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Mr C Dryden
The Isles of Scilly Council
The Planning Department
Old Wesleyan Chapel
Garrison Lane
St. Marys
Isles of Scilly
TR21 0JD

Your Ref: P/18/090/FUL
Our Ref: APP/Z0835/W/19/3225058
Date: 14 May 2019

Sent by e-mail:

Dear Sir

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')

Town and Country Planning Act 1990

Appeal by Mr Andrew Selleck

Site Address: Land at Men-A-Vaur, Church Road, St. Mary's, Isles of Scilly, TR21 0NA

I refer to the above appeal. The Secretary of State has considered the application in accordance with Regulation 14 (1) of the above Regulations.

The development proposed is as follows: Construction of two semi-detached residential properties for holiday letting purposes, specifically designed to enable occupation of groups including mobility impaired guests, incorporating ground floor wet room en-suite bathroom accommodation and level access to all ground floor and garden areas.

The development proposed falls within the description at 10 (b) of Schedule 2 to the above Regulations. In the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

The 0.05 hectares appeal site relates to a plot of garden land which is located on Church Road, Hugh Town, St Mary's, Isles of Scilly. It is located within the rear garden of Men-a-Vaur, which is a property that fronts Church Road & is within a residential area. The southern boundary of the site adjoins the road of Ram's Valley, but it is not proposed to gain access from this road. The rear gardens of Men-a-Vaur & Rosevean House adjoin the northern boundary of the site. The site would be accessible to

pedestrians via an access off Branksea Close. The site lies approximately 56m to the south-west of The Chaplaincy, which is a Grade II listed building. The site is located in the Isles of Scilly Conservation Area. The site is also located within the Isles of Scilly Area of Outstanding Natural Beauty (AONB), and the Isles of Scilly Heritage Coast, which are designated sensitive areas as defined by the EIA Regulations.

Although located within designated sensitive areas, there would be no likely significant impacts in terms of noise, waste, contamination, flooding, traffic, archaeology, ecology, arboricultural issues or complex construction. Given the nature, scale and location of the proposal, the impacts of the development, which could include possible heritage issues, would not be significant in terms of the receiving environment and existing land uses. Environmental impacts in relation to the surrounding designated sensitive areas are unlikely to be significant. Consequently, while there may be some impact on the surrounding area as a result of this development, it would not be of a scale and nature likely to result in significant environmental impact. EIA is not required.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 14(1) and 7(5) of the above Regulations, the Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 28(1) of the above Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

(This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.)

Yours sincerely

David Smale

DAVID SMALE
EIA and Land Rights Advisor

(Signed with the authority of the Secretary of State)

c/c Mr D Jones (agent)

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