



COUNCIL OF THE ISLES OF SCILLY

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Application Number: P/19/055/FUL	Town and Country Planning (Environmental Impact Assessment) Regulations 2017
Screened by: Yvonne Dale On: 25th September 2019	

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;	This is an application for the change of use and alterations to an industrial unit to provide one two-bedroomed staff unit.
b) the accumulation with other development;	The proposal would be amending the existing built environment with no additional footprint
c) the use of natural resources;	There would be no use of natural resources in terms of materials of construction
d) the production of waste;	Some production of waste from 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, as well as the nature and scale of development proposed.

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 commercial
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 at countryside of both designated international importance and local nature reserves.

<p>c) the absorption capacity of the natural environment, paying particular attention to the following areas:</p> <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; 	<p>The application is for the change of use of an industrial unit to provide one two-bedroomed staff unit. The absorption capacity of the natural environment is considered to be high.</p>
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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.
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 alterations to the building will be permanent but reversible.

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