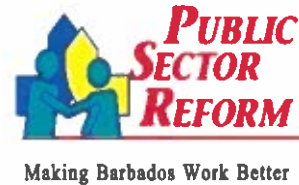




GOVERNMENT OF BARBADOS
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OUR REF: 3064/30/19/23

DATE: June 16, 2023

Renewstable (Barbados) Inc.
Mr. Thibault Menage
Suite 206 Warrens Court
ST. MICHAEL

Dear Sir,

Application No. 1735/10/2021D – Installation of a Photovoltaic System and Related Storage and Erection of a Sheep Farm at Harrows, St. Philip

Pursuant to the provisions of Section 108 of the Planning and Development Act, 2019 and in accordance with Section 18 of the Town and Country Planning Act, CAP. 240, the Minister hereby grants permission, **subject to the Conditions, Reasons and Informative Clauses stated hereunder**, for the proposals contained in the Application No. 1735/10/2021D – Installation of a Photovoltaic System and Related Storage and Erection of a Sheep Farm at Harrows, St. Philip.

CONDITIONS

1. Planning permission is granted for a period of twenty-five (25) years from the date of the first export of electricity to the Barbados Light and Power Company Limited - National Grid.

Reason: To safeguard the longer-term use of the lands for agricultural purposes.

2. The development hereby permitted shall begin no later than five (5) years from the date of this permission and shall be deemed to have lapsed requiring a new application to the Director of Planning and Development if not commenced within this five-year period.

Reason: In accordance with the provisions of the Town and Country Planning Act, Cap. 240

3. Notwithstanding any provisions of the Use Classes, Part IV of the Town and Country Planning Development Order, 1972, planning permission is limited solely to the use of the land for a solar photovoltaic power plant and associated battery and hydrogen energy storage system with related ancillary facilities only and no other class of industrial use.

Reason: To ensure that no general use right for industrial and storage uses are created that would allow the interchangeability and use of the site for other industrial development.

4. Notwithstanding the provisions of Class III Development for industrial purposes contained in Part II of the Second Schedule of the Town and Country Planning Development Order, 1972 no subsequent enlargement, improvement or other alteration to the solar photovoltaic power plant and associated battery and hydrogen energy storage system, nor works relating to any development within the curtilage of the said facilities or installation of other ancillary equipment nor erection of ancillary buildings shall be carried out without the prior grant of permission by the Director of Planning and Development on an application made in that behalf.

Reason: To ensure the proper development of the land in accordance with appropriate planning and environmental standards relevant to this industry.

5. This permission excludes any industrial use of all lands outside of the planning unit - area identified on plan for the solar photovoltaic power system and the battery and hydrogen energy storage plant.

Reason: To ensure that the industrial use for the solar photovoltaic power plant and battery and hydrogen energy storage plant is confined to the planning unit and not extended to any other lands on the estate.

6. The use of lithium-ion batteries is not approved and the batteries to be used for storage shall be limited to lithium-iron phosphate batteries or any other type to be approved in writing by the Director of Planning and Development following consultation with the Ministry of Energy and Business Development.

Reason: To ensure that the batteries used are align with the best

performance and rated industry standards including lifespan and thermal and chemical stability.

7. The development hereby permitted shall only be carried out and completed in all respects strictly in accordance with the approved documents and plans contained in the application as referred to above and as stipulated in the conditions set out below, together with those further details required to be submitted for approval; no variations or omissions shall take place without the prior approval in writing of the Director of Planning and Development.

Reason: To ensure that the development is carried out in accordance with the approved plans and details and allow a mechanism for formal amendment if required.

8. The Director of Planning and Development shall be notified in writing of the date on which it is proposed to commence any building or engineering operation to which this permission relates and all proposed works shall be properly set out for inspection by that officer or his representative prior to the commencement of work.

Reason: To ensure the discharge and completion of any pre-commencement conditions or works and proper layout of any structures on the land in accordance with the permission granted.

9. Within one (1) month of the date of the first export of electricity to the Barbados Light and Power Company Limited – National Grid - confirmation shall be given to the Director of Planning and Development of the date of first export. The development hereby permitted shall then cease on or before the expiry of a period of twenty-five (25) years from the date of first export. The land shall thereafter be restored to its former condition (allowing for any appropriate enhancements) in accordance with a scheme of decommissioning work (a Decommissioning Scheme) that will include:

- (i) removal of above and below ground structures;
- (ii) disposal of photovoltaic solar modules, hydrogen storage plant and related equipment and batteries;
- (iii) a Transport Management Plan to address transport routes;
- (iv) all landscape restoration works needed;
- (v) measures to address all environmental effects of decommissioning;

- (vi) ecological features and enhancements on site to be retained; and
- (vii) date for commencement of the building, engineering and other operations related to the decommissioning no later than six (6) months of the twenty-five-year period referred to in Condition 1.

