



**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

## **COUNCIL OF THE ISLES OF SCILLY**

Town Hall, St Mary's TR21 0LW  
Telephone: 01720 424455 – Email: [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure) Order 2010

### **PERMISSION FOR DEVELOPMENT**

**Application No:** P/21/090/FUL      **Date Application Registered:** 1st November 2021

**Applicant:** Mr R Dorrien-Smith  
Tresco Estate  
Tresco  
Isles of Scilly  
TR24 0PW

**Agent:** Mr N Lowe  
Llewellyn Harker Lowe  
Architects  
Home Farm  
East Pennard  
Shepton Mallet  
BA4 6TT

**Site address:** Land adjacent to the tennis courts Pool Road Middle Down Tresco Isles of Scilly  
**Proposal:** Erection of timber clad agricultural style building for cycle hire on land currently used for storage of plant and machinery.

In pursuance of their powers under the above Act, the Council hereby **PERMIT** the above development to be carried out in accordance with the following Conditions:

**C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**  
Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

**C2 The development hereby permitted shall be carried out in accordance with the approved details only including:**

- **Plan 1 Location Plan**
- **Plan 2 Proposed Block Plan AMENDED**
- **Plan 3 Proposed Elevations and Sections**
- **Plan 4 Proposed Floor Plans and Elevations AMENDED**
- **Site Waste Management Plan**
- **Design and Access Statement AMENDED**

**These are stamped as APPROVED**  
Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy OE1 and OE7 of the Isles of Scilly Local Plan (2015-2030).

**C3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended), (or any order revoking or re-enacting that Order) prior to installation, details of any external lighting shall be**

**submitted to and approved, in writing, by the Local Planning Authority. The lighting shall thereafter be installed in accordance with the agreed details.**

Reason: To protect the amenities of the locality, including the amenities of neighbouring residential properties and to protect the amenities of this rural area and preserve the dark night skies of the Isles of Scilly and the Tresco Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Isles of Scilly Local Plan (2015-2030).

**C4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, the building hereby permitted, comprising a B8 use for the storing and hiring of bicycles and buggies, shall not be extended or altered in any way, including any other permitted changes within the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 and under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, without the prior approval in writing of Local Planning Authority.**

Reason: Any other use would require further assessment in accordance with Policy SS3 of the Isles of Scilly Local Plan (2015-2030).

**C5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, the building hereby permitted, comprising a B8 use for the storing and hiring of bicycles and buggies, shall not be extended or altered in any way, including any other permitted changes within the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 and under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, without the prior approval in writing of Local Planning Authority.**

Reason: Any other use would require further assessment in accordance with Policy SS3 of the Isles of Scilly Local Plan (2015-2030).

#### **PRE-COMMENCEMENT CONDITION: Submission of Water Harvesting Measures**

**C6 Prior to the commencement of the development hereby permitted a detailed scheme indicating the water harvesting measures to be incorporated into the proposal shall be agreed in writing with the Local Planning Authority and should include specific rainwater harvesting measures to minimise water usage. The scheme shall be implemented in accordance with the details as agreed prior to the first use of the development.**

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to minimise the impact of the development on precious water resources of the islands, in accordance with Policy SS2(k) and Policy SS6 of the Local Plan (2015-2030).

#### **PRE-FIRST USE CONDITION: Biodiversity Enhancements**

**C7 Prior to the first use of the building, hereby approved, details of measures to promote biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority, this shall include details of any new landscaping, where required, to comprise native species from sustainable sources and the installation of bat boxes and bird nesting opportunities appropriate to species found on the Isles of Scilly. Appropriate local guidance from the Isles of Scilly Wildlife Trust, for example, should be sought to inform the type, number and positioning of suitable bat and bird boxes. The measures approved shall be installed, prior to the first breeding/nesting season following completion of the development and shall be retained as such thereafter.**

Reason: In the interests of securing appropriate and proportionate biodiversity net gains at

this site in accordance with Policy OE2, SS1(d) and SS2(g) of the Isles of Scilly Local Plan (2015-2030).

### Further Information

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 the National Planning Policy Framework 2021.
2. **ACCESS FOR FIRE APPLIANCES:** Access for fire appliances within the site will be considered satisfactory providing it complies with Part B5 of Approved Document B, Vehicle Access. Adequate water supplies for firefighting purposes will be achieved by complying with the requirements detailed in the attached guidance note W102. The fire authority would remind the applicant a Building Regulations consultation will be required for this development should planning permission be granted.
3. **BUILDING CONTROL:** Please ensure that all building works accord with the Building Regulations and that all appropriate approvals are in place for each stage of the build project: [buildingcontrol@cornwall.gov.uk](mailto:buildingcontrol@cornwall.gov.uk).
4. **NON-MATERIAL AMENDMENTS:** In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment (for which a fee of £234 would be required) or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer.
5. **DISCHARGE OF CONDITIONS:** In accordance with the Town and Country Planning (fees for Application and Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. The fee is £116 for each request to discharge condition(s) and is payable for each individual request made to the Local Planning Authority.

Signed:



**Chief Planning Officer**

*Duly Authorised Officer of the Council to make and issue Planning Decisions on behalf of the Council of the Isles of Scilly.*

**DATE OF ISSUE:** 17<sup>th</sup> December 2021



# COUNCIL OF THE ISLES OF SCILLY

Planning Department  
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW  
☎0300 1234 105  
✉planning@scilly.gov.uk

Dear Mr R Dorrien-Smith

## Please sign and complete this certificate.

This is to certify that decision notice: P/21/090/FUL and the accompanying conditions have been read and understood by the applicant: Mr R Dorrien-Smith.

1. **I/we intend to commence the development as approved:** Erection of timber clad agricultural style building for cycle hire on land currently used for storage of plant and machinery at: Land adjacent to the tennis courts, Pool Road Middle Down Tresco Isles of Scilly on: .....
2. I am/we are aware of any conditions that need to be discharged before works commence.
3. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

**Name:** \_\_\_\_\_ **Contact Telephone Number:** \_\_\_\_\_  
**And/Or Email:** \_\_\_\_\_

Print Name: \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Please sign and return to the **above address** as soon as possible.

For the avoidance of doubt you are reminded to address the following condition(s) before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up to **8 weeks** for the discharge of conditions process.

### PRE-COMMENCEMENT CONDITION(S):

C6 Prior to the commencement of the development hereby permitted a detailed scheme indicating the

water harvesting measures to be incorporated into the proposal shall be agreed in writing with the Local Planning Authority and should include specific rainwater harvesting measures to minimise water usage. The scheme shall be implemented in accordance with the details as agreed prior to the first use of the development.

**PRE-FIRST USE CONDITION(S):**

C7 Prior to the first use of the building, hereby approved, details of measures to promote biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority, this shall include details of any new landscaping, where required, to comprise native species from sustainable sources and the installation of bat boxes and bird nesting opportunities appropriate to species found on the Isles of Scilly. Appropriate local guidance from the Isles of Scilly Wildlife Trust, for example, should be sought to inform the type, number and positioning of suitable bat and bird boxes. The measures approved shall be installed, prior to the first breeding/nesting season following completion of the development and shall be retained as such thereafter.



# COUNCIL OF THE ISLES OF SCILLY

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Planning Department

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

☎01720 424455

✉[planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

**THIS LETTER CONTAINS IMPORTANT INFORMATION  
REGARDING YOUR PERMISSION – PLEASE READ  
IF YOU ARE AN AGENT DEALING WITH IS ON BEHALF OF THE  
APPLICANT IT IS IMPORTANT TO LET THE APPLICANT KNOW  
OF ANY PRE-COMMENCEMENT CONDITIONS**

Dear Applicant,

This letter is intended to help you advance your project through the development process. Now that you have been granted permission, there may be further tasks you need to complete. Some aspects may not apply to your development; however, your attention is drawn to the following paragraphs, which provide advice on a range of matters including how to carry out your development and how to appeal against the decision made by the Local Planning Authority (LPA).

