

Council of the Isles of Scilly Planning Application

Ref: P/18/090/FUL

Consultation Response

Consultee: Infrastructure Services, Council of the Isles of Scilly

Date: 19th December 2018

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Site: Men-a-vaur, Church Road, Hugh Town, St Mary's.

Proposal: Construction of single residential property for holiday letting purposes, specifically designed to enable occupation of groups including mobility impaired guests, incorporating ground floor wet room ensuite bedroom accommodation and level access to all ground floor and garden areas..

You are being consulted on this application as you may wish to make comments before a decision is made. Should you wish to make any comments on this application, please complete the response form below and return to planning@scilly.gov.uk by 9th January 2019 or by post to the Planning Department, Town Hall, The Parade, Hugh Town, St Mary's, Isles of Scilly TR21 0LW.

I look forward to receiving your comments in due course. If I have not heard back from you by the 9th January 2019 then I will assume you have no comments to make.

Comments:

Response from Water & Sewerage Services and Waste & Recycling Services

The Infrastructure team continues to encourage all developers to ensure that sustainability is a key consideration in the design of any scheme. We consider that planning conditions should be imposed where possible to ensure specified measures set out in planning applications are implemented in the construction phase and are subsequently not value engineered out of a scheme.

Waste Management

At the time of writing, there is not a Waste Management Plan to review, however full consideration should be given to any waste that will arise as part of any required demolition or construction and waste management plans should be presented in order to ensure that allowance is made in terms of the practicalities of managing waste materials on the islands and also the project budget (as any waste arising is considered commercial). Where possible, we would encourage that any waste

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materials are processed as necessary and reused on site/as part of the project (using relevant environmental permits/exemptions).

In addition to the waste produced in the construction phase, sufficient space should be made available within the grounds of the development that allows for waste and recycling, arising from the property when in use, to be adequately containerised to prevent environmental harm (as per the waste producers Duty of Care) and to be presented in a way that does not block access on the pavement or highway, is at the boundary of the property, near the kerbside and accessible to the collection crews as per the requirements of the Local Authorities collection protocols.

Drinking Water

The developer should seek to ensure that there are no net gains in water consumption and should include schemes that allow for meaningful reductions in demand on the drinking water supply – water saving fittings and fixtures, low flow cisterns and toilets, rainwater harvesting and grey water reuse and landscaping of grounds that reduces the requirement for irrigation/watering. This is critically important to ensure that a sufficient supply is available to the whole community during peak periods of demand and especially in light of the pressures on supplies experienced in 2018 due to prolonged dry weather, the frequency of which is likely to increase as a result of climate change.

Sewerage & Wastewater

Discharge of foul water/drainage and measures to manage the impact of this on the sewerage network in the area of this development is critical. At present, the section of network that this property discharges to is considered to be at maximum capacity as evidenced by frequent blockages and failures. The infrastructure team therefore would request that a condition of this development would be to demonstrate a net reduction in discharge to the public network or a scheme that demonstrates how this could be mitigated (eg holding tanks, timed discharge).

Name: Helen Pearce

Date: 20th December 2018