such tanks on the land generally, and the purposes for which such rain water may be utilized by the occupier of the property.

Department's website

29.(1) The Department must establish and maintain an internet website that is available to the public.

(2) The Board must determine

(a) in what form the Department's website is to be established and how it is to be maintained;

(b) what information must be contained in any record required to be posted on the Department's website under the Act; and

(c) when information may be removed from the Department's website.

(3) The Director shall ensure that the following records and information are posted on the Department's website

(a) the confirmed minutes of every meeting of the Board, pursuant to section 6(14) of the Act;

(b) every approved physical development plan, pursuant to section 16(10) of the Act;

(c) every approved planning policy document, pursuant to section 19(4) of the Act;

(d) every report submitted to the Minister by a person appointed to conduct a hearing with respect to an application referred to the Minister, pursuant to section 33(6) of the Act;

(e) the list of protected cultural heritage buildings, monuments and sites, pursuant to section 53(5) of the Act;

(f) every decision delivered by an Appeal Panel, pursuant to section 93(4) of the Act;

(g) every ministerial direction restricting permitted development, pursuant to paragraph 5(1);

(h) the guidelines issued by the Board with respect to carrying out and reporting on initial environmental evaluations, pursuant to paragraph 9(3);

(i) the guidance issued by the Director with respect to pre-application consultations pursuant to paragraph 11(2);

(j) the prescribed information concerning applications in the *Fourth Schedule* that are required to be publicized pursuant to paragraph 16(3);

(k) the prescribed information concerning applications that are referred to the Minister for determination pursuant to paragraph 20(2)*(b)*;

(l) the approved EIA screening guidelines, pursuant to regulation 4(3) of the *Planning and Development (Environmental Impact Assessment) Regulations, 2021*;

(m) the prescribed information concerning applications for which an EIA is required, pursuant to regulation 6(2) of the *Planning and Development (Environmental Impact Assessment) Regulations, 2021*;

(n) every class model EIA report, pursuant to regulation 9(2) of the *Planning and Development (Environmental Impact Assessment) Regulations, 2021*; and

(o) any other information that is required to be published on the internet by the Act or any statutory instrument made under the Act.

FIRST SCHEDULE

(Paragraphs 4(1) and (5))

PERMITTED DEVELOPMENT

DESCRIPTION OF DEVELOPMENT	CONDITIONS
CLASS I: DEVELOPMENT FOR RESIDENTIAL PURPOSES	
1. The enlargement, improvement or other alteration of a dwelling house, duplex or town house.	(a) The height of any enlargement shall not exceed 2 storeys or the height of the original dwelling house. The height of any ancillary building or structure should not exceed 1 storey.
2. The erection within the curtilage of the dwelling house of any garage, shed or other building or enclosure or facilities for the collection of domestic waste or recycling, or of a swimming pool, required for a purpose incidental to the enjoyment of the dwelling house, duplex or town house as such.	(b) Any enlargement shall be limited to 25 per cent of the gross floor area of the original dwelling or 50 square metres (whichever is the lesser). (c) The gross ground floor area of the extended dwelling and any ancillary buildings shall not exceed 45 per cent of the net area of the plot. (d) No extension or ancillary building shall project beyond the prescribed building line. (e) No extension or ancillary building shall be erected within 2 metres of any rear or side boundary. (f) Uncovered ancillary structures excluding driveways and footpaths shall not cover more than 10 per cent of the net area of the plot.

First Schedule - (Cont'd)

CLASS I: DEVELOPMENT FOR RESIDENTIAL PURPOSES - (Cont'd)

	(g) No extension or ancillary building shall be erected on land fronting a coastal cliff.
	(h) The permission shall not authorise any development closer than 30 metres from the high water mark or such other distance as may be prescribed in a coastal zone management plan approved in accordance with the *Coastal Zone Management Act*, Cap. 394.
	(i) Road reserve and building line standards shall be complied with.
	(j) All current public health, environmental and building standards regulations under this Act and other enactment shall be complied with.
3. The use of any buildings or other land within the curtilage of the dwelling house, chattel house, duplex or town house by the occupier for home working.	(a) The property is still predominantly residential.
	(b) There is no significant increase in traffic generation.
	(c) There will be no adverse environmental impact on neighbouring property in terms of nuisance such as noise or odours, pollutants or irritants.
	(d) Activities will take place during normal working hours.
	(e) There will be no other employees.

First Schedule - (Cont'd)

CLASS I: DEVELOPMENT FOR RESIDENTIAL PURPOSES - (Concl'd)

		(f) Activities which involve the breaking or repair of motor vehicles, taxi or minibus operations, the manufacture, storage or use of hazardous materials or fuel are not permitted.
		(g) All current public health, environmental and building standards regulations under this Act and other enactment shall be complied with.
4.	The provision of or replacement of any hard surface for any purpose incidental to the enjoyment of the dwelling house.	(a) Any hard surface in excess of 5 square metres shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling or to a suck well other than a sewage well.
		(b) The total hard surface area shall not exceed 20 per cent of the net area contained within the curtilage of the dwelling or plot excluding the road reserve and the area of existing buildings.

First Schedule - (Cont'd)

CLASS II: SUNDRY MINOR OPERATIONS

1. The erection or construction of fences, gates, walls or other means of enclosure and the maintenance, improvement or alteration of any gates, fences, walls or other means of enclosure.	(a) No fence, gate, wall or other means of enclosure fronting onto a road shall exceed 1.25 metres in height when measured from the lowest adjacent grade level. Pillars between wall sections should be no wider than 0.5 metres and no higher than 0.35 metres above the height of the permitted wall and no closer than 2 metres between centres. (b) No retaining wall shall exceed 1.25 metres above the lowest adjacent grade. (c) All other fences, gates, walls or other means of enclosure shall not exceed 2.25 metres. (d) No fence, gate or wall or other means of enclosure shall be constructed within the road reserve. (e) No gate, fence, wall or other enclosure shall be erected on land fronting onto a coastal cliff. (f) No gate, fence, wall or other enclosure shall be permitted fronting a low sandy beach.

First Schedule - (Cont'd)

CLASS II: SUNDRY MINOR OPERATIONS - (Cont'd)

	(g) The permission shall not authorise any development closer than 30 metres from the high water mark or such other distance as may be prescribed in a coastal zone management plan approved in accordance with the *Coastal Zone Management Act*, Cap. 394.
2. The painting or colouring of the exterior of any building or works, other than for the purposes of advertisement, announcement or direction.	
3. Formation, laying out and construction of means of access to a road.	Except on a Class 1A, Class 1, Class 2 or Class 3 road.
4. Wall mounted electrical outlets and up-stands for charging electric vehicles within areas lawfully used for off-street parking.	(a) The height of the outlet shall not exceed 1.5 metre from the level of the surface used for parking of vehicles. (b) The installation shall be more than 3 metres from the boundary of a road. (c) Single/double electrical vehicle chargers shall be permitted up to the maximum voltages and currents specified by the GEED.

First Schedule - (Cont'd)

CLASS II: SUNDRY MINOR OPERATIONS - (Concl'd)

5.	Installation of water storage tanks.	Water storage tanks shall, where practicable, be located within the prescribed building line. Where this is not possible the tank shall not exceed 2.25 metres in height above the lowest adjacent grade level and should be screened to reduce visual impact.
6.	The installation, alteration of, or replacement of a closed circuit television camera to be used for security purposes.	(a) The dimensions of the camera including its housing shall not exceed 0.75 metres by 0.25 metres by 0.25 metres. (b) No part of the camera shall be less than 2.5 metres above ground level or protrude from the surface of the building by more than one metre. (c) There shall be no more than 4 cameras on the same side of the building and no more than a total of 16 cameras on a building.
7.	Alteration to the roof of a building.	(a) The alteration shall not protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof. (b) The alteration shall not result in the new structure being higher than the highest part of the original roof.

First Schedule - (Cont'd)

CLASS III: TEMPORARY BUILDINGS AND USES

1.	The use of land (other than a building or the curtilage of a building) for any purpose for a total of not more than 28 days in any calendar year, and the erection or placing of moveable structures on the land for the purpose of that use.	(a) Any such temporary buildings, structure, works, plant or machinery shall be removed upon the expiry of that period and the land used for this purpose shall be reinstated to a satisfactory condition forthwith. (b) All current public health, environmental and building standards regulations under this Act and other enactment shall be complied with.
2.	The temporary use of any land or buildings a period not exceeding 9 months in any 27 month period for the purposes of commercial film making. The provision on such land during the filming period of any temporary structures, works, plant or machinery required in connection with the use.	(a) Any temporary structure, work, plant or machinery provided under this permission shall as soon as practicable after the end of each filming period, be removed from the land and the land shall be reinstated to its condition before the development was carried out. (b) All current public health, environmental and building standards regulations under this Act and other enactment shall be complied with.