**Carrying out the Development in Accordance with the Approved Plans**

You must carry out your development in accordance with the stamped plans enclosed with this letter. Failure to do so may result in enforcement action being taken by the LPA and any unauthorised work carried out may have to be amended or removed from the site.

**Discharging Conditions**

Some conditions on the attached decision notice will need to be formally discharged by the LPA. In particular, any condition that needs to be carried out prior to development taking place, such as a 'source and disposal of materials' condition, an 'archaeological' condition or 'landscaping' condition must be formally discharged prior to the implementation of the planning permission. In the case of an archaeological condition, please contact the Planning Department for advice on the steps required. Whilst you do not need to formally discharge every condition on the decision notice, it is important you inform the Planning Department when the condition advises you to do so before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up to **8 weeks** for the discharge of conditions process.

**Please inform the Planning Department when your development or works will be commencing. This will enable the Council to monitor the discharge and compliance with conditions and provide guidance as necessary. We will not be able to provide you with any written confirmation on the discharge of pre-commencement conditions if you do not formally apply to discharge the conditions before you start works.**

As with the rest of the planning application fees, central Government sets a fee within the same set of regulations for the formal discharge of conditions attached to planning permissions. Conditions are necessary to control approved works and development. Requests for confirmation that one or more planning conditions have been complied with are as follows (VAT is not payable on fees set by central government). More information can be found on the Council's website:

- Householder permissions - £34 per application
- Other permissions - £116 per application

### **Amendments**

If you require a change to the development, contact the LPA to see if you can make a 'non material amendment' (NMA). NMA can only be made to planning permissions and not a listed building consent. They were introduced by the Government to reflect the fact that some schemes may need to change during the construction phase. The process involves a short application form and a 14 day consultation period. There is a fee of £34 for householder type applications and £234 in all other cases. The NMA should be determined within 28 days. If the change to your proposal is not considered to be non-material or minor, then you would need to submit a new planning application to reflect those changes. Please contact the Planning Department for more information on what level of amendment would be considered non material if necessary.

### **Appealing Against the Decision**

If you are aggrieved by any of the planning conditions attached to your decision notice, you can appeal to have specific conditions lifted or modified by the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Other Types - 6 months

You can obtain the appeal forms by calling 0303 444 5000 or submit an appeal through the Planning Portal <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

### **Building Regulations**

With all building work, the owner of the property is responsible for meeting the relevant Planning and Building Regulations. Building Regulations apply to most building work so it is important to find out if you need permission. This consent is to ensure the safety of people

in and around buildings in relation to structure, access, fire safety, infrastructure and appropriate insulation.

The Building Control function is carried out on behalf of the Council of the Isles of Scilly by Cornwall Council. All enquiries and Building Control applications should be made direct to Cornwall Council, via the following link [Cornwall Council](#). This link also contains comprehensive information to assist you with all of your Building Control needs.

Building Control can be contacted via telephone by calling 01872 224792, via email [buildingcontrol@cornwall.gov.uk](mailto:buildingcontrol@cornwall.gov.uk) or by post at:

Building Control  
Cornwall Council  
Pydar House  
Pydar Street  
Truro  
Cornwall  
TR1 1XU

#### **Registering/Altering Addresses**

If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

#### **Connections to Utilities**

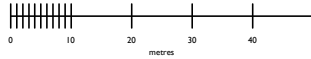
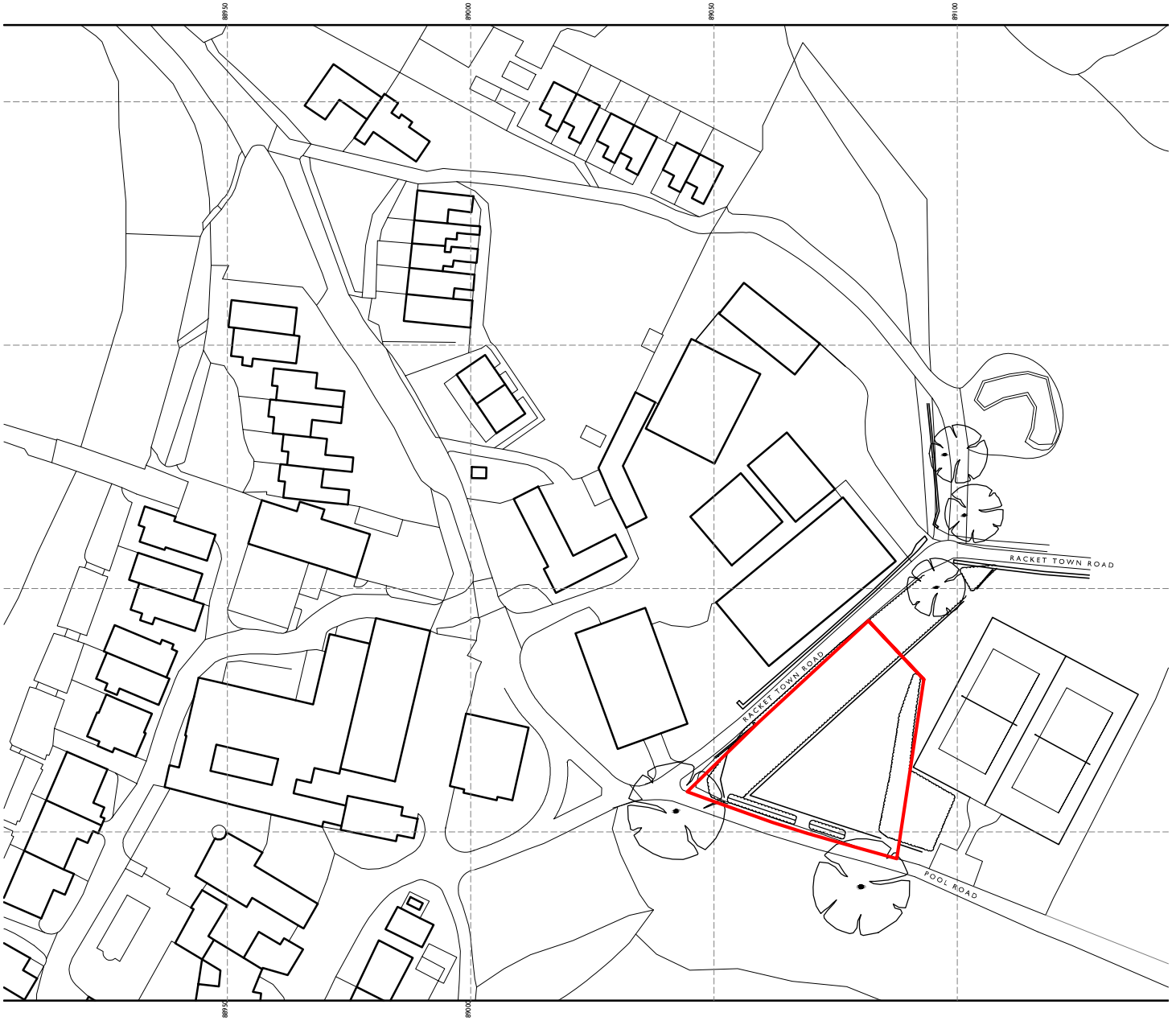
If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 08000831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.



