

Mr. Craig Dryden
Chief Planning & Development Officer
Council of the Isles of Scilly
Planning & Development Department
Old Wesleyan Chapel Garrison Lane
St Mary's
Isles of Scilly
TR21 0JD

Our ref: DC/2012/112239/01-L01
Your ref: P/12/096 & P/12/095
Date: 13 September 2012

Dear Mr. Dryden

**LISTED BUILDING CONSENT AND CONSERVATION AREA CONSENT
PROPOSED DEMOLITIONS, ALTERATIONS AND EXTENSIONS TO EXISTING
BUILDINGS TO PROVIDE ENHANCED PASSENGER AND FREIGHT FACILITIES.
EXTENSION OF MAIN PIER TOWARDS NORTH EAST, WIDENING OF QUAY
WALL TO SOUTH WEST TO IMPROVE ACCESS TO FREIGHT YARD.
NEW QUAY, ST MARY'S, ISLES OF SCILLY.**

Thank you for your consultation letter of 23 August 2012 providing us with the opportunity to comment on the above applications.

Environment Agency position

We have no objections to the proposed works. However, we are able to offer advice in respect of waste management, pollution prevention and flood and coastal risk management. Our comments on these matters are set out below.

General advice – Waste management and pollution prevention

Any waste arisings from the construction or demolition works to the quay and buildings need to be managed appropriately. Furthermore we advise that any suitable wastes currently situated on the island should be considered for inclusion in any construction and any waste created should be managed in accordance with the Isles of Scilly Waste Management Strategy.

We would expect waste arisings during construction to be minimised and where this is not possible to be fully recovered for reuse. We advise that disposal should be the last option.

It will be very important to ensure that any contractors undertaking the proposed works have a robust site waste management plan which links to the overarching Isles of Scilly Waste Management Strategy.

Environment Agency
Sir John Moore House Victoria Square, Bodmin, Cornwall, PL31 1EB.
Customer services line: 03708 506 506
www.environment-agency.gov.uk

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For any Waste Arisings from the construction or demolition activities, the provisions contained within the Environmental Permitting Regs 2010 apply.

We advise that the contractors should also have a pollution prevention plan.

General advice – Flood and coastal risk management

The proposed works do not appear to significantly impact flood or coastal erosion risk for Hugh Town. The works may actually have the potential to reduce these risks by affording more wave protection to the Town Beach area. If possible it would be useful to understand exactly what flood risk benefits the proposed works may offer.

The existing quay is a flood defence and therefore we recommend that (if not already done) the consent of your Coast Protection Officer and the Flood Risk Manager is sought in accordance with the Water Resources Act and the Coast Protection Act, and that no works take place prior to the consent being in place.

Yours sincerely

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