First Schedule - (Cont'd)

CLASS III: TEMPORARY BUILDINGS AND USES - (Concl'd)

3. The erection or placement on land in, on, over or under which operations (other than mining operations) are being carried out or about to be carried out pursuant to planning permission granted or deemed to be granted under Part IV of the Act, or on adjoining land, of buildings, moveable structures, site hoardings, works, plant or machinery required in connection with and for the duration of such operations.	(a) Any such temporary building, moveable structure, site hoardings, works, plant or machinery shall be removed upon the completion of the operations and the land or any adjoining land used for this purpose shall be reinstated to a satisfactory condition forthwith. (b) No site hoarding shall exceed 2.5 metres in height. (c) No such buildings, moveable structures, site hoardings, works, plant or machinery shall be permitted for a period in excess of 2 years.

CLASS IV: DEVELOPMENT FOR RETAIL AND OFFICE PURPOSES

1. The enlargement, improvement or alteration of a building used as a shop or office which is to be used as part of the shop or office or for purposes incidental to use of the shop or office.	(a) No operations carried out shall materially alter the external appearance from the public road or the main elevation of the premises. (b) Any extension shall be limited to 50 per cent of the gross floor area of the original building or 100 square metres (whichever is the lesser). (c) The gross floor area of the building as extended shall not exceed 50 per cent of the total net area of the plot on which the building is situated. (d) The height of the extension shall not exceed the height of the original building or 4 metres (whichever is the lesser).

First Schedule - (Cont'd)

CLASS IV: DEVELOPMENT FOR RETAIL AND OFFICE PURPOSES - (Cont'd)

(e) No extension shall be erected within 3 metres of any rear or side boundary.

(f) No extension or ancillary building shall be erected on land fronting a coastal cliff.

(g) The permission shall not authorise any development closer than 30 metres from the high water mark or such other distance as may be prescribed in a coastal zone management plan approved in accordance with the *Coastal Zone Management Act*, Cap. 394.

(h) Road reserve and building line standards shall be complied with.

(i) Parking standards for the use must be complied with for the aggregate floor space of the extended building.

(j) All current public health, environmental and building standards regulations under this Act and other enactment shall be complied with.

First Schedule - (Cont'd)

CLASS IV: DEVELOPMENT FOR RETAIL AND OFFICE PURPOSES - (Concl'd)

2. The provision of or replacement of any hard surface for any purpose incidental to the use as a shop or office.	(a) Any hard surface in excess of 5 square metres shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the building or a suck well other than a sewage well. Where there is a risk of ground water contamination the hard surface shall not be made of porous materials. (b) The total hard surface area shall not exceed 20 per cent of the net area contained within the curtilage of the building or plot excluding the road reserve and the area of existing buildings.

CLASS V: DEVELOPMENT FOR INDUSTRIAL AND WAREHOUSE PURPOSES

1. The enlargement improvement or alteration to an industrial or warehouse building in an approved industrial development or area allocated for employment uses in the Physical Development Plan for purposes incidental to the use of the industrial premises or warehouse.	(a) No operations carried out shall materially alter the external appearance from the public road or the main elevation of the premises. (b) Any extension shall be limited to 50 per cent of the original building or 500 square metres (whichever is the lesser). (c) The aggregate of the gross floor area of the building as extended shall not exceed 75 per cent of the total net area of the plot on which the building is situated.

First Schedule - (Cont'd)

CLASS V: DEVELOPMENT FOR INDUSTRIAL AND WAREHOUSE PURPOSES - (Cont'd)

2. Development relating to an industrial process or warehouse function.

(a) The installation of additional plant or machinery.

(b) The provision or rearrangement or replacement of a sewer, main, pipe, cable or other apparatus.

(c) The provision, rearrangement or replacement of a private way or conveyor.

(d) The height of the extension shall not exceed the height of the original building or 4 metres (whichever is the lesser).

(e) No extension shall be erected within 3 metres of any rear or side boundary.

f) No extension or ancillary building shall be erected on land fronting a coastal cliff.

(g) The permission shall not authorise any development closer than 30 metres from the high water mark or such other distance as may be prescribed in a coastal zone management plan approved in accordance with the *Coastal Zone Management Act*, Cap. 394.

(h) The height of any plant or machinery shall not exceed the height of anything replaced.

(i) Road reserve and building line standards shall be complied with.

(j) Parking standards for the use must be complied with for the aggregate floor space of the extended building.

First Schedule - (Cont'd)

CLASS V: DEVELOPMENT FOR INDUSTRIAL AND WAREHOUSE PURPOSES - (Concl'd)

		(k) All current public health, environmental and building standards regulations under this Act and other enactment shall be complied with.
3. The provision of or replacement of any hard surface for any purpose incidental to the use as an industrial premises or warehouse.		(a) Any hard surface in excess of 5 square metres, shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the building or a suck well other than a sewage well. Where there is a risk of ground water contamination the hard surface shall not be made of porous materials.
		(b) The total hard surface area shall not exceed 20 per cent of the net area contained within the curtilage of the building or plot excluding the road reserve and the area of existing buildings.

First Schedule - (Cont'd)

CLASS VI: DEVELOPMENT FOR INSTITUTIONAL AND OTHER PURPOSES

1. Enlargement, improvement or alteration of buildings for such use or uses incidental to that main use including:

   (a) hotel;
   (b) apartment block;
   (c) residential institution;
   (d) public worship;
   (e) school, university or other educational establishments;
   (f) health centre, clinic, hospital or other medical establishments;
   (g) museum, art galleries and public libraries;
   (h) public halls, community centres or social centres;
   (i) cinemas, theatres and other sports and leisure establishments.

   (a) No works carried out shall materially alter the external appearance from the public road or the main elevation of the premises.

   (b) Any extension shall be limited to 25 per cent of the gross floor area of the original building or 100 square metres (whichever is the lesser).

   (c) The aggregate of the gross floor area of the buildings as extended shall not exceed 50 per cent of the total net area of the plot on which the buildings are situated.

   (d) The height of the building shall not exceed the height of the original building or 4 metres (whichever is the lesser).

   (e) No extension shall be erected within 3 metres of any rear or side boundary.

   (f) No extension or ancillary building shall be erected on land fronting a cliff.

   (g) The permission shall not authorise any development closer than 30 metres from the high water mark or such other distance as may be prescribed in a coastal zone management plan approved in accordance with the *Coastal Zone Management Act*, Cap. 394.

First Schedule - (Cont'd)

CLASS VI: DEVELOPMENT FOR INSTITUTIONAL AND OTHER PURPOSES - (Cont'd)

	(h) This permission does not authorise any additional residential units. (i) Roads reserve and building line standards shall be complied with. (j) Parking standards for the use must be complied with for the aggregate floor space of the extended building. (k) All current public health, environmental and building standards regulations under this Act and other enactment shall be complied with.
2. The provision of or replacement of any hard surface for any purpose incidental to the main use.	(a) Any hard surface in excess of 5 square metres, shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the building or a suck well other than a sewage well. Where there is a risk of ground water contamination the hard surface shall not be made of porous materials. (b) The total hard surface area shall not exceed 20 per cent of the net area contained within the curtilage of the building or plot excluding the road reserve and the area of existing buildings.

First Schedule - (Cont'd)

CLASS VII: DEVELOPMENT FOR AGRICULTURAL PURPOSES

1. The carrying out on agricultural land having an area of more than two hectares of building or engineering works required for the use of such land for the purposes of agriculture, within that unit.

(a) No part of any building (other than a moveable structure) or works shall be within 30 metres of the centre line of a public highway except in the case of the ABC Highway where this distance shall be 60 metres.

(b) This does not permit the erection of a dwelling house or other building designed for human habitation.

(c) This does not permit the erection or extension of any building required for dairy farming or the breeding or keeping of livestock or poultry.

(d) No agricultural building permitted under this class shall exceed a gross floor area of 500 square metres.

(e) No building permitted under this class shall exceed a height of 10 metres.

(f) All current public health, environmental and building standards regulations under this Act and other enactment shall be complied with.