**APPROVED**

By Lisa Walton at 4:15 pm, Dec 17, 2021



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A	JW	NL	28.10.21	Validation
-	BH	NL	24.09.21	First Issue
Rev.	DR.	CH.	Date	Notes

PROJECT **Tresco Cycle Hire**

DRAWING **Location Plan**

DRAWING No. **4220 - 001 A.**

SCALE **1:1250 @ A4**

DATE **Sep 2021**



**llewellyn  
harker  
lowe**

RACKET TOWN ROAD

RACKET TOWN ROAD

POOL ROAD

CYCLE  
HIRE

HARD  
STANDING

FORECOURT

B	JW	NL	29.11.21	Planning Updates
A	JW	NL	28.10.21	Validation
-	BH	NL	24.09.21	First Issue
Rev.	DR.	CH.	Date	Notes

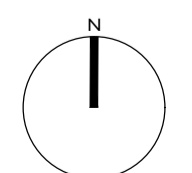
PROJECT **Tresco Cycle Hire**

DRAWING **Proposed Block Plan**

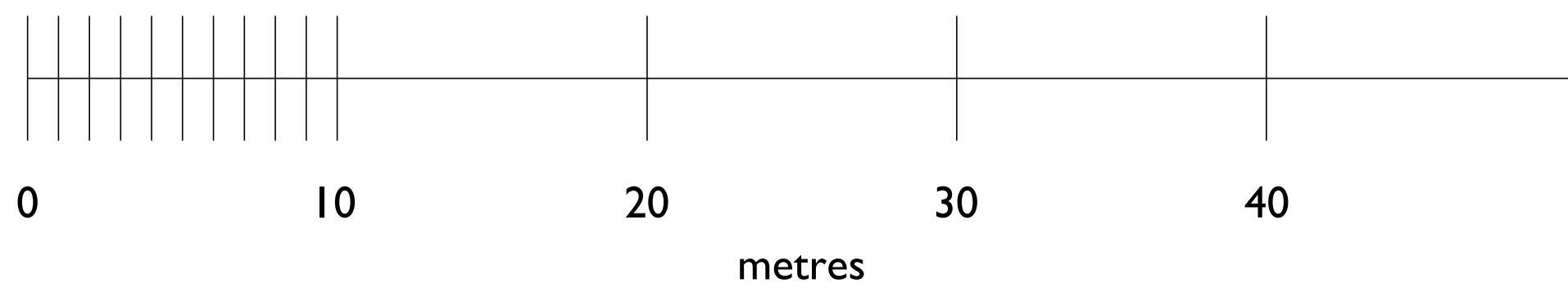
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SCALE 1:200@ A1  
1:400@ A1

DATE Sep 2021



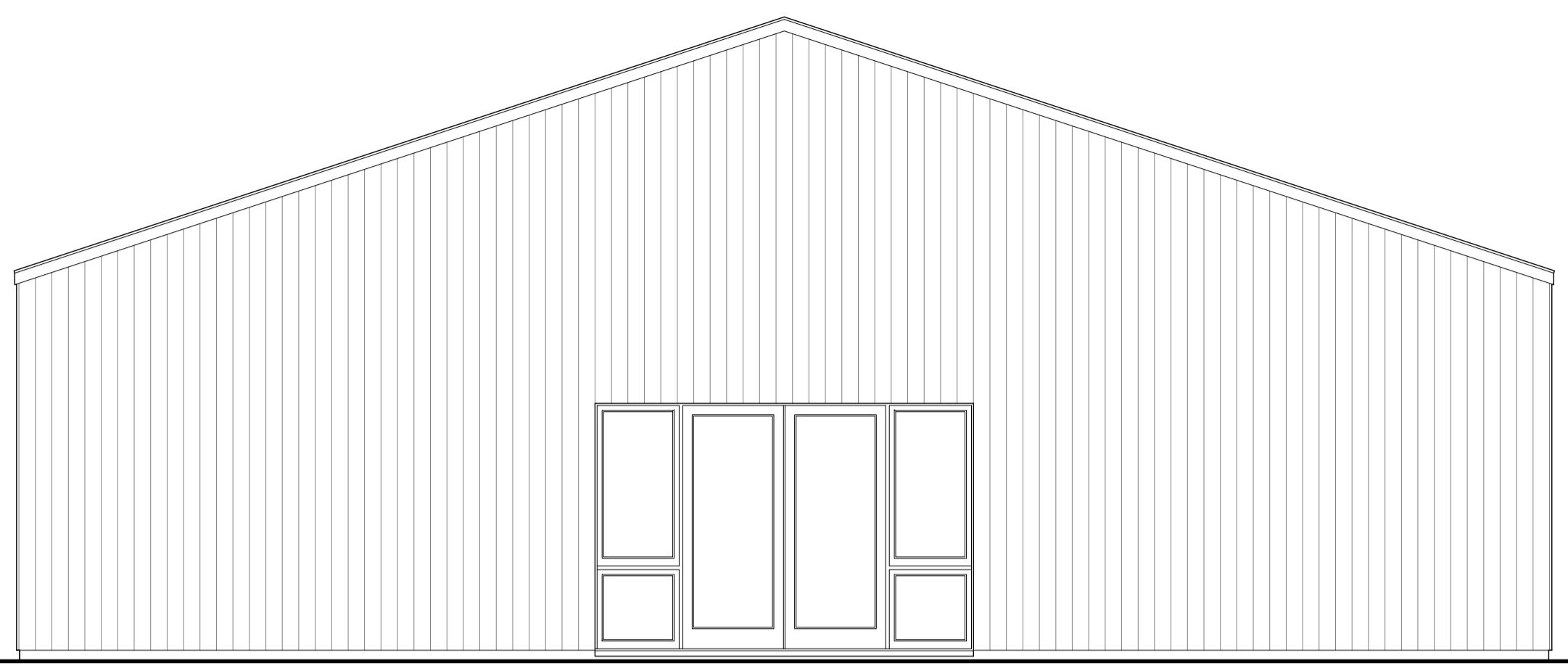
**llewellyn  
harker  
lowe**



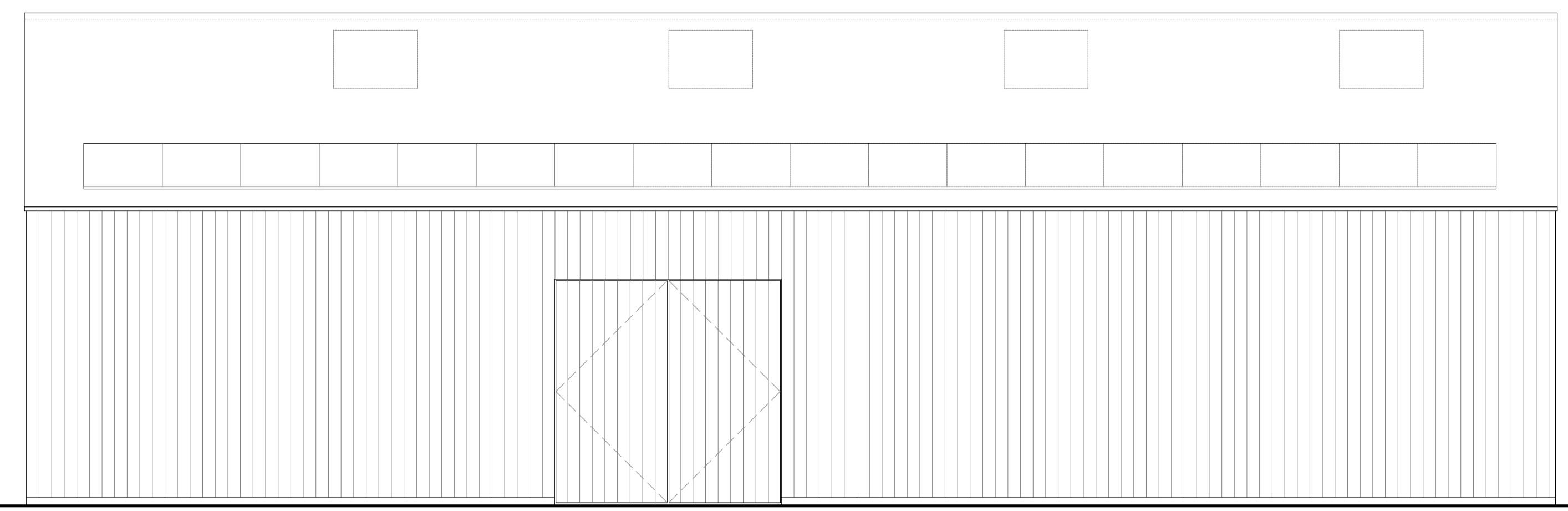
**RECEIVED**  
By Lisa Walton at 3:19 pm, Nov 30, 2021

