

From: [Campbell Sandy](#)
To: [King Andrew](#); [Planning \(Isles of Scilly\)](#)
Subject: RE: P/18/073/FUL: Sibleys Fuel and Marine Storage, 28-29 Porthmellon Industrial Estate, St Mary's
Date: 28 September 2018 14:54:58

Dear Planning,

(see below) The alterations to this recent resubmission have made no significant changes to my **previous** **opinions and comments**. It would seem that the Design and Access statement considers my previous comments and guidance to Mr Sibley at the time of a site inspection.

It is possible in law to “move to nuisance” so it is essential that adequate noise attenuating properties are considered in the materials used during construction to prevent the occupiers suffering from potential noise nuisance from adjacent commercial activities. The D&A statement highlights that this has been considered which is very reassuring. Failure to create adequate noise insulation could result in other local businesses *potentially* having to change business processes or working hours. The developer may want to commission a BS4142 noise assessment to fully determine the “likelihood of nuisance” before deciding on appropriate noise attenuation materials and measures pre-construction. My understanding is that night time noise from commercial practices is not expected to be an issue due to the operating hours of the industrial estate which Planning will be fully aware of.

The Fire Rescue Service should be consulted on fire separation and detection between the commercial and residential units.

Environmental health remains fully supportive of viable solutions to create good quality and safe accommodation for staff.

Sandy Campbell

Officer: Environmental Health

Council of the Isles of Scilly, Town Hall, St Marys, isles of Scilly, TR21 0LW

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GDPR Statement: <https://bit.ly/2y3tGGS> (www.scilly.gov.uk)

From: King Andrew

Sent: 28 September 2018 09:22

To: Planning (Isles of Scilly) <planning@scilly.gov.uk>

Subject: P/18/073/FUL: Sibleys Fuel and Marine Storage, 28-29 Porthmellon Industrial Estate, St Mary's

Dear Consultee,

CONSULTATION ON PLANNING APPLICATION

PLANNING REFERENCE

P/18/073/FUL

DEVELOPMENT PROPOSED:

Change of use and alterations to redundant storage space to provide two self contained, one bedroom staff units. (Re-submission of withdrawn application P/17/081).

LOCATION:

Sibleys Fuel And Marine Storage
 28 - 29 Porthmellon Industrial Estate

Ellis,Abbi

Subject: FW: P/17/081/FUL

From: Campbell,Alexander
Sent: 19 October 2017 16:42
Subject: P/17/081/FUL

I visited site today with the applicant and I am satisfied about the potential suitability for residential units. The possibilities for nuisance are limited currently and future changes of use to neighbouring premises could be abated by any incoming commercial venture taking appropriate measures.

I would like the following to be considered.

1. The units should be expected to meet the standards for thermal comfort as Part L Building Regs. (A minimum standard for all rental properties by April 2018 is band E or above and these will not be exempt).
2. The fire resistance between the commercial and residential areas should be confirmed in writing with manufacturer's evidence of what materials have been used. This will allow appropriate fire detection to be determined. If there is 30 minute fire separation then interlinked automatic detection system should be considered.
3. A suggested clause in permission only allowing "workers accommodation" for those associated with the Sibleys business could be considered appropriate due to the unusual nature of the location.

Kind regards

Sandy Campbell
Officer: Environmental Health

Council of the Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW