



**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 2015

### **PERMISSION FOR DEVELOPMENT**

**Application No:** P/22/051/COU **Date Application Registered:** 30<sup>th</sup> November 2022

**Applicant:** Mr Richard Selwyn  
Teignmouth Maritime Services Ltd  
Unit 20 Dawlish Business Park,  
Dawlish,  
Devon,  
EX7 0NH

**Site address:** Stoneyard Moorwell Lane Hugh Town St Marys Isles Of Scilly,  
**Proposal:** Temporary change of use of land from Sui Generis (Stoneyard) to Class C3 (Dwellings) for the provision of 7 no. portable single living containerised accommodation units for a period of up to 2 years to accommodate workers delivering the Coastal Defences project.

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, Amended**
- **Plan 2 Block Plan, Amended**
- **Plan 3 Proposed Plans and Dimensions**
- **Design and Access Statement**
- **AMENDED Flood Risk Assessment (TMS0002727, DATED December 2022)**

**These are signed and 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 of the Isles of Scilly Local Plan (2015 - 2030).

**C3 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.**

Reason: In the interests of protecting the residential amenities of the islands.

**C4 No artificial lighting shall be installed within the red line boundary without the prior**

**agreement in writing of the Local Planning Authority. The lighting shall accord with the approved details thereafter.**

Reason: To minimise any adverse impact upon residential amenity and the natural environment. To preserve the scenic beauty of the Isles of Scilly as a designated Area of Outstanding Natural Beauty which includes its Dark Night Skies, including the Garrison Dark Sky Discovery Site, in accordance Policy OE4 of the Isles of Scilly Local Plan (2015-2030).

**C5 Before the accommodation is first bought into use, the applicant will formally confirm the date on which the bunkabins are placed on the site. This permission shall be for a limited period only expiring once the coastal defensive works project is complete or within two years from the confirmed date of the accommodation being installed on site, whichever is sooner. The use hereby permitted shall be discontinued, the bunkabins and associated installations shall be removed from the islands and the site reinstated to its former condition within three months of this 2 year temporary use expiring.**

Reason: To safeguard the visual amenity and landscape character of the Islands and to acknowledge the particular circumstances in this case and to retain control over the future use of the site in accordance with Policies OE1 and OE7(5) of the Isles of Scilly Local Plan (2015-2030).

**C6 The occupation of the temporary containerised accommodation, hereby approved, shall be limited to external contractors only for short-term occupation in connection to coastal defensive project across the islands. The applicant shall maintain a register of occupants for each calendar year. This shall be made available on request for inspection by any duly authorised officer of the Local Planning Authority.**

Reason: To ensure that the temporary containerised accommodation hereby permitted is occupied only by persons employed as external contractors and not as general staff accommodation for other businesses.

**C7 The use of land, hereby approved, for the siting of temporary residential units, shall be in accordance with the Flood Control/Mitigation Measures, as set out in the Flood Risk Assessment (Section 7 of page 4 of the TMS0002727 Stoneyard Flood Risk Assessment, dated December 2022) for the duration of the temporary use of the land.**

Reason: To minimise risks to users of the development during times of flooding.

### **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. Fire Safety Water Supply: Adequate water supplies for Firefighting purposes will be achieved by: complying with the requirements as detailed in the attached guidance note W102, and compliance with Part B5 of Approved Document B, Fire Mains and Hydrants.
3. Fire Safety: Access and Facilities for the Fire Service as detailed in B5 ADB Volume 1 will be required. For dwellinghouses access for a pumping appliance should be provided to within 45m of all points inside the dwellinghouses.
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.

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: 24<sup>th</sup> January 2023**



# 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](mailto:planning@scilly.gov.uk)

Dear Mr Richard Selwyn

## Please sign and complete this certificate.

This is to certify that decision notice: P/22/051/COU and the accompanying conditions have been read and understood by the applicant: Mr Richard Selwyn.

- I/we intend to commence the development as approved:** Temporary change of use of land from Sui Generis (Stoneyard) to Class C3 (Dwellings) for the provision of 7 no. portable single living containerised accommodation units for a period of up to 2 years to accommodate workers delivering the Coastal Defences project at: Stoneyard Moorwell Lane Hugh Town St Marys Isles Of Scilly **on:**.....
- ~~I am/we are aware of any conditions that need to be discharged before works commence.~~
- 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 adhere to the flood risk minimisation and mitigation measures, in accordance with Condition C7.**

**Please ensure you confirm with the Local Planning Authority ([Planning@scilly.gov.uk](mailto:Planning@scilly.gov.uk), quoting reference: P/22/051/COU) the start date of the installation of the bunkabins, to ensure compliance with Condition C5.**



# COUNCIL OF THE ISLES OF SCILLY

---

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 un-authorised 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
- Planning Application – 6 months
- Listed Building Consent – 6 months
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Lawful Development Certificate – None (unless for LBC – 6 months)
- Other Types - 6 months

Note that these periods can change so you should check with the Planning Inspectorate for the most up to date list. You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

You find more information on appeal types including how to submit an appeal to the Planning Inspectorate by visiting <https://www.gov.uk/topic/planning-development/planning-permission-appeals> or you can obtain hard copy appeal forms by calling 0303 444 5000.