**RECEIVED**  
By Emma Kingwell at 4:38 pm, Oct 25, 2021

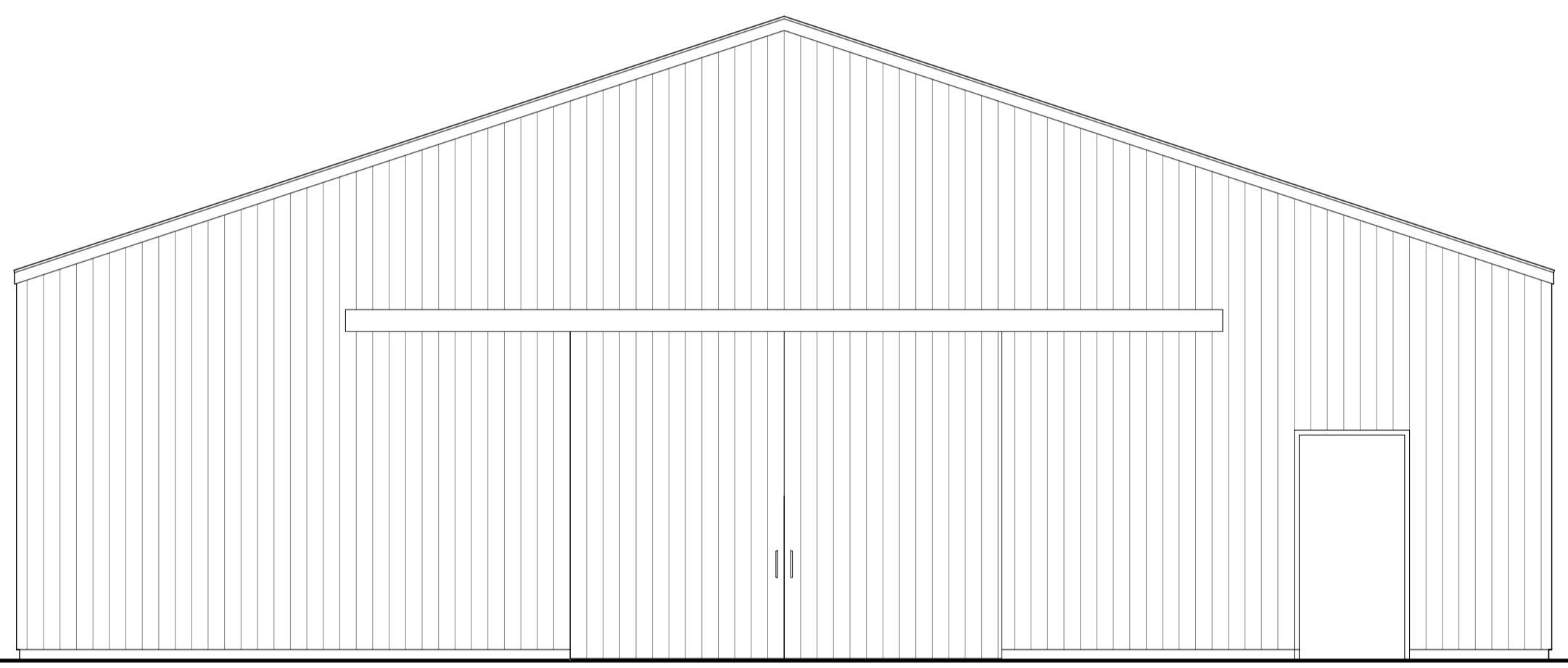
**APPROVED**  
By Lisa Walton at 4:17 pm, Dec 17, 2021



