



COUNCIL OF THE ISLES OF SCILLY

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Lisa Jackson
Jackson Planning
Fox Barn
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Hampshire
SP11 9DU

June 9, 2016

Dear Ms Jackson,

Re: EIA Screening Opinion, Town & Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011

Proposal: Partial redevelopment of Tregarthen's Hotel, St Mary's Isles of Scilly

Location: Tregarthen's Hotel, St Mary's Isles of Scilly

I refer to the above screening opinion request which was received at this office on 20th May 2016.

I would confirm that the location meets the criterion as defined in Part 1 (2, F) of the 2011 Regulations as a 'sensitive area' as it is within an Area of Outstanding Natural Beauty. I would also confirm that the site is in very close proximity to a scheduled monument. Having taken into account the criterion set out in schedule 3 to the 2011 Regulations and based on the plans and information submitted with the screening opinion request it is considered that the proposed development is not likely to have significant effects on the environment. Accordingly the screening opinion adopted by the Council of the Isles of Scilly as the relevant planning authority is that:

The development is not considered to be Environmental Impact Assessment development as defined in the EIA Regulations 2011.

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 2011 and their purposive nature and relevant Government Guidance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Craig Dryden'.

Craig Dryden
Senior Manager: Infrastructure & Planning