



COUNCIL OF THE ISLES OF SCILLY

Planning Department

Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

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Sian Scott
Housing Delivery Project
Council of the Isles of Scilly
Town Hall
St Mary's
Isles of Scilly
TR21 0LW

17th December 2020

Dear Sian,

Re: EIA Screening Opinion, Town & Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 (SI No 571)

Proposal: Pre-app Screening Opinion for residential development of up to 13 residential units seeking outline planning permission. Access, Landscaping, Layout and Scale are matters for consideration; Appearance is a reserved matter.

Location: Land at the west side of Old Town Road, North of Ennor Castle, Old Town, St Mary's, Isles of Scilly

Applicant: Nicola Stinson

I refer to the above screening opinion request, which was received at this office on 15th December 2020, please find attached the screening opinion now adopted by the Council of the Isles of Scilly, as the Local Planning Authority, which concludes that:

The development proposed is not considered to be an EIA development within the meaning of the EIA Regulations. The decision is based on the information known at the time and selection criteria for screening Schedule 2 development (Schedule 3) and Planning Practice Guidance (Environmental Impact Assessment). This decision is given without prejudice to any final determination of the planning application.

The development does not therefore require an Environmental Impact Assessment. In adopting this screening opinion, account has been taken of the applicable provisions of the EIA Regulations 2017 and their purposive nature and relevant Government Guidance.

Should you decide to change the details of your proposed development in any way then please contact me on 01720 424456 or by email: lisa.walton@scilly.gov.uk to determine whether or not further screening of the proposal is necessary.

Yours sincerely

Lisa Walton
Senior Officer Planning and Development Management