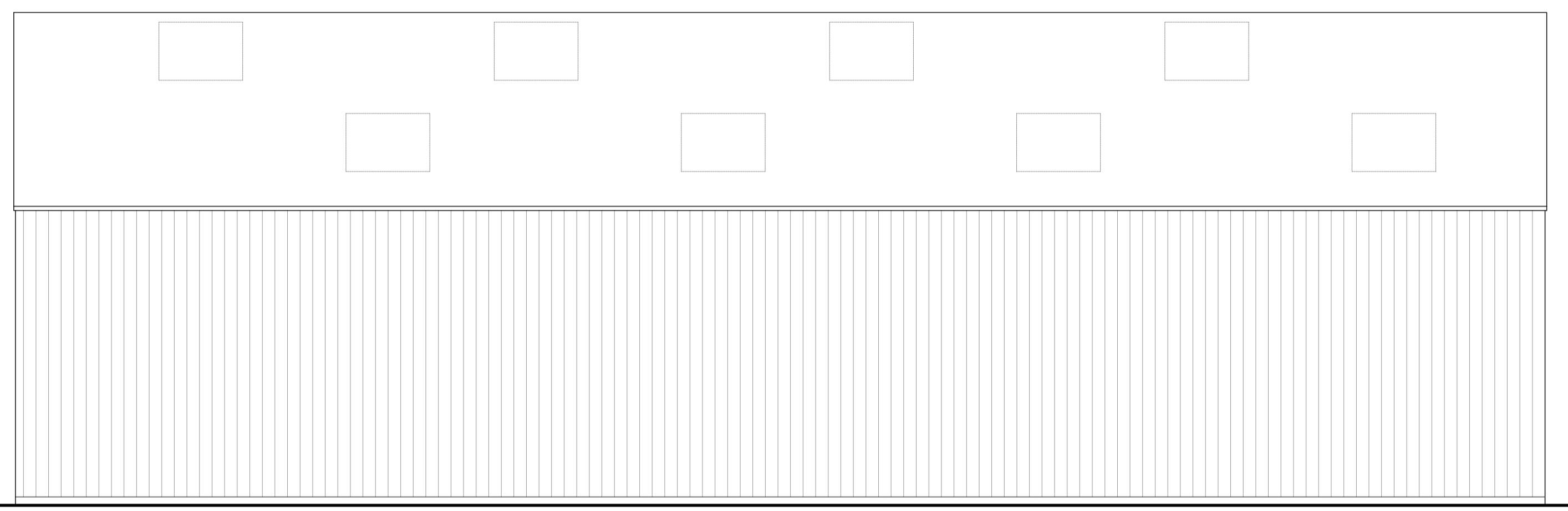
SOUTHWEST ELEVATION



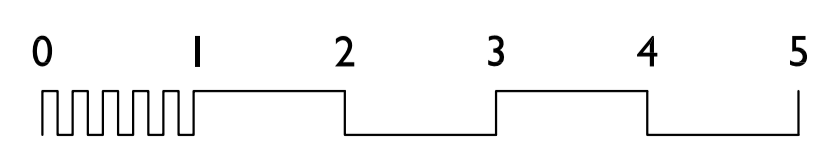
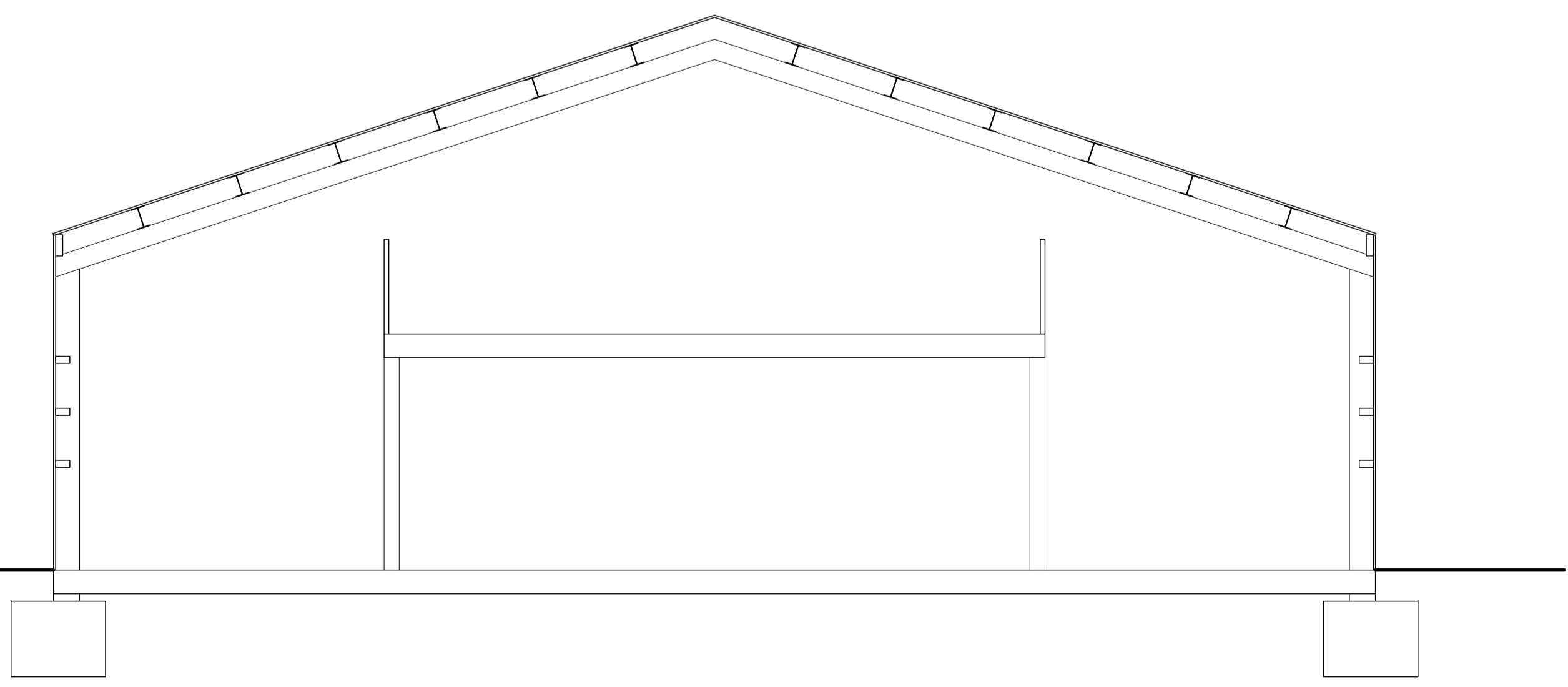
SOUTHEAST ELEVATION



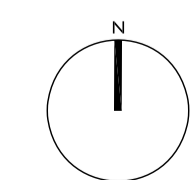
NORTHEAST ELEVATION



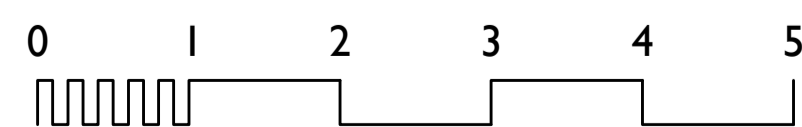
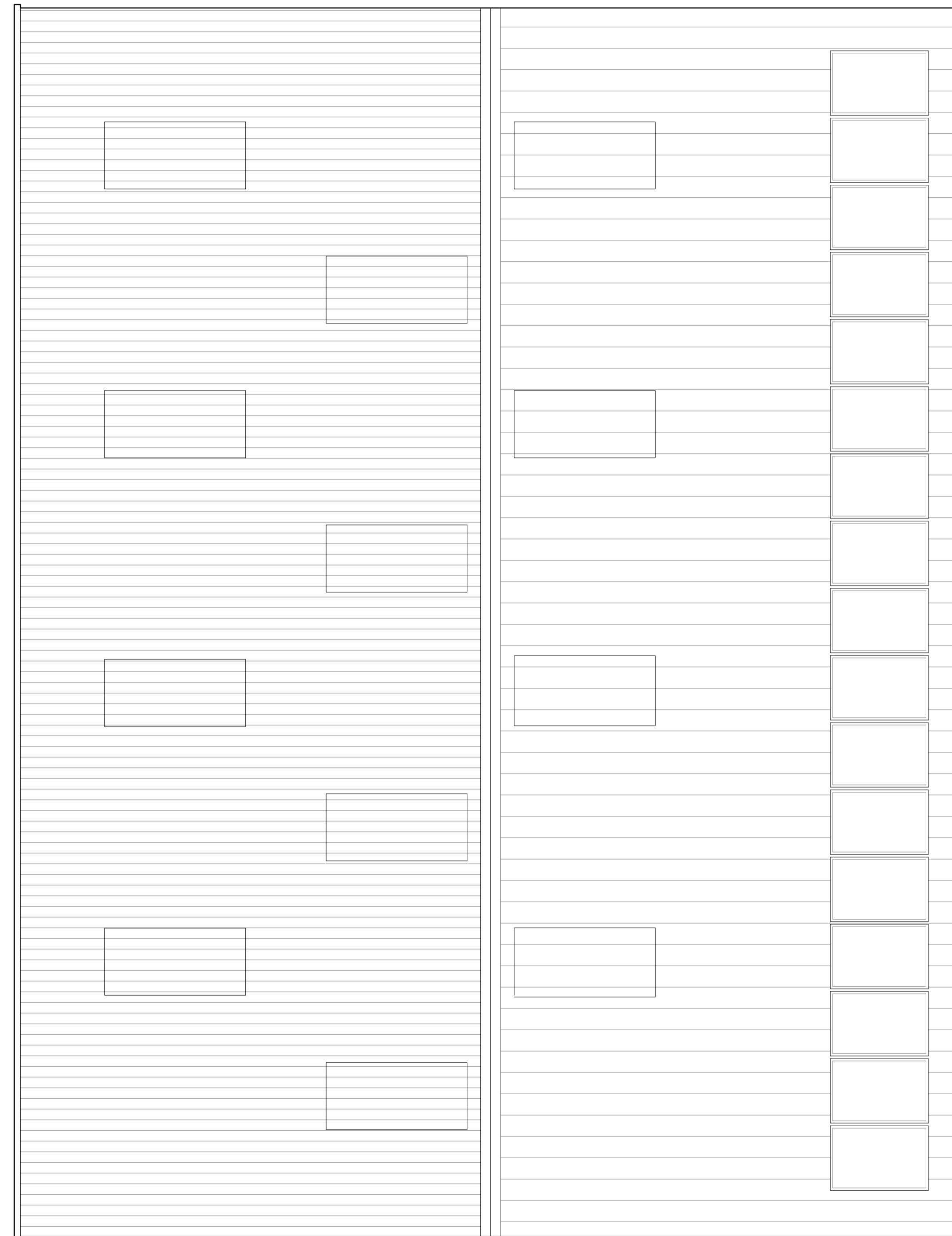
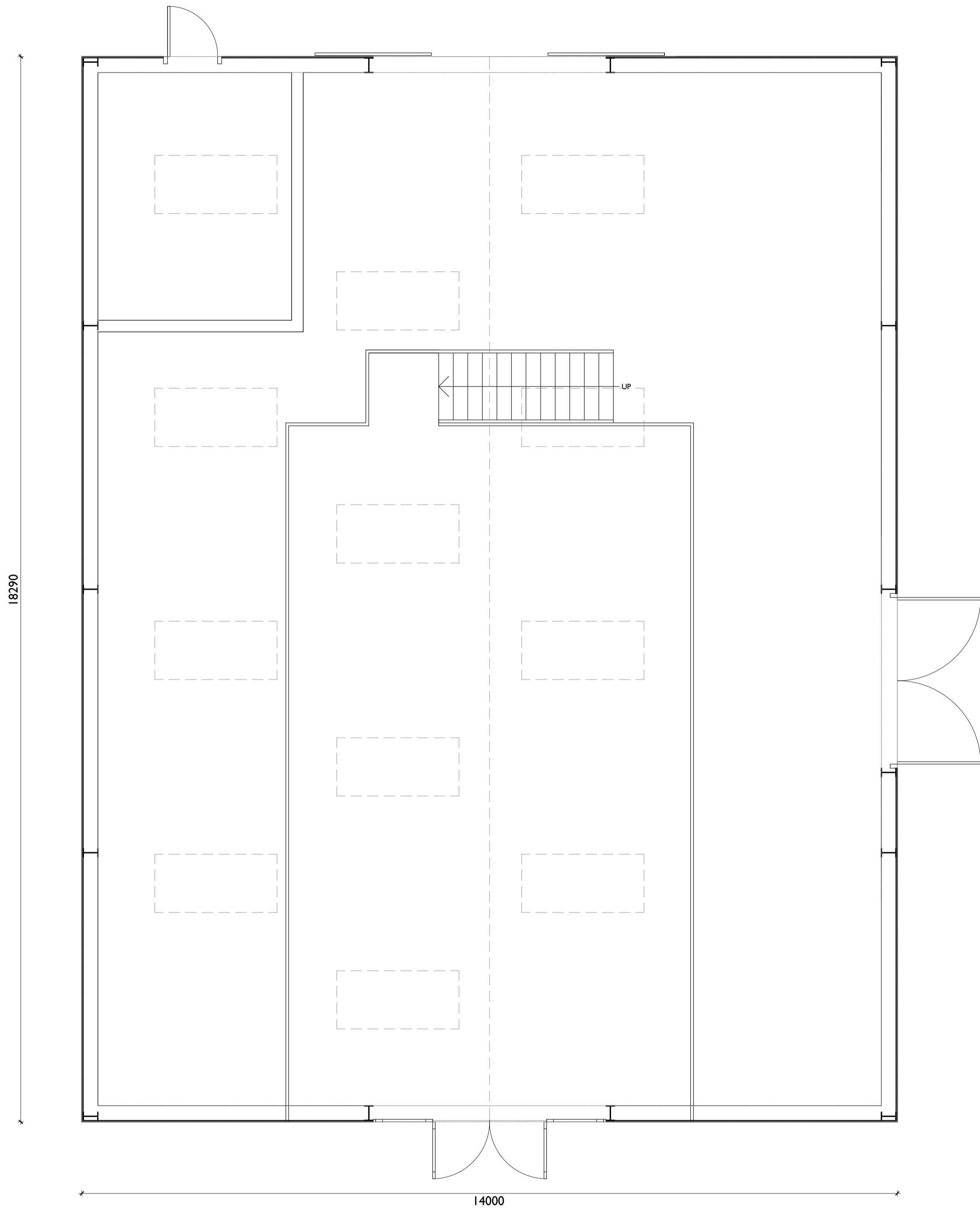
NORTHWEST ELEVATION



