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COUNCIL OF THE ISLES OF SCILLY

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Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2010

PERMISSION FOR DEVELOPMENT

Application No: P/14/004/FUL

Date Application Registered: 27th January 2014

Applicant: Mr Steve Turner
Lagan Construction Ltd
Rosemount House
21-23 Sydenham Road
Belfast
Northern Ireland
BT3 9HA

Agent: Mr Daniel Ellis
URS Infrastructure and
Environment Ltd
Mayflower House
178 Armada House
Plymouth
Devon
PL1 1LD

Site and particulars of development: Proposed Batching Plant Site, Parting Carn Lane, St Mary's
Temporary use of agricultural land for use as a mobile batching plant and construction compound together
with temporary residential accommodation for works associated with the upgrade of St Mary's Airport.

In pursuance of their powers under the above act, the Council hereby PERMIT the above development to
be carried out in accordance with the following Conditions:

- C1** The development to which this permission relates shall be limited to the 31st December 2014. All operations associated with the batching plant and construction compound shall cease and all buildings, structures and machinery shall be removed to the satisfaction of the Local Planning Authority by the 31st December 2014 unless otherwise agreed in writing.

Reason: The concrete batching plant and construction compound would be an ancillary operation of the resurfacing of the runways and highways on St Mary's and therefore should cease when the works cease.

- C2** Within 3 months from the 31st December 2014, the site shall be reinstated to its former condition to the satisfaction of the Local Planning Authority.

Reason: To ensure that the site can be satisfactorily reinstated and to reflect the quality of the environment and the AONB designation in accordance with Policy 1 of the Local Plan.

- C3** The development hereby permitted shall be carried out in complete accordance with the details shown on the approved submitted plans numbered 47065269-PL-1000, 47065269-C-1001, 47065269-PL-1002 and PP1066V3 stamped and dated 4th March 2014.

Reason: To define the nature and extent of the development in accordance with Circular 11/95 and for the avoidance of doubt.

- C4 The hours of operation of the batching plant and daytime and night time operations shall be limited to those set out in the applicants' original and supplementary Planning Statements.**

Reason: In the interests of the amenity of local residents.

- C5 The Noise level limits to be detailed and in accord with the levels agreed between the applicants and the local planning authority and shall be adhered to during the construction and operation of the plant unless otherwise agreed in writing with the Local Planning Authority.**

Reason: In the interests of the amenity of local residents.

- C6 The number of vehicle movements during each identified phase of construction operations shall be limited to the numbers set out in the applicant's Planning Statement dated January 2014 and shall be adhered to during the construction and operation of the plant unless otherwise agreed in writing with the Local Planning Authority.**

Reason: In the interests of the amenity of local residents.

- C7 Prior to the commencement of the development hereby approved, details of surface water drainage and run off, including the provision of interceptors and measures to re-use waste water, shall be submitted to and agreed in writing with the Local Planning Authority and based on the details submitted with the application. The scheme shall be implemented in strict accordance with the details as agreed during the construction and operation of the plant.**

Reason: To ensure the disposal of water, run off and pollution control measures are adequately dealt with and in the interests of the prevention of pollution and to ensure the nature conservation interests are adequately protected, including the features of special interest for which the Higher Moors and Porth Hellick Pool and Lower Moors Sites of Special Scientific Interest.

- C8 1) No demolition/development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:**

- A. The programme and methodology of site investigation and recording**
- B. The programme for post investigation assessment**
- C. Provision to be made for analysis of the site investigation and recording**
- D. Provision to be made for publication and dissemination of the analysis and records of the site investigation**
- E. Provision to be made for archive deposition of the analysis and records of the site investigation**
- F. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.**

2) No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (1).

3) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme

of Investigation approved under condition (1) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site comprises an area of known archaeological interest where it is the Local Planning Authority's policy to provide for the examination of archaeological remains.

- C9** Prior to the commencement of the development hereby approved, details of emission controls for the batching plants shall be submitted to and agreed in writing with the Local Planning Authority and based on the details submitted with the application. The scheme shall be implemented in strict accordance with the details as agreed during the construction and operation of the plant.

Reason: To prevent any pollution and to protect the environment.

- C10** Prior to the commencement of the development hereby approved, details of dust controls, including the management system for the silos, storage bins and stockpiles of materials, shall be submitted to and agreed in writing with the Local Planning Authority and based on the details submitted with the application. The scheme shall be implemented in strict accordance with the details as agreed during the construction and operation of the plant.

Reason: To prevent any pollution and to protect the environment.

- C11** The short lengths of existing hedgebanks shall be removed by hand and reinstated as part of the restoration scheme for the site.

Reason: To ensure that the site can be satisfactorily reinstated and to reflect the quality of the environment and the AONB designation in accordance with Policy 1 of the Local Plan.

- C12** The Ecological Assessment and Arboricultural Management Plan submitted as part of the application shall be implemented in strict accordance with the measures detailed within them during the construction and operation of the plant.

Reason: To protect the nature conservation and biodiversity interests within the site.

- C13** Prior to the commencement of the development hereby approved, details of foul drainage and treatment shall be submitted to and agreed in writing with the Local Planning Authority based on the details submitted with the application. The scheme shall be implemented in strict accordance with the details as agreed during the construction and operation of the plant.

Reason: To ensure drainage and the disposal of waste is dealt with adequately and in the interests of the prevention of pollution and to ensure the nature conservation interests are adequately protected, including the features of special interest for which the Higher Moors and Porth Hellick Pool and Lower Moors Sites of Special Scientific Interest.

- C14** Prior to the commencement of the development hereby approved, details of the arrangements for the recycling and disposal of waste materials shall be submitted to and agreed in writing with the Local Planning Authority. The scheme shall be implemented in strict accordance with the details as agreed during the construction and operation of the plant.

Reason: To ensure the minimisation of any waste and that any waste produced is appropriately and sustainably managed.

C15 The temporary accommodation hereby approved shall be used exclusively used for construction workers in connection with the resurfacing and hardening of the runways at St Mary's Airport, the resurfacing of the highways and any ancillary operations in connections with these projects, including mobilisation and restoration of the site and shall be removed from the islands following the completion of the projects to the satisfaction of the local planning authority unless otherwise agreed in writing.

Reason: To ensure that the residential accommodation is linked to the resurfacing and hardening of the runways at St Mary's Airport, the resurfacing of the highways and any ancillary operations to comply with Policy 3 of the Local Plan and to protect the landscape in accordance with Policy 1 of the Local Plan.

Further Information

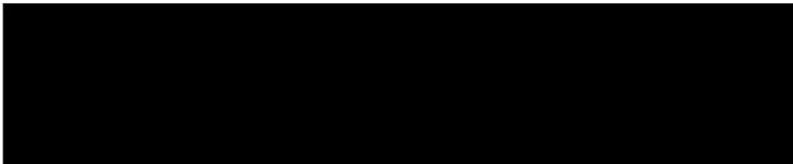
Informative(s)

1 Statement of Positive Engagement

In determining this application the Local Planning Authority considers it has complied with the aims of paragraphs 186 and 187 of the National Planning Framework by providing pre-application advice.

2 In the interest of informing the public and ensuring a good relationship is maintained with the local, it is requested that the applicant keeps affected parties informed in a timely fashion of any periods of increased activity that could affect their residential amenities.

Signed



Director of Place

DATE OF ISSUE: 4th March 2014