The Decommissioning Scheme shall be submitted to and approved in writing no later than twenty-five (25) years from the date of the first export of electricity from the site and subsequently implemented as approved.

Reason: To ensure that the site is properly restored in the interests of protecting fertile agricultural lands; visual amenity in the countryside; protecting ecology and to ensure the effects of the site decommissioning on the highway network are adequately mitigated.

10. The sheep farming component of the development shall commence and the necessary ancillary support facilities completed no later than three (3) months of the date of the first export of electricity to the National Grid and shall continue for the period of the export of electricity to the National Grid. All appropriate ancillary facilities for sheep farming shall be provided in accordance with agricultural best practices and meet the guidelines of the Ministry of Agriculture and Food and Nutritional Security.

Reason: To ensure the agricultural component of the co-location is safeguarded and operational within a reasonable timeframe following commissioning of the plant.

11. In the event that the site ceases to generate electricity for a period of six (6) months prior to the end of the twenty-five (25) period, a scheme of earlier decommissioning works (an Early Decommissioning Scheme) that shall include a Transport Management Plan and Ecological Assessment Report as required by Condition 9, shall first be submitted to the Director of Planning and Development and approved in writing no later than three (3) months from the end of the six (6) month period. The decommissioning shall be carried out strictly in accordance with the approved scheme.

Reason: To ensure that the site is properly restored in the interests of protecting fertile agricultural lands; visual amenity in the countryside; protecting ecology and to ensure the effects of the site decommissioning on the highway network are adequately mitigated.

12. The development hereby permitted by this planning permission shall be carried out in full accordance with the details contained within the Environmental and Social

Management Plan, Construction Management Plan and Emergency and Disaster Management Plans outlined in Chapter 11 and Appendix I of the Environmental and Social Assessment for the Renewstable® Barbados Hybrid Solar Power Plant with Hydrogen Storage, Final Report dated 24th May 2022 and addendum dated 28th October 2022 prepared by Stantec Consulting Caribbean Limited, together with any revisions relevant to the stage of the project unless the Director of Planning and Development gives written consent to any variation.

Reason: To ensure the Planning and Development Department and other relevant agencies discharge their duties for the mitigation, management and monitoring of the adverse environmental impacts of the development

13. *The Environmental and Social Management Plan* shall be amended as follows:

- (i) Review the measures for the management of hazardous materials;
- (ii) Conduct chemical analysis of the effluent from the water treatment plant;
- (iii) Monitor the previous locations as identified in the Baseline Noise Assessment. The activities occurring at the facility during the monitoring periods should be included. Monitoring should occur during the daytime and nighttime and be conducted for a period of no less than six (6) months. Two (2) reports shall be generated with sampling taking place at commissioning of the plant and on expiry of the six-month period or greater period. The reports shall be submitted to the Director of Planning and Development for review by the Environmental Protection Department.
- (iv) Identification of specific measures such as the use of covered skips that can be implemented to handle and dispose of waste.

Reason: To ensure that the measures for management of hazardous materials accord with the current guidelines and practice; to ensure the quality of the effluent meets the standards for irrigation; to ensure that the Environmental Protection Department can discharge its duties in accordance with its mandate and in the interests of proper waste handling and disposal.

14. No development shall take place, including any ground works until a detailed Route Mitigation Plan based on the principles in the *Construction Management Plan* has been approved in writing by the Director of Planning and Development and any required permissions, traffic regulation orders and licences have been secured. The Route Mitigation Plan shall be adhered to through the construction period.

Reason: To ensure construction traffic is managed on the highway network in the

interests of highway safety and to ensure adequate mitigation of associated environmental impacts in accordance with the Physical Development Plan.

15. Prior to the commencement of any work on the site a joint inspection of the route to be used by construction vehicles shall be carried out by the applicant and the Ministry of Transport, Works and Water Resources, the scope and methodology shall be agreed in advance with the Ministry of Transport, Works and Water Resources and include photographic evidence. The route should then be inspected again every three (3) months during construction and finally on completion of the development and any damage to the highway resulting from traffic movements generated by the application site should be repaired within three (3) months of detection to an acceptable standard and no cost to the Ministry of Transport, Works and Water Resources.

Reason: To preserve the integrity and fabric of the highway, in the interests of highway safety and to ensure adequate mitigation of associated environmental impacts in accordance with the Physical Development Plan.