A	NL	12.10.21	Various Updates	
-	BH	NL	24.09.21	First Issue
Rev.	DR.	CHK.	Date	Notes
PROJECT <b>Tresco Cycle Hire</b>				
DRAWING <b>Proposed Elevations and Section</b>				
DRAWING No. <b>4220 - 005 A.</b>				
SCALE: 1:50@ A1		DATE: Sep 2021		
1:100@ A1				



**llewellyn  
harker  
lowe**



**RECEIVED**  
By Lisa Walton at 3:15 pm, Nov 30, 2021

Rev.	DR.	CH.	Date	Notes
A	BH	NL	20/11/21	Planning Updates
-	BH	NL	24/09/21	Final Issue

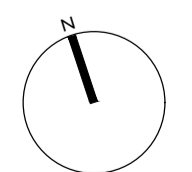
PROJECT: **Tresco Cycle Hire**

DRAWING: **Proposed Plans**

DRAWING No.: **4220 - 004 A.**

SCALE: 1:50@ A1  
1:100@ A1

DATE: Sep 2021



**llewellyn  
harker  
lowe**

# CYCLE HIRE, NEW GRIMSBY, TRESCO

DESIGN, ACCESS & PLANNING STATEMENT

**APPROVED**

*By Lisa Walton at 4:35 pm, Dec 17, 2021*

## Contents

1.	Introduction	p2
2.	Site and Context	p3
3.	Proposals	p4
4.	Access	p5
5.	Conclusion	p5



Application Site (Google Maps 2021)

# I. INTRODUCTION

This document has been prepared in support of an application for the construction of a cycle hire shed in the New Grimsby area of Tresco. The proposed development would consist of one timber-clad, agricultural-style shed, used for the storage and hire of bicycles and electrical buggies.

Cycles, and to a lesser extent buggies, are the primary mode of transport around the island. Cycles are sustainable, low noise and healthy form of transport that maintains the character of Tresco's remote island setting. With the return of the Helicopter service, Tresco's strategic goal is to change the current business model from a seasonal operation to an all year round offering.

As Tresco works to improve its tourism offering by increasing the capacity and range of bicycles and equipment it offers for hire, the existing space used for cycle hire, adjacent to Tresco Stores, has become increasingly inadequate due to lack of space, particularly during peak season.

With this, there is a need for the provision of a new, accessible cycle and buggy hire space with greater capacity.

By increasing capacity the proposals seek to promote sustainable transport methods on the island in accordance with the Isles of Scilly Local Plan.

Relocating the Cycle Hire would also provide scope for Tresco Stores to expand to cope with increased demand during peak season and range of products on offer.

The proposed works form part of the Tresco Estate's policy for ongoing investment in the tourism industry on the island. Invariably investment on Tresco has an indirect economic benefit to other islands, with transport services, employment, restaurant and retail services benefiting across the archipelago.



