



COUNCIL OF THE ISLES OF SCILLY

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Application Number: P/17/083/FUL	Town and Country Planning (Environmental Impact Assessment) Regulations 2017
Screened by: Yvonne Dale On: 20 th October 2017	

This is a schedule 2 development by virtue of 10 (b) of Schedule 2 of the EIA Regs

1. The characteristics of development must be considered having regard in particular to:

a) the size of the development;	Demolition of existing residential outbuilding and erection of a residential dwelling. Existing outbuilding has a floorspace of 21sqm measured externally and ridge height of 3.2 metres. The proposed replacement building would have a footprint of 77sqm with a proposed ridge height of 5.7m.
b) the accumulation with other development;	The proposal would be replacing an existing building but at a larger scale. There would be some accumulation of built development.
c) the use of natural resources;	Some use of natural resources in terms of materials of construction.
d) the production of waste;	Production of waste from demolition of existing dwelling and some production of waste for construction purposes.
e) pollution and nuisances;	Some pollution and nuisance as a result of construction works.
f) the risk of accidents, having regard in particular to substances or technologies used.	Likely to be low risk of accidents having regard to the standard technologies and methods to be used.

2. The environmental sensitivity of geographical areas likely to be affected by development must be considered having regard, in particular, to:

a) the existing land use;	The existing land use is residential use.
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b) the relative abundance, quality and regenerative capacity of natural resources in the area;	Outside the site there is a high abundance of high quality natural resources, both coastal and countryside of both designated international importance and local nature reserves.
c) the absorption capacity of the natural environment, paying particular attention to the following areas: <ul style="list-style-type: none"> I. Wetlands; II. Coastal zones; III. Mountain and forest areas; IV. Nature reserves and parks; V. Areas classified or protected under Member states' legislation; areas designated by Member States pursuant to Council Directive 79/409/EEC on the conservation of Wild Birds (a) and Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (b); VI. Area in which the environmental quality standards laid down in Community legislation have already been exceeded; VII. Densely populated areas; VIII. Landscapes of historical, cultural or archaeological significance; 	The application is for the demolition of an outbuilding and construction of a residential dwelling. The absorption capacity of the natural environment is considered to be high.

3. The potential significant effects of development must be considered in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:

a) The extent of the impact (geographical areas and size of the affected population);	The impact will be limited to the building and site. The loss of agricultural land has already taken place under the existing use and development.
b) The trans-frontier nature of the impact;	There will not be any trans-frontier impacts
c) The magnitude and complexity of the impact;	Low
d) The probability of the impact;	Low
e) The duration, frequency and reversibility of the impact.	The proposed construction of the new building would be permanent and irreversible.

Q1 Is it a major development which is of more than local importance?

N

- Q2 Does it affect a particularly environmentally sensitive or vulnerable location?
- Q3 Does it have unusually complex and potentially hazardous environmental effects?

Conclusion

Environmental Impact Assessment

Not required.