First Schedule - (Cont'd)

CLASS VII: DEVELOPMENT FOR AGRICULTURAL PURPOSES - (Concl'd)

2. The carrying out on agricultural land comprising an agricultural holding of less than two hectares of extension or alteration to an agricultural building or the installation of additional plant or machinery necessary for the purposes of agriculture within the unit.	(a) The height of the building shall not exceed the height of the original building. (b) The gross floor area of the original building shall not increase by more than 10 per cent. (c) The development shall not involve the extension, alteration or provision of a dwelling house. (d) This does not permit the extension of any building required for dairy farming or the breeding or keeping of livestock and poultry. (e) No part of the development will be carried out within 5 metres of the boundary of the unit. (f) All current public health, environmental and building standards regulations under this Act and other enactment shall be complied with.

First Schedule - (Cont'd)

CLASS VIII: REPAIRS TO PUBLIC OR PRIVATE ROADS AND WAYS

1. The carrying out of works required for the maintenance or improvement of a road, street or way, being work carried out within the boundary of that road, street or way.

2. The carrying out of works on land outside but adjoining the boundary of an existing highway of works required for or incidental to the maintenance or improvement of the highway.

CLASS IX: REPAIRS TO SERVICES

The carrying out of any work for the purposes of inspecting, repairing or renewing sewers, mains, pipes, cables (including overhead cables) and other apparatus including the breaking open of any land for that purpose.

Reinstatement of the highway sub-structure and surface shall be carried out to the standards prescribed by the Ministry responsible for highways.

CLASS X: TRANSPORT UNDERTAKINGS

1. Road Transport

The erection, construction or the maintenance of passenger shelters, stop posts, and barriers and any equipment required in connection with the operation of public service vehicles.

(a) The location and design of the development shall comply with road safety standards as prescribed by the Ministry responsible for highways.

(b) Any advertisement shall be subject to the Outdoor Advertisement Control Regulations.

(c) Passenger shelters shall not exceed 12 square metres gross floor area.

(d) All such structures and equipment shall have regard to visual amenity.

First Schedule - (Cont'd)

CLASS X: TRANSPORT UNDERTAKINGS

2.Air Transport

(a) Airport Development – The carrying out on operational land by any relevant airport operator or its agent of development (including the erection or alteration of an operational building) in connection with the provision of services and facilities at the airport.

Development is not permitted if it involves

(a) The construction of a runway.

(b) The construction of a passenger terminal the floor space of which would exceed 500 square metres.

(c) The extension or alteration of a passenger terminal, where the extension exceeds 15 per cent of the original gross floor space of the passenger terminal.

(d) The erection of a building other than an operational building.

(e) The erection or alteration of a building that materially alters the external appearance of the building.

(f) All current public health, environmental and building standards regulations under this Act and other enactment shall be complied with.

First Schedule - (Cont'd)

CLASS X: TRANSPORT UNDERTAKINGS - (Cont'd)

(b)	Air traffic control at or near an airport. The carrying out on operational land within 8 Kilometres of the perimeter of an airport of development in connection with air traffic control services	(a) No building shall be erected other than for the purposes of housing equipment in connection with the provision of air traffic services. (b) No building shall exceed 4 metres in height. (c) No radar or radio mast, antenna, or other apparatus shall exceed 15 metres or the height of the existing apparatus which is being replaced. (d) All current public health, environmental and building standards regulations under this Act and other enactment shall be complied with.
3.	Harbour and Port operations	
	Developments required for the purposes of shipping or in connection with the embarking, disembarking, loading, discharging of passengers, livestock or goods at an existing dock, pier or harbour and carried out by the undertaker in, on, over or under the operational land of the undertaker.	Development is not permitted if it involves (a) The construction of a passenger terminal the floor space of which would exceed 500 square metres. (b) The extension or alteration of a passenger terminal, where the extension exceeds 15 per cent of the original gross floor space of the passenger terminal. (c) The erection of a building other than an operational building.

First Schedule - (Cont'd)

CLASS X: TRANSPORT UNDERTAKINGS - (Concl'd)

(d) The erection or alteration of a building that materially alters the external appearance of the main building.

(e) All current public health, environmental and building standards regulations under this Act and other enactment shall be complied with.

CLASS XI: RENEWABLE ENERGY DOMESTIC

1. Installation, alteration or replacement of solar PV or solar thermal equipment and tanks, on the rooftop of a dwelling house, chattel house, duplex, town house or apartment block, or on a building situated within the curtilage of the dwelling house, chattel house, duplex, town house or apartment block.

(a) Solar PV modules should meet the minimum safety standards outlined in IEC 61730 (2016) or latest version.

(b) The solar PV or solar thermal equipment shall not protrude more than 0.4 metres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope.

(c) The air gap spacing between the roof and the module shall not be greater than 0.4 metres.

(d) On a sloped roof the highest part of the solar PV or solar thermal equipment (including any tank) shall not be higher than the highest part of the roof.

First Schedule - (Cont'd)

CLASS XI: RENEWABLE ENERGY DOMESTIC - (Cont'd)

	(e) On a flat roof the highest part of the solar PV or solar thermal equipment should not be more than 1 metre above the highest part of the roof.
	(f) Any solar PV or solar thermal equipment shall be sited to minimise its effect on the external appearance of the building and the amenity of the area.
	(g) No panel shall be located closer than 0.2 metres from the roof edges, ridges and gutters.
	(h) Panels and attachments shall be designed to withstand 140 mph wind speeds.
2. The installation, alteration or replacement of ground-mounted solar PV for micro-generation within the curtilage of a dwelling house, chattel house, duplex, town house or apartment block.	(a) Solar PV modules shall meet the minimum safety standards outlined in IEC 61730 (2016) or latest version.
	(b) Ground mounted PV installations shall be fenced (minimum 1.25 metres) to restrict access by non-qualified personnel.
	(c) The height of the array shall not exceed 2.5 metres.
	(d) No part of a ground mounted array shall be installed within 2.5 metres of the boundary of the curtilage.

First Schedule - (Cont'd)

CLASS XI: RENEWABLE ENERGY DOMESTIC - (Cont'd)

	(e) The surface area of the solar panels shall not exceed 40 square metres and the output of the system shall not exceed 5kW.
	(f) No ground mounted PV installation shall be permitted in front of the elevation of a property fronting onto a road.
3. Installation, alteration or replacement of a micro-generation wind turbine on a dwelling house or apartment block or situated within the curtilage of the dwelling house, chattel house, duplex, town house or apartment block.	(a) The blades of a wind turbine shall be made of non-reflective materials.
	(b) The wind turbine shall be sited at a distance of at least 1.2 x the total turbine height (including the rotor blades) from any neighbouring dwelling.
	(c) The wind turbine shall be sited to minimise its effect on the external appearance of the building and the amenity of the area.
	(d) During operation of the turbine the noise level at the property line of the nearest receptor shall be 45dBA or LA90 plus 5 dBA whichever is higher (LA90 is the noise level exceeded for 90 per cent of the measurement period, A-weighted and calculated by statistical analysis).

First Schedule - (Cont'd)

CLASS XI: RENEWABLE ENERGY DOMESTIC - (Concl'd)

(e) All wind turbines shall be certified to the relevant IEC Standard 61400 (or latest version).

(f) The installation shall be fenced (minimum 1.25 metres high) to restrict access by non-qualified personnel.

(g) There shall be no more than 1 wind turbine on the same building or within the same curtilage.

(h) The highest part of the wind turbine (including rotor blades) shall not exceed 11 metres above ground level.

(i) The lowest part of any blade of the wind turbine shall not be less than 5 metres above ground level.

(j) No part of the wind turbine (including rotor blades) shall be positioned so that it is within 5 metres of any boundary of the curtilage of the dwelling house or block of apartments.

(k) Any wind turbine shall be located on the site in such a way as to minimize nuisance from noise or visual intrusion to neighbouring properties.

First Schedule - (Cont'd)

CLASS XII: RENEWABLE ENERGY ON NON-DOMESTIC PROPERTIES

1. The installation alteration and replacement of solar thermal and solar PV equipment on non-domestic premises.	(a) Equipment shall be sited in a way as to minimise its effect on the external appearance of the building, glare on occupiers of neighbouring land and the amenity of the area. (b) Solar PV modules shall meet the minimum safety standards outlined in IEC 61730 (2016) or latest version. (c) The solar PV or solar thermal equipment shall not protrude more than 0.4 metres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope. (d) The air gap spacing between the roof and the module shall not be greater than 0.4 metres. (e) On a sloped roof the highest part of the solar PV or solar thermal equipment shall not be higher than the highest part of the roof. (f) On a flat roof the highest part of the solar PV or solar thermal equipment shall not be more than 1 metre above the highest part of the roof. (g) The solar PV equipment or solar thermal equipment shall not be installed within 1 metre of the external edge of the roof.