View into the application site

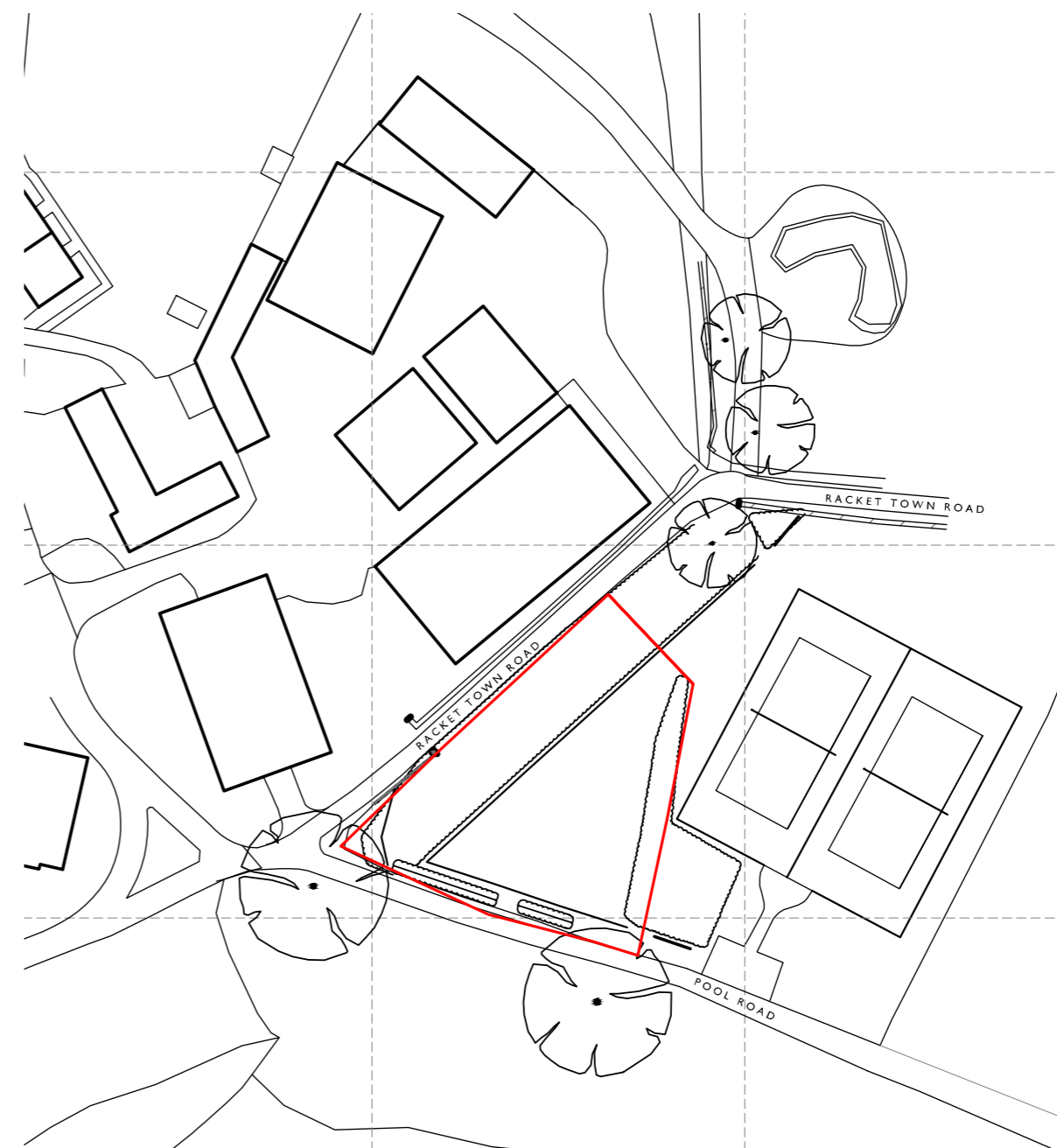
## 2. SITE & CONTEXT

The application site is located inland of New Grimsby, to the east of Abbey Farm.

It would be well suited for development of a cycle hire shed; it is a back land plot; adjacent to other existing agricultural buildings. It is in a central location on the island with access to accommodation and facilities.

The site is an enclosed triangle of land currently used as storage for infrequently used equipment. The plot is situated between existing tennis courts and Tresco central services yard (containing recycling facilities, maintenance and workshop). It is situated between two roads to the north-west and south. To the north-west, between the site and the road, runs a line of dense bushes and trees. Hedges and other trees also bound the site on the other two sides. Access to the site is currently from the road to the south. Beyond the southerly road is the Tresco Great Pool.

The client advises that there are no native trees on the site.



The application site

### 3. PROPOSALS

#### Form

It is proposed that one timber-clad shed would be built on the site. The shed would adopt an agricultural style and continues the established style of the adjacent barns within the central services compound.

The shed would be an open portal framed building with a smaller mezzanine level in the centre. Over this would be a dual-pitched roof with rooflights and solar panels. Large sliding doors would face towards the road to the north to allow bicycles and buggies to enter and exit, there would also be a smaller door to allow access into a store. To the south would be a series of smaller glazed doors. On the east elevation there would be another pair of timber doors entering into the main space.

#### Scale

The proposal takes the form of low slung agricultural barn. Its scale responds to the adjacent similar buildings that form the central stores. It is shielded from sight by vegetation to all sides, reducing its visual impact.

#### Materials

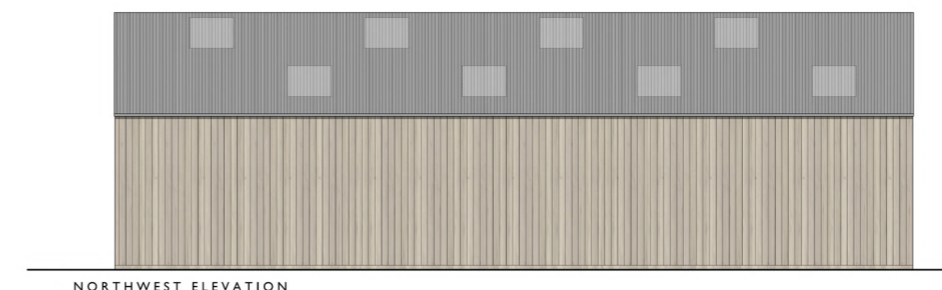
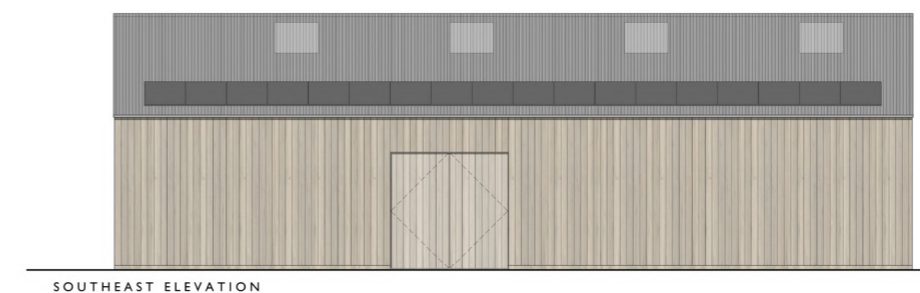
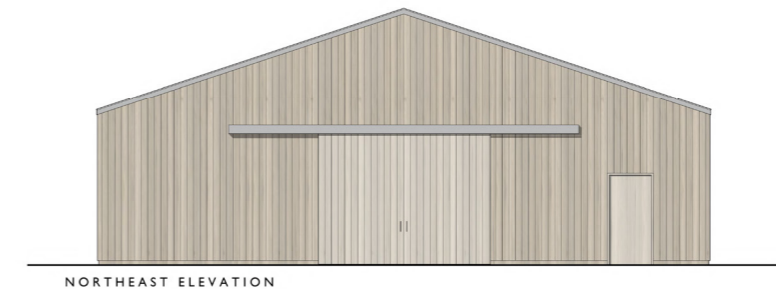
The buildings would borrow their material palette from the existing agricultural vernacular on the islands. The building would be clad in vertical timber boarding, left untreated and allowed to silver naturally.

Roofs would be covered with profiled timber cement sheeting. Rooflights would be spaced across the roof to provide natural light into the depth of the plan. A PV array would be mounted on the lower portion of the south east roof slope.

#### Use

At any one time Tresco estate has approximately 600 bikes, 200 of which are on loan to staff for work use, with the other 400 available for rental for leisure. Currently, these are collected in the winter and stored in the mezzanine in the existing freight shed. This arrangement is impractical due to the amount of manual handling required.

The proposals would allow all the bikes and associated equipment to be stored





on the ground floor, alongside a dedicated servicing area. To the rear, the bike shed would be used for storage of electric buggies and electric buses that currently have no indoors storage.

The building would also be use to hire out small leisure equipment such as shrimping nets, and bucket and spades, so that they are not bought and discarded, in order to minimise waste on the Island.

The mezzanine would provide storage and a permanent workspace for the Estate's fabric workshop, which produces curtains, cushions and other similar items for the Estate full-time.