16. All necessary fire precaution measures shall be carried out to the satisfaction of the Chief Fire Officer prior to the commencement of operations of the system and a fire safety inspection conducted as mandated by the Safety and Health at Work Act – 2005 on completion of the works. These measures shall include but not limited to:
 - (i) Implementation of safety measures for proper handling of hydrogen through the NFPA 2 Hydrogen Technologies Code. This code provides fundamental safeguards for the generation, installation, storage, piping, use, and handling of hydrogen in compressed gas (GH20 form or cryogenic liquid (LH2 form).
 - (ii) Installation of gas concentration detection fixed and mobile to detect any atmospheric change from normal requirements.
 - (iii) Fire safety training of all persons occupying the public spaces.
 - (iv) Firefighting and Protection equipment with the relevant signage shall be installed.
 - (v) Installation of a fire alarm system with incorporated smoke detectors and strobe light.
 - (iv) All entrances and exits shall be accessible to the physically challenged and all ramps shall carry handrails with a non-skid surface material with appropriate car parking.

- (vii) Relevant illuminated exit and standard no smoking signage erected in the public spaces
- (viii) Installation of a fire hydrant on the project site.
- (ix) Establishment of an assembly point.
- (x) Installation of a fitted connection with the non-potable water on the non-potable water on project site accessible to the Barbados Fire Service personnel.
- (xi) Easy access by the Barbados Fire Service personnel to all shut off points for the solar system.
- (xii) Access to isolator switch gear from the exterior of the electrical houses.
- (xiii) Identification of the location of sub- surface electrical trench and cabling with above ground markers.
- (xiv) A fire safety inspection on completion of the project.
- (xv) Outfitting of the facilities with adequate signage such as no smoking, danger, keep out and high voltage signage, power shutdown switch.
- (xvi) Installation of suitable fire extinguishers in appropriate locations.

Reason: To ensure adequate protection against fire.

17. The developer shall enter into a planning Obligations Agreement that makes provision for the following:
- (i) Financial contribution towards the upgrade of the roads serving the development
 - (ii) Financial and technical support to the Six Roads Community to assist in water harvesting.
 - (iii) Employment opportunities for residents in the adjacent and surrounding communities.
 - (iv) Free access to WiFi to nearby communities
 - (v) Financial and Infrastructure contribution to the on-going Train Line Project north of site.

- (vi) Transfer of technical Knowledge
- (vii) Credit unions investment in the project.

INFORMATIVE CLAUSES

1. Under the Health Services (Building) Regulations, 1969, you are required to obtain the prior approval of the Minister of Health before constructing, extending, or effecting any material alteration to any building and in this regard, you are advised to contact the Director, Environmental Protection Department before commencing building operations.
2. A fee of one hundred dollars (\$100.00) is payable to the Director of Planning and Development for the inspection of the commencement of building works.
3. Pursuant to Section 11(c) of the Town and Country Planning Fees (Amendments) Regulations, 2009 you are hereby advised that revised plans submitted after the issuance of a decision will be subject to a fee of one hundred and fifty dollars (\$150.00) unless the revised plans have been requested by a condition attached to the planning permission.
4. You are hereby advised that to obtain a certificate of compliance all conditions attached to the planning permission must be satisfactorily discharged. The process is triggered by a fee of \$150.00 accompanied by a letter requesting the certificate.
5. You are hereby advised that under the Electric Light and Power Act 2013-21 you are required to obtain a license from the Ministry responsible for Energy (Ministry of Energy and Business Development).
6. You should consult with the Ministry of Energy and Business Development regarding the type of batteries to be approved for battery storage in accordance with Condition 6.
7. You should consult with the Environmental Protection Department (EPD) regarding the revisions to the Environmental and Social Management Plan required by Condition 13.
8. You should consult with the Chief Technical Officer, Ministry of Transport, Works and Water Resources in connection with Conditions 14 and 15.

9. You should consult with the Chief Fire Officer, Barbados Fire Service before carrying out works required by Condition 16.
10. You should consult with the Ministry of Agriculture and Food and Nutritional Security (MAFS) in connection with the provision of associated sheep farming facilities required by Condition 10. The MAFS will inspect the facilities annually to confirm compliance with the agricultural component of the Solar PV facility.

Yours faithfully,

A handwritten signature in blue ink that reads "Alies Jordan" with a horizontal line extending to the right.

ALIES JORDAN (MS)
Permanent Secretary

AJ/gg

Copied to: Director of Planning & Development
Planning and Development Department

Richard Gill Associates Ltd
Agent