First Schedule - (Cont'd)

CLASS XII: RENEWABLE ENERGY ON NON-DOMESTIC PROPERTIES - (Cont'd)

	(h) If The solar PV equipment or solar thermal equipment is installed on a wall it shall not be located within 1 metre of the junction of that wall with another wall or with the roof of the building. (i) There shall be no more than 1 solar PV array on a building or within the curtilage of that building.
2. The installation, alteration or replacement of ground-mounted solar micro-generation equipment on non-domestic premises.	(a) The height of any ground mounted solar PV equipment shall not exceed 2.5 metres. (b) No ground mounted solar PV equipment shall be installed so that any part of it is within 2.5 metres of the boundary of the curtilage. (c) Equipment shall be sited in a way as to minimise its effect on the external appearance of the building, glare on occupiers of neighbouring land and the amenity of the area. (d) Solar PV modules shall meet the minimum safety standards outlined in IEC 61730 (2016) or latest version. (e) There shall be no more than 1 solar PV array within the curtilage of that building. (f) The surface area of the solar panels shall not exceed 40 square metres and the output of the system shall not exceed 5kW.

First Schedule - (Cont'd)

CLASS XII: RENEWABLE ENERGY ON NON-DOMESTIC PROPERTIES - (Cont'd)

3. Installation, alteration or replacement of a micro-generation wind turbine on a non-domestic building or within the curtilage of the property.	(a) The blades of a wind turbine shall be made of non-reflective materials. (b) The wind turbine shall be sited at a distance of at least 1.2 x the total turbine height (including the rotor blades) from neighbouring property. (c) The wind turbine shall be sited to minimise its effect on the external appearance of the building and the amenity of the area. (d) If ground mounted the installation shall be fenced minimum 2 metres high (to restrict access by non-qualified personnel). (e) During operation of the turbine the noise level at the property line of the nearest receptor shall be 45dBA or LA90 plus 5 dBA whichever is higher (LA90 is the noise level exceeded for 90 per cent of the measurement period, A-weighted and calculated by statistical analysis). (f) All wind turbines shall be certified to the relevant IEC Standard 61400 (or latest version). (g) There shall be no more than 1 wind turbine on the same building or within the same curtilage.

First Schedule - (Cont'd)

CLASS XII: RENEWABLE ENERGY ON NON-DOMESTIC PROPERTIES - (Concl'd)

(h) The highest part of the wind turbine (including rotor blades) shall not exceed 15 metres above ground level.

(i) The lowest part of any blade of the wind turbine shall not be less than 5 metres above ground level.

(j) No part of the wind turbine (including rotor blades) shall be positioned so that it is within 5 metres of any boundary of the curtilage of the property.

CLASS XIII: TELE-COMMUNICATIONS

1. The installation, alteration or replacement on any building or other structure of a height of 15 metres or more, of a microwave antenna and any structure intended for the support of the antenna.	(a) No antenna shall exceed 3 metres above the highest part of the roof of the building or structure on which it is installed. (b) The antenna shall be sited so as to minimise its effect on the external appearance of the building or structure on which it is installed. (c) No microwave antenna shall be installed on a dwelling house chattel house, duplex, town house or apartment block.
2. The installation, alteration or replacement of a ground mounted microwave antenna.	The height of the antenna shall not exceed 15 metres.

First Schedule - (Cont'd)

CLASS XIII: TELE-COMMUNICATIONS - (Concl'd)

3.	The installation, alteration or replacement of a satellite receiving dish.	No satellite dish shall exceed 1.25 metres in diameter.

CLASS XIV:SUNDRY OPERATIONS BY GOVERNMENT DEPARTMENTS, STATUTORY BOARDS AND STATUTORY UNDERTAKERS

1.	Land drainage – The carrying out of works required in connection with the improvement or maintenance of watercourses or land drainage.	
2.	Underground Services – The carrying out of works required for the laying underground of mains, pipes or other apparatus.	
3.	Development required for the purposes of a statutory undertaking being development carried out in, on, over or under the operational land of that undertaking.	

First Schedule - (Concl'd)

CLASS XV: DISASTER RECOVERY

1. Rebuilding, restoration or replacement of buildings, works or plant which were legally constructed and which have suffered damage from storm, fire or other causes.	(a) Not more than 60 per cent of the gross floor area of that said building, works or plant has been destroyed by such damage. (b) The height and bulk of the replacement building, works or plant shall not exceed that of the original building, works or plant. (c) All current public health, environmental and building standards regulations under this Act and other enactment shall be complied with. (d) That the Director of Planning and Development be notified of the work undertaken.

SECOND SCHEDULE

(Paragraphs 4(3), (4) and (5))

PERMITTED DEVELOPMENT (SCOTLAND DISTRICT)

DESCRIPTION OF DEVELOPMENT	CONDITIONS
CLASS I: DEVELOPMENT FOR RESIDENTIAL PURPOSES	
The use of any buildings or other land within the curtilage of the dwelling house, chattel house, duplex or town house by the occupier for home working.	(a) The property is still predominantly residential. (b) There is no significant increase in traffic generation. (c) There will be no adverse environmental impact on neighbouring property in terms of nuisance such as noise or odours, pollutants or irritants. (d) Activities will take place during normal working hours. (e) There will be no other employees. (f) Activities which involve the breaking or repair of motor vehicles, taxi or mini-bus operations, the manufacture, storage or use of hazardous materials or fuel are not permitted. (g) All current public health, environmental and building standards regulations under this Act and other legislation shall be complied with.

Second Schedule - (Cont'd)

CLASS II SUNDRY MINOR OPERATIONS

1. The erection or construction of lightweight fences, gates, or other means of enclosure (excluding walls) and the maintenance, improvement or alteration of any gates, fences walls or other means of enclosure.	(a) No fence, gate, or other means of enclosure (excluding walls) fronting onto a road shall exceed 1.25 metres in height when measured from the lowest adjacent grade level. (b) All other fences, gates, or other means of enclosure (excluding walls) shall not exceed 2.25 metres. (c) No fence, gate or other means of enclosure shall be constructed within the road reserve. (d) No gate, fence, or other enclosure shall be erected on land fronting onto a coastal cliff. (e) The permission shall not authorise any development closer than 30 metres of the high water mark or such other distance as may be prescribed in a coastal zone management plan approved in accordance with the *Coastal Zone Management Act*, Cap. 394. (f) No gate, fence, or other enclosure shall be permitted fronting a low sandy beach.
2. The painting or colouring of the exterior of any building or work, other than for the purposes of advertisement, announcement or direction.	

Second Schedule - (Cont'd)

CLASS II SUNDRY MINOR OPERATIONS - (Concl'd)

3. Formation, laying out and construction of means of access to a road.	Except on a Class 1A, Class 1, Class 2 or Class 3 road.
4. Wall mounted electrical outlets and up-stands for charging electrical vehicles within areas lawfully used for off-street parking.	(a) The height of the outlet shall not exceed 1.5 metres from the level of the surface used for parking of vehicles. (b) The installation shall be more than 3 metres from the boundary of a road. (c) Single/double electrical chargers shall be permitted up to the maximum voltages and currents specified by the GEED.
5. The installation, alteration of or replacement of a close circuit television camera to be used for security purposes	(a) The dimensions of the camera including its housing shall not exceed 0.75 metres by 0.25 metres by 0.25 metres. (b) No part of the camera shall be less than 2.5 metres above ground level or protrude from the surface of the building by more than 1 metre. (c) There shall be no more than 4 cameras on the same side of the building and no more than a total of 16 cameras on a building.
6. Alteration to the roof of a building.	(a) The alteration shall not protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof. (b) The alteration shall not result in the new structure being higher than the highest part of the original roof

Second Schedule - (Cont'd)

CLASS III: TEMPORARY BUILDINGS AND USES

1. The use of land (other than a building or the curtilage of a building) for any purpose for a total of not more than 28 days in any calendar year, and the erection or placing of light weight moveable structures on the land for the purpose of that use.	Any such temporary moveable structure, works, plant or machinery shall be removed upon the expiry of that period and the land used for this purpose shall be reinstated to a satisfactory condition forthwith.
2. The temporary use of any land or buildings for a period not exceeding 9 months in any 27month period for the purposes of commercial film making. The provision on such land during the filming period of any temporary light weight structures, works, plant or machinery required in connection with the use.	Any structure, works, plant or machinery provided under this permission shall as soon as practicable after the end of each filming period, be removed from the land and the land shall be reinstated to its condition before the development was carried out.
3. The erection or placement on land in, on, over or under which operations (other than mining operations) are being carried out or about to be carried out pursuant to planning permission granted or deemed to be granted under Part IV of the Act, or on adjoining land, of light weight moveable structures, site hoardings, works, plant or machinery required in connection with and for the duration of such operations, being or to be carried out on, in, under or over land or on land adjoining that land.	(a) Any such temporary moveable structure, works, plant or machinery shall be removed upon the completion of the operations and the land or any adjoining land used for this purpose shall be reinstated to a satisfactory condition forthwith. (b) No site hoarding shall exceed 2.5 metres in height and shall be constructed of light weight materials. (c) No buildings, moveable structures, site hoardings, works, plant or machinery shall be permitted for a period in excess of 2 years.