In order to keep the over 100 holiday cottages on the Island operational, the Estate is required to hold spares of most items including carpets, furniture and appliances. These are currently stored on an ad hoc basis, which is impractical and causes issues for the freight team. The vacated mezzanine in the freight shed would therefore provide a more practical and permanent storage space for these goods.

### **Biodiversity Enhancements**

Two Schwegler Type 2F Bat Boxes and two bird boxes will be installed in mature trees adjacent to the site. Proposed planting is shown on the attached site plan.



## **4. ACCESS**

A new level access would connect the shed to Pool Road to the south allowing pedestrians, bicycles and buggies to access the building.

The absence of cars on Tresco creates a safe, peaceful and refreshing environment and reduces emissions. Most visitors hire bicycles or walk, but for staff and less mobile guests, golf buggies and mobility scooters are available. The provision of a larger structure to accommodate bicycles and buggies would increase the capacity of sustainable transport on the island.

The proposals will be open 08:00-17:00 seven days a week (including Bank Holidays) between March and November. During the winter it would be open for the same hours on weekdays and from 08:00-12:00 on Saturdays.

## **5. CONCLUSION**

In line with the Isles of Scilly Local Plan 2015-2030 policy SSI (b & c) and policy SS10, this proposal would promote and increase the viability of sustainable modes of transport across the island. This facility would support tourism on the island by increasing the capacity and range of its offering.

The form, scale, character and materiality of the proposed buildings are designed to be appropriate to the character and setting of the conservation area, continuing the character of adjacent development.

Tresco's success is integral to the economic prosperity of the island group as a whole, its contribution sustains many other local services including transport, employment, restaurant and retail across the archipelago.

**RECEIVED**  
By A King at 9:55 am, Nov 01, 2021

**APPROVED**  
By Lisa Walton at 4:19 pm, Dec 17, 2021

4220/NL/SWMP

28<sup>th</sup> October 2021

# TRESCO CYCLE HIRE SITE WASTE MANAGEMENT PLAN

Client:

Tresco Estate Partnership,  
Tresco Estate Office,  
Tresco,  
Isles of Scilly,  
TR24 0QQ.

## **Declaration**

The Client will be responsible for ensuring that the contents of this document are enacted, taking all reasonable steps to make certain that;

- a) All waste from the site is dealt with in accordance with the Waste Duty of Care in Section 34 of the Environmental Protection Act 1990 and Environmental Protection (Duty of Care) Regulations Act 1991.
- b) All materials will be handled efficiently, and waste managed appropriately.

### **1.0 Introduction**

The Site Waste Management Plan (SWMP) has been prepared for works to take place during the development of a new cycle hire building on Tresco, the Isles of Scilly.

### **2.0 Definition of the Works**

The scope of works that this Site Waste Management Plan is applicable to, is the construction of a new one and a half storey cycle hire building.

The Plan is specific to this project and has been prepared in line with DTI Guidance for Construction Contractors and Clients, and this revision has been updated in line with the estate Site Waste Management Procedures.

The contractor appointed to undertake the works will ensure a copy of the plan is kept in the site office at all times and will be available for inspection to those enforcing authorities as required, whilst carrying out their duties.

Once the contractor hands over the site, then the plan will be passed to the Client and a copy will be held at the company's office for a period of no less than two years.

In complying with the procedure for Site Waste Management, the contractor and the Client will take all reasonable steps to ensure that;

All waste from site is dealt with in accordance with the waste 'Duty of Care' in Section 34, Environmental Protection Act 1990 and the Environmental Protection (Duty of Care) Regulations 1991; and Material will be handled efficiently, and waste managed appropriately. Material re-use, recycling and recovery is maximised where reasonably practicable. The Plan will be reviewed, revised and refined as necessary. Any changes will be clearly communicated to those affected. Sufficient site security measures are in place to prevent the illegal disposal of waste from the site.

### **3.0 The Waste Hierarchy**

1. Prevention.
2. Preparing for re-use.
3. Recycling.
4. Other recovery.
5. Disposal

### 3.1 Prevention

Waste shall be minimised by careful ordering of materials to eliminate the generation of waste materials. This means that material quantities shall be checked prior to procurement. Discussion shall be had with suppliers to minimise packaging of materials. Where applicable materials shall be used in the most efficient manner to reduce the generation of waste. An example of this would using timber off cuts in applications where the shorter lengths could be used for another purpose. Subcontract suppliers shall be encouraged to use the most efficient means of production for off-site manufactured items.

### 3.2 Preparing for re-use

Surplus materials shall be set aside and stored in an orderly fashion. They shall be stored in such a way that they are protected from damage from the weather, site conditions or other detrimental factors in order to preserve their condition. A simple catalogue of surplus materials shall be kept in order to make an easy assessment of what is available on site. This catalogue or register shall be referred to prior to the ordering of any additional materials.

### 3.3 Recycling

Surplus materials that have been categorised as unsuitable for re-use shall be considered for recycling. All waste materials shall be segregated into the appropriate categories. The waste materials shall then be assessed as to whether it should be sent the islands central recycling facility, or returned to storage for future use.

### 3.4 Disposal

Site generated inert spoil from ground works shall be re-distributed within the development site. As the development progresses skips shall be located on site to accommodate waste before being removed to central processing.

## 4.0 Responsibilities

Waste management responsibilities lie with Tresco Estate, and will be delegated to the Contractor at the time of appointment.

Tresco Estate Management Team:

Owner:	Robert Dorrien Smith
CEO:	Nick Halliday
Project Coordinator:	Diana Mompoloki

### 4.1 Contractor's Responsibilities:

To assist with the implementation of the SWMP, the Site Manager should be particularly concerned with training and communications of subcontractors and appointing trained and competent persons to check skips and vehicles, and to record waste types and amounts being produced on site.

### 4.2 Waste Minimisation

The contractor will be alerted to their responsibilities under the Environmental Protection Act 1990 and Hazardous Waste (England & Wales) Regulations 2005, and will not only comply with these regulations, but will actively look at waste reduction through re-cycling and using alternatives.

The works shall be carried out in such a way that, as far as is reasonably practicable, the amount of waste to be disposed of is minimised. The waste hierarchy will be applied throughout the duration of the project. Redundant equipment will be offered to the client to allow for reuse as spares where possible, or responsibly disposed of through authorised routes.

#### 4.3 Waste Monitoring & Recording

Waste Transfer Notes shall be collated by the site manager as well as a register kept and managed on site, recording the quantities and types of waste generated by the construction activities.

#### 4.4 Training

Every operative on site, including subcontractors will be given training and information on the SWMP as part of their induction. In addition, toolbox talks will be given reinforcing existing training and informing the workforce of the SWMP progress.

The on-site training will include the following topics;

- The SWMP, roles and responsibilities, waste procedures on site, hazardous waste, duty of care / responsibilities, materials storage.
- The SWMP will be kept in the site office and be available for inspection.

#### 4.5 Review of SWMP

At the end of the project the plan will be reviewed and analysed to produce a comparison between estimated and actual waste production.

### 5.0 Waste Handling:

The following approaches are proposed for various waste types:

TYPE	APPROACH	% Recyclable
Concrete, Concrete work Block / inert masonry	To be crushed and reused as sub-base aggregate on site, Percentage recyclable 100%.	100
Timber and timber content sheet materials	To be distributed to Tresco Central Recycling Facility, distributed for use into mulch, timber particle sheets, chips for wood burning furnaces	100
Metals	To be distributed to Tresco Central Recycling Facility, for sorting and shipping to mainland for processing	100
Roofing materials; Slate	To be distributed to Tresco Central Stores, for use in future repair works	100
Glass	To be distributed to Tresco Central Recycling Facility, distributed for use for drainage and aggregate replacement on the Island	100
General waste materials; packaging, p'board & insulation off-cuts, cardboard	To be distributed to Tresco Central Recycling Facility, for sorting, compacting and shipping to mainland for processing	40