

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/2016/118496/02-L01

Your ref: P/16/097

Date: 26 October 2016

Dear Sir/Madam

**APPLICATION FOR NEW BOAT SHED AND SLIPWAY. RESUBMISSION OF PREVIOUSLY APPROVED SCHEME P/15/052/FUL
LAND ADJ TO BOAT SHED PALACE ROW NEW GRIMSBY TRESCO ISLES OF SCILLY**

We have received additional information in an email from the applicant of 20 October 2016 in response to our formal consultation letter of 19 October 2016 (Ref. DC/2016/118496/01-L01).

Environment Agency position

We consider that this proposal will only be acceptable if the subsequent permission includes a condition to ensure that the new flood gate on the slipway will be appropriately designed and constructed to ensure there will be no increase in flood risks. Our recommended condition together with advice in respect of flood risk management is set out below.

Condition – Flood risk management

The development hereby permitted shall not be brought into use until such time that a full structural assessment of the slipway flood gate has been submitted to, and approved in writing by, the local planning authority. The assessment should include the hydraulic loading capacity (including wave impact) of the existing wall and proposed works.

Reason: To ensure there is no flood risk to third parties as a result of the development.

Advice – Flood risk

It is always preferable for information regarding flood risk management to be submitted and reviewed prior to determination of a planning application and we highlighted the information required in our letter of 11 August 2015 (Our ref. DC/2016/118349/01-L01) in response to the Environmental Impact Assessment screening consultation as well as

Environment Agency
Manley House Kestrel Way, Sowton Industrial Estate, Exeter, EX2 7LQ.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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in our letter of 19 October 2016 in respect of this application. However, on the basis of the information submitted thus far and taking into account the extant permission and the fact that the proposal is for a water compatible use we consider that the additional detail still required can be addressed by the inclusion of the above condition on the subsequent decision notice.

Yours faithfully

MARCUS SALMON
Sustainable Places Planning Specialist
(on behalf of **Emma Whereat, Sustainable Places Planning Advisor**)

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