Second Schedule - (Cont'd)

CLASS IV REPAIRS TO PUBLIC OR PRIVATE ROADS AND WAYS

1. The carrying out of works required for the maintenance or improvement of a road, street or way, being work carried out within the boundary of that road, street or way.
2. The carrying out of works on land outside but adjoining the boundary of an existing highway of works required for or incidental to the maintenance or improvement of the highway.

CLASS V REPAIRS TO SERVICES

The carrying out of any work for the purposes of inspecting, repairing or renewing sewers, mains, pipes, cables (including overhead cables) and other apparatus including the breaking open of any land for that purpose.

Reinstatement of the highway sub structure and surface shall be carried out to the standards prescribed by the Ministry responsible for highways.

CLASS VI TRANSPORT UNDERTAKINGS

1. Road Transport

ii. The erection, construction or the maintenance of shelters, stop posts, and barriers and any equipment required in connection with the operation of public services vehicles.

(a) The location and design of the development must comply with road safety standards as prescribed by the Ministry responsible for highways.

(b) Passenger shelters shall not exceed 12 square metres gross floor area.

(c) All such structures and equipment shall have regard to visual amenity.

Second Schedule - (Cont'd)

CLASS VII RENEWABLE ENERGY DOMESTIC

Installation, alteration or replacement of solar PV or solar thermal equipment and tanks, on the rooftop of a dwelling house or apartment block, or on a building situated within the curtilage of the dwelling house or apartment block.	(a)	Solar PV modules should meet the minimum safety standards outlined in IEC 61730 (2016) or latest version.
	(b)	The solar PV or solar thermal equipment shall not protrude more than 0.4 metres beyond the plane of the wall or the roof slope when measured from the perpendicular with the external surface of the wall or roof slope.
	(c)	The air gap spacing between the roof and the module shall not be greater than 0.4 metres.
	(d)	On a sloped roof the highest part of the solar PV or solar thermal equipment (including any tank) shall not be higher than the highest part of the roof.
	(e)	On a flat roof the highest part of the solar PV or solar thermal equipment should not be more than 1 metre above the highest part of the roof.
	(f)	Any solar PV or Solar thermal equipment shall be sited to minimise its effect on the external appearance of the building and the amenity of the area.

Second Schedule - (Cont'd)

CLASS VII RENEWABLE ENERGY DOMESTIC - (Concl'd)

	(g)	No panel shall be located closer than 0.2 metres from the roof edges, ridges and gutters.
	(h)	Panels and attachments shall be designed to withstand 140 mph wind speeds.

CLASS VIII COMMUNICATIONS

1. The installation, alteration or replacement on any building or other structure of a height of 15 metres or more, of a microwave antenna and any structure intended for the support of the antenna.	(a)	No antenna shall exceed 3 metres above the highest part of the roof of the building or structure on which it is installed.
	(b)	The antenna shall be sited so as to minimise its effect on the external appearance of the building or structure on which it is installed.
	(c)	No microwave antenna shall be installed on a dwelling house chattel house, duplex, town house or apartment block
2. The installation, alteration or replacement of a satellite receiving dish.	No satellite dish shall exceed 1.25 metres in diameter	

Second Schedule - (Concl'd)

CLASS IX SUNDRY OPERATIONS BY GOVERNMENT DEPARTMENTS, STATUTORY BOARDS AND STATUTORY UNDERTAKERS

1. Land drainage – The carrying out of works required in connection with the improvement or maintenance of watercourses or land drainage.

2. Underground Services – The carrying out of works required for the laying underground of mains, pipes or other apparatus.

3. Development required for the purposes of a statutory undertaking being development carried out in, on, over or under the operational land of that undertaking.

THIRD SCHEDULE

(Paragraph 11(1))

DEVELOPMENTS FOR WHICH PRE-APPLICATION CONSULTATIONS ARE MANDATORY

1. Any application for which an environmental impact assessment is likely to be required pursuant to section 30 of the Act.

2. Any application of strategic economic or environmental significance which is likely to be referred to the Minister pursuant to section 33 of the Act.

3. Any application for development that is inconsistent in some material respect with an approved physical development plan for the area in which the proposed development is located.

4. All applications for building or engineering operations for or involving the demolition or alteration of a listed building or monument or the disturbance of a listed site.

5. All applications for building and engineering operations for construction of a shopping mall or retail complex.

6. All applications for the construction of a commercial building (including offices) or industrial uses of 1000 square metres or more gross floor area.

7. All applications for the construction of 20 or more dwelling houses.

Third Schedule - (Concl'd)

8. Construction of a hotel or other building or building complex for accommodation of tourists comprising 10 bedrooms or more.

9. All applications for the construction of a restaurant of 100 square metres or more gross floor area of the part of the restaurant used for seating and servicing customers.

10. All applications for change of use of one hectare or more of agricultural land.

11. All application for change of use of a dwelling house or houses or building lots in residential subdivisions.

12. All applications for the subdivision of a parcel of land of 2 hectares or more in area or to create 25 building lots or more.

FOURTH SCHEDULE

(Paragraph 16(3))

CLASSES OF APPLICATIONS FOR WHICH PUBLICITY IS REQUIRED

1. Any application for which an environmental impact assessment is required pursuant to section 30 of the Act.
2. Any application of strategic economic or environmental significance which is referred to the Minister pursuant to section 33 of the Act.
3. Any application for development that is inconsistent in some material respect with an approved physical development plan for the area in which the proposed development is located.
4. All applications for building or engineering operations for or involving the demolition or alteration of a listed building or monument or the disturbance of a listed site.
5. All applications for building and engineering operations for construction of a shopping mall or retail complex.
6. All application for the construction of a building commercial (including offices) or industrial uses of 1000 square metres or more gross floor area.
7. All applications for the construction of 20 or more dwelling houses.
8. Construction of a hotel or other building or building complex for accommodation of tourists comprising 10 bedrooms or more.
9. All applications for the construction of a restaurant of 100 square metres or more gross floor area of the part of the restaurant used for seating and servicing customers.
10. All applications for the change of use of one hectare or more of agricultural land.
11. All application for change of use of dwelling house or buildings lots in residential subdivisions or on land historically in residential use that is adjacent to other land in established residential use.
12. All applications for the subdivision of a parcel of land of 2 hectares or more in area or to create 25 building lots or more.

FIFTH SCHEDULE

(Paragraphs 26 and 27)

CLASSIFICATION OF ROADS

General

1. All roads in Barbados are classified as shown on the 1:50,000 scale map of Barbados available on the Department's website.

Class I Special - Primary Distributors

2. The following roads are classified as Class I Special - Primary Distributors:

(1) Highway 2 between Spooners Hill Road and Highway 2A

(2) Highway 2A

(3) Highway 4 between Welches Road - Fairfield Road Junction and Haggatt's Hall Road

(4) Highway 6 between Jemmotts' Lane and the junction of Highway 6 and Highway R at Wildey

(5) Highway 6 between Highway S and Highway V

(6) Highway 7 from its junction with Highway S (at Providence Chapel) to the entrance to Grantley Adams International Airport

(7) Highway A between Highway 1 and Highway 2A

(8) Highway R between Highway 6 and the junction of Highway R and Highway V (at St. Davids)

(9) Highway S

(10) Highway V

(11) Ermie Bourne Highway

(12) Entrance Road to Grantley Adams International Airport from Highway 7

(13) Haggatts's Hall Road (between Highway 4 and Highway 5)

(14) Prescod Boulevard

(15) President Kennedy Drive

(16) Princess Alice Highway

(17) Road from East Coast Road to Joes River Bridge

(18) St. Barnabas Road (between Highway 5 and Highway R)

(19) Spooners Hill Road (between Highway 1 and Highway 2)

(20) University Drive (Cave Hill Access Road No. 1)

(21) Charles Duncan O'Neal Highway

(22) Kenneth 'Doc' Husbands Highway formerly known as the Speightstown Bypass Road

(23) Gordon Cummins Highway

(24) Errol Barrow Highway

(25) Tom Adams Highway.

