



GOVERNMENT OF THE REPUBLIC OF TRINIDAD AND TOBAGO

**MINISTRY OF PLANNING AND DEVELOPMENT**

**TOWN AND COUNTRY PLANNING DIVISION**

Ground Floor, Eric Williams Finance Building, Independence Square, Port of Spain, Trinidad

Phone: (868) 612-3000 Ext 2160, 2161

Ref: PPR2021091611964

Date: April 13, 2022

To: Christian Penco

You are hereby permitted to carryout development of land situated at Lot No. 29, St. Louis Drive , Longdenville, Chaguanas (hereinafter referred to as "the site").

**Stated size is:** 0.4047 hectare

**Found size is:** 0.4047 hectare

**Nature of Development:**

- Subdivision

**Building Operations**

N/A

**Proposed Land Use**

- Residential

**Description of Proposal:**

- The carrying out of development namely the subdivision of land comprising 0.4047ha (Lot No. 29) in area to create six (6) plots ( Lot P29a - 594.5sq.m, Lot P29b - 525.4sq.m, Lot P29c - 594.5sq.m, Lot P29d - 525.2sq.m, Lot P29e - 704.7sq.m and Lot P29f - 688.7sq.m) for Residential Purposes in accordance with the Minister's decision on review re letter referenced MP&D/ATPP: 30/4/5 (20) Sub. 30 dated August 20th, 2021.
- Reference is also made to the Minister's decision on review re: letter referenced T5D/0476/2019

**Date submitted:** September 16, 2021

**Date of Amendments:** N/A

**CONDITIONS OF APPROVAL**

This approval is granted on the condition that the applicant obtain:

**Agency Approvals**

- That the consent of the Local Authority be obtained prior to the commencement of development.
- That relevant aspects of your proposed subdivision layout and the provision for fire hydrants and other fire safety devices be approved by the Chief Fire Officer prior to the commencement of development and thereafter be implemented to the satisfaction of the Fire Services Division.
- That your proposals for the supply of potable water be approved by the Water and Sewerage Authority (WASA) prior to the commencement of development and thereafter be implemented to the satisfaction of that Authority.
- That your proposals for the disposal of sewage be approved by the Water and Sewerage Authority (WASA) prior to the commencement of development and thereafter be implemented to the satisfaction of that Authority.
- That the structural details of the roads meet the requirements of the relevant authority.

**REASONS****Agency Approvals**

- The Public Health Ordinance/ Municipal Corporations Act (1990) requires this to be done.

- To ensure that your layout conforms with required standards for prevention and protection against fire
- To ensure that your water supply proposals conform with required standards.
- To ensure a proper standard of development.
- To ensure the safety of users/occupiers of the site

### NOTES

#### N.B.

- (1) Your Application is approved subject to strict adherence to every arrangement and detail appearing therein. Should any alteration(s) be required, including amendment(s) by any Government Department or Agency or Local Authority, a new application be made.(2) Failure to observe any condition herein renders the party responsible to the penalties under the provisions of the Town and Country Planning Act, Chap. 35:01. (3) Grant of planning permission indicates only that the development permitted has the Minister's approval for the purposes of the Town and Country Planning Act. This planning permission could be lawfully implemented only if you satisfy the requirements of all other laws applicable to the implementation of the development permitted and grant of planning permission is not necessarily an indication that you would be able to do so.(4) Your plans have been forwarded to the relevant Local Authority.



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/f/ Minister of Planning and Development