Class I - Secondary Distributors

3. The following roads are classified as Class I - Secondary Distributors:

(1) Highway 1

(2) Highway 1A

(3) Highway 1B

(4) Highway 1C between Highway 1B and the road linking Half Acre and Alexandria via Pickerings

(5) Highway 2 between Highway 1 and Spooners Hill Road

(6) Highway 2 between its junction with Highway 2A at Warrens and Farley Hill

(7) Highway 3

(8) Highway 3A

(9) Highway 3B

(10) Highway 4 between its junction with Haggatt's Hall Road and Highway H

(11) Highway 4B

(12) Highway 5

(13) Highway 6 between Highway S and Highway R

(14) Highway 6 between Highway R and Six Cross Roads

(15) Highway 7 between Jemmott's Lane and Highway S

(16) Highway 7 between the entrance road to Grantley Adams International Airport and Highway N

(17) Highway A between Highway 1 and Highway 1C

(18) Highway B between Highway 2 and the road leading to Boscobel via Boscobel House

(19) Highway E between Highway 3 A and the junction with the road leading to Canefield via Bloomsbury

(20) Highway F

(21) Highway H between Highway 3B and Highway 4B

(22) Highway N

(23) Highway R between St. David's junction (Highway V) and Highway 7

(24) Highway U

(25) Highway X

(26) Bank Hall Cross Road (between Highway 1 and Bridge Road)

(27) Bank Hall Road

(28) Barbarees Hill

(29) Baxters Road

(30) Belmont Road

(31) Bridge Road

(32) Chapel Street and Around-the-Town, Speightstown

(33) Constitution Road

(34) Culloden Road

(35) Dalkeith Road

(36) Edeys Road from Highway 3B to road just north of Easy Hall (leading to Blackmans School) via Clifton Hall, Malvern and Easy Hall

(37) Garrison Road

(38) Halls Road

(39) Hindsbury Road

(40) Jemmott's Lane

(41) Martindales Road

(42) Pine Road

(43) Pine Hill Road

(44) Rendezvous Road

(45) River Road

(46) Roebuck Street

(47) Stokehole Road

(48) Tweedside Road

(49) Waterford Road (between Highway 2 and Highway 3 via Combermere School)

(50) Welches Road

(51) Whitepark Road

(52) Road from Highway 1C at Half Acre to Highway B near Cherry Tree Hill via Cottage, The Baltic and Boscobel

(53) Road from Highway D at the junction of Highway 1A to Highway E near Bloomsbury via Carrington and Canefield

(54) Road from Westmoreland to Highway 1 via St. Albans School

(55) Road from Highway 3, North of Blackmans School, to Edeys Road via Orange Grove

(56) Road from Highway 4B at Thickets to Highway 5 at Wellhouse via Bayfield, Marley Vale and Merricks

(57) Road from Six Cross Roads to Highway 4B via Sunbury

(58) Road from Six Cross Roads to Highway N via Four Roads and Oldbury Factory

(59) Road between Joes River Bridge and Highway 3.

Class II - District Distributors

4. The following roads are classified as Class II - District Distributors:

(1) Highway 1C from Half Acre to Spring Hall Factory

(2) Highway B between Highway 1 and road leading to Boscobel near Cherry Tree Hill

(3) Highway C between Highway 2 and Mose Bottom Village Road

(4) Highway D

(5) Highway E between Highway 3 and junction of road leading to Canefield via Bloomsbury

(6) Highway G

(7) Highway T (Lodge Road) between Highway 6 and Highway 7

(8) Aquatic Club Gap (Bay Street to Hilton Hotel Entrance)

(9) Beckles Road (Highway 7 to Brittons Hill)

(10) Bennetts Road (between Highway 1 and Highway 2A via Norwood)

(11) Brittons Cross Road (between Highway 6 and Brittons New Road)

(12) Brittons Hill (between Beckles Road and Brittons New Road)

(13) Brittons New Road (between Brittons Cross Road and Rendezvous Road)

(14) Bush Hill Road (between Highway 7 and Savannah Road)

(15) Cave Hill Road (between Highway 2 and Holders Hill Road via Thorpes, Husbands and Cave Hill)

(16) Country Road (between Passage Road and Roebuck Street)

(17) Dayrells Road (between Garrison Road and Highway 7)

(18) Deacons Road (between Highway 1 and Westbury Road)

(19) Enterprise Road (between Highway 7 and St. Christopher School)

(20) Fairfield Road (between Welches Road and Tweedside Road)

(21) Fontabelle Road (between President Kennedy Drive and Cheapside)

(22) Golf Course Road (between Dayrells Road and Rendezvous Road)

(23) Goodland Road (from Highway U via Sayes Court and Goodland to St. Christopher School)

(24) Holders Hill Road (between Highway 1 and Cave Hill Road)

(25) Kendal Hill Road (between Highway 6 and Maxwell Top Road)

(26) King Street (between Baxters Road and Whitepark Road)

(27) Kingsland Road (between Highway 6 and Highway T (Lodge Road))

(28) Maxwell Top Road (between Highway 7 at Top Rock to Highway 7 near Pegwell via Cane Vale and Christ Church Parish Church)

(29) Mullins Road (between Highway 1 at Witchwood to Highway 24 at Bakers)

(30) Passage Road (between Westbury Road and Country Road)

(31) Pine East-West Road (between Pine Plantation Road and St. Barnabas Road)

(32) Pine Plantation Road (Pine North-South Road)

(33) Savannah Road (between Bush Hill and Dalkeith Road)

(34) Westbury Road (between Deacons Road and Passage Road)

(35) Road from Highway 1 near Welchtown southwards and then eastwards to Highway C via Indian Ground and Bawdens

(36) Road from Highway F to Clifton Hall via New Castle

(37) Road from Clifton Hall to Sweet Bottom via Sherbourne

(38) Road from Indian Ground to Highway A via Four Hills

(39) Mose Bottom Village Road from Hillaby to Highway C

(40) Road from Highway 1A at Bromefield to Highway 1C at Springhall Factory via Content, Crab Hill, St. Swithin's Church, Connell Town, Flatfield, Northumberland and Hope

(41) Road from Highway N to Four Roads via Blades

(42) Road from the Crane to Highway 5 at Robinsons via Bel Air.

Class III - Local Distributors

5. The following roads are classified as Class III - Local Distributors:

(1) Highway 5A

(2) Highway C between Highway 1 and Mose Bottom Village Road

(3) Highway J

(4) Highway K

(5) Highway L

(6) Highway M

(7) Highway O

(8) Highway P

(9) Highway Q

(10) Highway W

(11) Highway Y

(12) Balmoral Gap (Highway 7 to St. Matthias Road)

(13) Bathsheba Road (between Highway 3 at Round House Hill) and Highway 3

(14) Belle Road (between Highway 3 and Highway 4)

(15) Belle Pumping Station Road (between Belle Road and Belle Pumping Station)

(16) Boscobel Village Road (between the Risk and Mount Stepney)

(17) Bourbon Road (between Highway 1B Bourbon to Highway 1C at St. Lucy's Church)

(18) Brighton Road (between Highway 1 and Shell Oil Company)

(19) Bush Hall Road (between Spooners Hill Roadand Highway 2)

(20) Cane Vale Road (between Maxwell Top Road and Highway 7)

(21) Carlton Road (between Highway 1 and Highway 2A)

(22) Cave Hill Road (between Holders Hill Road and Husbands via Prior Park)

(23) Chalky Mount Village Road (Western Branch)

(24) Checker Hall Tenantry Road No. 1B (between Highway IB and Half Moon Fort Road)

(25) Checker Hall Tenantry Road No. 2 (loop from Half Moon Fort Road)

(26) Chelsea Road (between Highway 7 and Dalkeith Road)

(27) Clermont Road (between Highway 2A and Cave Hill Road)

(28) Cutting Road (between Highway 5 and Roberts Tenantry Road)

(29) Deighton Road (between Brittons Hill and Dayrells Road)

(30) Durants Road (between Highway 7 and Highway T (Lodge Road))

(31) Fairfield Road (between Highway Land Grazettes Road)

(32) Fairy Valley Road (from Wilcox to Seawell House and Paragon)

(33) Farm Road (between Around-the-Town and Farm)

(34) Flagstaff Road (between Highway 6 and Brittons New Road)

(35) George Street (between Belmont Road and Lower Collymore Rock)

(36) Gibbons Road (between Highway U and Gibbons)

(37) Gills Road (between Whitepark and Roebuck Street)

(38) Goodland Road (between Deacons Road and Westbury Road)

(39) Grazettes Road (between Spooners Hill Road and St. Stephens Road)

(40) Half Moon Fort Road (between Highway 1 near Littlegood Harbour and Highway 1B near Babbs)

(41) Harts Gap (between Highway 7 and Dayrells Road)

(42) Harrison's Road (between Highway IB and U.S. Naval Facility)

(43) Haymans Road (between Highway A and Farm)

(44) Holders Hill Road (between Thorpes and Highway 2A via Hoytes)

(45) Howells Cross Road (between Highway 4 and Highway 5)

(46) Inch Marlowe Cul-de-sac (from Inch Marlow Road towards Inch Marlowe Swamps)

(47) Inch Marlowe Loop Road (from Highway U at Hopewell to the Coast at Round Rock and returning to Highway U east of Ealing Grove including the short east-west link near Inch Marlowe)

(48) Kensington New Road (between Fontabelle and Baxters Road)

(49) Lakes Folly (between Fontabelle and Suttle Street)

(50) Lakes Village Road (between Highway 2 and the East Coast Road)

(51) Lower Carters Gap (between Highway U and Enterprise Road)

(52) Mason Hall Street (between Lakes Folly and Baxters Road)

(53) Maxwell Coast Road (between Highway 7 and Highway 7)

(54) Maynards Road (between Six Men's Bay and Mile-and-a-Quarter)

(55) Monroe Road (between Highway W and Roberts Tenantry Road)

(56) Montrose Tenantry Road (between Kingsland Road and Maxwell Top Road)

(57) Mount Standfast Road (between Highway 1 and the road linking Westmoreland and St. Albans School)

(58) Nelson Street

(59) Parish Lands Road (between Providence and Parish Lands)

(60) Pegwell Boggs Road (between Highway 7 and Gibbons Road)

(61) Pennyhole Road now Gemswick Road (from its junction with Highway N eastwards to its termination)

(62) Pickwick Gap (between Fontabelle and Westbury Road)

(63) Pine Gardens (between Highway 6 and Pine Plantation Road)

(64) Pine Hill(between Pine Hill Roadand Pine Plantation Road).

(65) Roberts Tenantry Road (between Highway 4 and Cutting Road)

(66) St. Davids Road (between Highway 5 and Highway R)

(67) St. Matthias Road (between Highway 7 and Dayrells Road)

(68) St. Lawrence Gap (between Highway 7 and Highway 7)

(69) St. Stephens Road (between Highway 1 and Cave Hill Road)

(70) Savannah Road (between Highway 2 and Highway 3)

(71) Silver Hill Road (between Kingsland Road and Montrose Tenantry Road)

(72) Silver Sands Road (between Goodland Road and Inch Marlowe Loop Road)

(73) The Whim Road (between Highway 1 and Highway A)

(74) Thornbury Hill- Wilcox Road (between Highway 7 and Wilcox)

(75) Top Rock Road (between Highway 6 and Maxwell Top Road via Warners and Graeme Hall)

(76) Upper Carters Gap (between Highway U and Enterprise Road)

(77) Villa Road (between Highway 6 and Brittons New Road)

(78) Well Gap and Lodge Road (between Highway 2 and Cave Hill Road)

(79) Wellington Street (between Highway 6 and Highway 7)

(80) Westbury New Road (between Westbury Road and Fontabelle)

(81) Wilcox Road (from Highway U to Highway 7 and immediately west of its junction with Highway H)

(82) Road from Highway B at Diamond Comer northwards and then eastwards to Boscobel via Boscobel Schools

(83) Road from Highway C to Bakers via Rock Hall

(84) Road from Highway 2 to Cheltenham via St. Simons

(85) Road from Highway 2 near Baxters to Hillaby via Mount All

(86) Road from Highway D at Farmers to Highway 2A near Blowers

(87) Road from Highway 3A at Melvin Hill to Joes River Bridge

(88) Road from Highway 2 at Haggatts to Coconut Grove via Bissex Hill House

(89) Road from Highway H near Colleton to Highway 3B at Verdum

(90) Road from Highway H at Colleton to Highway 4 via Ashford

(91) Road from Highway A to Orange Hill via French's and Mount Brevitor

(92) Road from Highway 2 to Highway 3A via Cane Garden

(93) Road from Highway 2 to Highway 3A via Spa House

(94) Road from Coconut Grove to Bissex Hill House via Springfield

(95) Road from Highway F to Highway F via St. Margarets

(96) Road from Highway F to sea-coast at Martins Bay

(97) Road from Highway F to sea-coast at Bath

(98) Road from Highway F to Windy Ridge

(99) Road from Highway F to St. Marks

(100) Road from Easy Hall to Wilson Hill.

(101) Road from Malvern to Mount Tabor

(102) Road from Highway N at St. Martins Church to Highway N at Rices via Foul Bay

(103) Road from Highway N to Highway O via Kirton House

(104) Road from Content to Crab Hill Police Post via Lower Crab Hill

(105) Road from Highway IC to Crab Hill Police Post via St. Lucy's Schools and Friendship

(106) Road between St. Swithin's Church and the road linking St. Lucy's Church and Checker Hall near Bourbon via Leeward Cricket Field

(107) Hope Bridge Road linking the road between Highway IC and Hope and the road between St. Swithin's Church and Connell Town

(108) Road between St. Lucy's Church, via Fairmount and Mount Gay, and the road between Half Acre and the Baltic at Alexandra

(109) Road between Highway IC (via Chance Hall House, St. Clement's Vicarage, St. Clement's Schools, the Graveyard and Date Tree Hill) and the road linking Alexandra and the Baltic

(110) Road (via Jemmott's, Chance Hall, and Mount View) between the road linking Highway IC and Chance Hall House and the road linking Alexandra and the Baltic

(111) Road between the road linking St. Clement's Vicarage and St. Clement's Schools and the road linking Jemmott's and Mount View

(112) Road via Orange Hill House, linking the road between Highway A and Four Hills House and the road linking Indian Ground and Prospect

(113) Road between Highway 2A and Springfield via Taits

(114) Road between Highway 2A and Apes Hill via Water Hall

(115) Road between Highway C and road linking Water Hall and Apes Hill

(116) Road between Highway 2A and Highway D via Mangrove Pond

(117) Road between Highway D at Hillaby to Highway 2 near Baxters via White Hill and Mount All

(118) Road from Hillaby to the summit of Mount Hillaby

(119) Road from Highway D to High Clere via Mount Misery and Blunts

(120) Road from Highway 2, north of Holy Innocents' Church, via Lion Castle Tenantry to the road linking Highway D and Canefield

(121) Road from Highway 2 west of Hopewell to Highway D via Vaucluse Factory

(122) Road between Highway 3A and Highway E just north of Mount Wilton Factory via Braggs Hill

(123) Road from Highway 3 at Parris Hill to Braggs Hill via Airy Hill and Lammings Pasture

(124) Road between Highway 3 via Buckden House, to the road between Easy Hall and Orange Grove

(125) Road from Highway 3B at Four Cross Roads, via Wakefield Sweet Factory, to the road linking Sherbourne and Wilson Hill

(126) Road between Highway 2A near Welches to Highway D at Edge Hill

(127) Road between Highway 2 west of Jackson via Arthur's Seat to the road between Highway 2A at Welches and Highway D at Edge Hill

(128) Road between Highway 2 at Sharon Chapel and Arthur's Seat

(129) Road between Highway 2 at Jackson and Highway E via Canewood

(130) Road between Highway 3 and Highway 3 via Lears

(131) Road between Highway 3 and Highway E via Jehovah Jirah and Applewhaites House

(132) Road between Highway 3 at Locust Hall to Road linking Highway 3 and Highway E

(133) Road between Highway X at Charles Rowe Bridge to Highway 3 via Foster Lodge and Flat Rock

(134) Road between Highway X at Charles Rowe Bridge and Belle Road

(135) Road between Highway 3 and Belle Road

(136) Road between Highway 4 near Turnpike to Highway W near St. George's Church

(137) Road between Highway X at Newbury to Highway Y near Todds via St. Judes

(138) Road between Highway 4 and St. Judes via Drax Hall Green and Greens

(139) Road, via the Hope, Free Hill, Workmans and Walkers House, between road linking Highway W and Highway 4 and the road linking Newbury and St. Judes

(140) Road between Jordans and road linking Workmans and Walkers House

(141) Road between Jordans and road linking Highway 4 at Turnpike and Highway W near St. George's Church

(142) Road from Jordans in an easterly and then northerly direction joining, near Fair View, the road between Newbury and St. Judes

(143) Road from Highway 4, at its junction with the road leading to Waverly Cot, in a north-westerly direction to Good Intent and then in a southerly direction via East Lynne to the road linking Highway 4 at Turnpike and St. George's Church

(144) Road between Highway Y, near Cherry Grove House, via Cherry Grove, Bowmanston and Endeavour, and road between Highway 4 and Highway H

(145) Road between Highway 4 and Highway 4B via St. Luke's Chapel

(146) Road between Highway 4 at Turnpike and Highway 5 at Boarded Hall

(147) Road between Highway 4B at Brighton and Highway Q at Lower Greys

(148) Road between Highway 4 and Highway 4B near St. Philip's Church

(149) Road between Highway 4B at St. Philip's Church, and Highway M via St. Philip's Rectory and Boys Industrial School

(150) Road between Six Cross Roads (Highway 5 and Highway M via-Congo Road)

(151) Road between Highway M at Bushy Park and Highway L at Sandford

(152) Road between Highway 5, immediately west of the junction of the road leading to Sunbury and Highway 6

(153) Road between Highway L, via Golden Grove and St. Catherine Church, and the road between Merricks and Marley Vale

(154) Road between Highway 5 at Wellhouse to Highway L north of Sandford via River

(155) Road between Highway 5 via Union Hall and the road linking Crane and Sam Lord's Castle

(156) Road between Highway O in an easterly then a north-easterly and a south-easterly direction and the road leading from the Crane to Sam Lord's Castle

(157) Road between Highway 6 at Searles, including the short link to Highway R at Lowland and Highway 6 at St. Patricks via Lead Vale

(158) Road from Highway 7 near St. Bartholomew's Church via Charnocks and Waldronds, to the road between St. Patricks and Hopefield House

(159) Road between St. Patricks, in an easterly direction via Hopefield then a northerly direction, and the road between Highway 6 near Four Square Factory and Mangrove Crusher Site

(160) Road between Highway 6 near Four Square Factory, via Mangrove Crusher Site and the road between Highway N and Six Cross Roads

(161) Road between Highway 3 at Old Post Office and Highway X at Cottage

(162) Road between Crab Hill Post Office and Archer's Bay via Grape Hall and Salmond

(163) Road to River Bay between the sea and the road between Hope and Northumberland.

Class IV - Access Roads

6. All other roads in Barbados used primarily for the purpose of providing frontage for the development of land are classified as Class IV.

Class V - Easements and rights-of-way

7. Easements and rights-of-way over adjoining lands, which provide access to property are classified as Class V.

SIXTH SCHEDULE

(Paragraph 27)

ROAD RESERVE AND BUILDING LINES

Part I
General

Class of Road	Minimum Dimensions (metres)		Notes
	Road Reserve	Building Line	
Class I Special	6.40	15.24	See notes (2) & (3)
Class I	6.40	9.75	”
Class II	5.18	9.75	”
Class III	5.18	9.75	”
Class IV	3.96	5.79	”

Part II
Exceptions

Class of Road	Minimum Dimensions (metres)		Notes
	Road Reserve	Building Line	
Class I Special:			
(a) Gordon Cummins Highway *(b)* Errol Barrow Highway *(c)* Tom Adams Highway *(d)* Ronald Mapp Highway	1.83 measured from acquisition line	9.14 measured from acquisition line	See notes (2) & (3)

Class IV (Spine roads and cul-de-sacs within subdivisions):			
(a) Greater than 4.88 in width	1.53 measured from edge of road	1.83 measured from edge of road reserve	”
(b) Roads in residential areas with verge greater than 1.53	-	1.83 measured from edge of verge	”
(c) Greater than 4.88 in width in commercial and industrial areas.	1.53 measured from edge of road	3.05 measured from road reserve	”
(d) Hammer heads and turning bays	1.53 around all edges	Residential: 1.83 from road reserve	”
		Non-residential: 3.05 from road reserve	”
Class V (Easements/Rights-of-way over adjoining property):			
		Residential: 1.83 from road reserve	See note (2)
		Non-residential: 3.05 from the edge	”

NOTES

(1) The standards prescribed in the above table shall not apply to the two areas described in Parts III and IV, respectively, nor to lands fronting onto any road which forms the boundary of the area described in Part IV.

(2) The building lines prescribed in the above table in respect of roads converging at a road junction shall not intersect at that junction but shall be splayed by a line

(a) in all cases which involve the junction of a Class 1 Special, Class I, II or III road with another Class I Special, Class I, II, or III road joining points 6.1 metres back each way from the junction of the building line so prescribed;

(b) in all cases which involve the junction of a Class IV road with a Class I Special, Class I, Class II or III road joining points 3.05 metres back each way from the junction of the building lines so prescribed; and

(c) in all other cases joining points 1.52 metres back each way from the junction of the building lines so prescribed;

except that in those cases where the building line as so prescribed would fall in advance of the road reserve no part of the building shall be erected closer than 3.05 metres to road reserve line.

(3) The road reserve boundaries of roads converging at a road junction shall not intersect at the road junction but shall be joined by the segmental arc of a circle drawn tangentially to the lines of the converging boundaries with the following minimum radius:

(a) in all cases which involve the junction of a Class I Special, Class I, II, or III road with another Class I Special, Class I, II or III road, a radius of 7.32 metres;

(b) in all cases which involve the junction of a Class IV road with a Class 1 Special, Class I, II or III road, a radius of 4.27 metres; and

(c) at all other road junctions, a radius of 2.74 metres.

Part III
First Area Referred to in Note (1) of Part II

The boundary of the area commences at a point on the seacoast due south of the junction of Reef Road with Fontabelle Road and runs in a direction due north to the centre line of Fontabelle Road at its junction with Reef Road; thence in an easterly direction following the centre line of Cheapside Road to its junction with Hart Street; thence in a northerly direction following the centre line of Hart Street with its junction with Suttle Street; thence in an easterly direction following the centre line of Suttle Street to its junction with Reed Street; thence in a northerly direction following the centre line of Reed Street to the centre line of Milk Market Road; thence in a northerly direction following the centre line of Milk Market Road to its junction with Lightfoot Lane; thence in an easterly direction following the centre line of Lightfoot Lane to its junction with Whitepark Road; thence in a southerly direction following the centre line of Whitepark Road to its junction with Walrond Street; thence in a south-easterly direction following the centre line of Walrond Street, Pinfold Street, and Crumpton Street to the junction of Crumpton Street with St. Michael's Row; thence in a westerly direction following the centre line of St. Michael's Row to its junction with the access road to the Constitution Bus Terminal; thence in a southerly direction following the centre line of the access road to the Constitution Bus Terminal to the centre line of the Constitution River; thence in a south-westerly direction following the centre line of the Constitution River to the centre line of the Charles Duncan O'Neale Bridge;

thence in a southerly direction following the centre line of the Charles Duncan O'Neale Bridge and Probyn Street to the junction of Probyn Street with Bay Street; thence in a south-easterly direction following the centre line of Bay Street to its junction with Jemmott's Lane; thence in a direction due west to the sea-coast; thence following the sea-coast in a northerly and westerly direction to the point of commencement.

Part IV
Second Area Referred to in Note (1) of Part II

The area consists of any land fronting on to the following roads:

Highway 1 from its junction with Porter's Lane and thence in a northerly direction to its junction with Major's Walk; from the junction of Highway 1 and Chapel Street in an easterly direction along Chapel Street to its junction with Farm Road and Round-the-Town; from the junction of Highway 1 and Godding's Road, in an easterly and southerly direction along Godding's Road to its junction with Chapel Street; from the junction of Highway 1 and Church Street in an easterly direction along Church Street to its junction with Round-the-Town.

Made by the Minister this 10th day of December, 2021.

MIA AMOR MOTTLEY

Minister responsible for Planning and Development