Current appeal handling times can be found at: [Appeals: How long they take page](#).

## **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 (Option 1), 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

Inspection Requests can also be made online: <https://www.cornwall.gov.uk/planning-and-building-control/building-control/book-an-inspection/>

## **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.

**RECEIVED**

By Liv Rickman at 11:44 am, Dec 15, 2022

Information Classification: CONTROLLED



**CORNWALL**  
**FIRE & RESCUE SERVICE**  
A service of Cornwall Council

Planning & Sustainable Development Service

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

**Your Ref:**

**My Ref:** IOS15398/MW

**Date:** 14/12/22

Dear Sir/Madam

**PLANNING APPLICATION NO: P/22/051/COU**  
**STONEYARD, MOORWELL LANE, ISLES OF SCILLY**

Further to your letter dated the 05 December 2022 regarding the above planning application, this Authority makes the following observations:

**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.

**WATER SUPPLIES**

Adequate water supplies for Firefighting purposes will be achieved by:

- Complying with the requirements as detailed in the attached guidance note W102.
- Compliance with Part B5 of Approved Document B, Fire Mains and Hydrants.



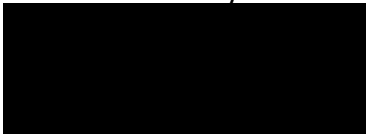
## Residential Sprinklers

Cornwall Fire and Rescue Service support the provision of domestic sprinklers into all new residential developments. These should be installed to BS9251 and will reduce the risk to life and significantly reduce the degree of damage caused by fire. This consideration if implemented will enhance the safety of the occupants and any attending firefighters whilst providing property protection and maintaining the buildings continuity.

**Important:** We strongly recommend the installation of 32mm pipe (communication pipe) between the water main and all domestic premises to allow for the provision of fire sprinkler system to be installed in the future.

Should you require any further assistance please do not hesitate to contact this department.

Yours faithfully



Martin Wallbutton  
Fire Protection  
Cornwall Fire & Rescue Service  
Tel: 01726 223620  
Email: [csadmin@fire.cornwall.gov.uk](mailto:csadmin@fire.cornwall.gov.uk)  
PL1E

Enc: W102



W102

**Cornwall Fire & Rescue Service****Water Supplies for Firefighting & Access for Fire Appliances****1.0 ACCESS FOR FIRE APPLIANCES*****Pedestrian Priority***

Pedestrian schemes must take into account the need for permanent and unobstructed access for firefighting appliances. The siting of ornamental structures such as flower beds, must take account, not only of the access requirements of fire appliances, but the need to be able to site them in strategic positions; in particular, account must be taken of the working space requirements of aerial appliances. Consultation must take place with the Fire Authority during the earliest planning stages of any development to ensure adequate access for fire appliances, their siting and use.

**Access and Facilities for the Fire Service**

If the application involves the construction of a building you will be required to provide reasonable facilities for the Fire Service. In most circumstances this will mean providing vehicular access for fire appliances.

It is important to remember that failure to do so may prevent the applicant from obtaining a completion certificate under the Building Regulations but more importantly, the lives of the occupiers will be put at risk.

<b>Appliance type</b>	<b>Pump</b>	<b>High Reach</b>
Minimum width of road between kerbs(m)	3.7	3.7
Minimum width of gateways(m)	3.1	3.1
Minimum turning circle between kerbs (m)	16.8	26.0
Minimum turning circle between walls (m)	19.2	29.0
Minimum clearance height(m)	3.7	4.0

Minimum carrying capacity (tonnes)	12.5	17.0
------------------------------------	------	------

### **Design of access routes and hard standings**

A vehicle access route must be to the standard set out in the latest edition of Approved Document B section 15 or equivalent standard.

Where access is provided to an elevation for high reach appliances in accordance with Table 1, overhead obstructions such as cables and branches that would interfere with the use of ladders etc. should be avoided.

### **Domestic Dwelling Houses**

There should be vehicle access for a pumping appliance to within 45m of all points within the dwelling house. Every elevation to which vehicle access is provided should have a suitable door, not less than 750mm wide, giving access to the interior of the building.

### **Flats or Maisonettes**

There should be vehicle access for a pumping appliance to blocks of flats or maisonettes to within 45m of all points within each dwelling.

### **Other Buildings**

The access requirements for other buildings will depend upon the total floor area and the height. Further detailed guidance can be found in Table 19 of the Building Regulations Approved Document B Volume 2 (2006 edition (amended 2007)) B5.

## **2. HYDRANT INSTALLATIONS**

Underground fire hydrants, surface box frames, covers, and indicator plates must comply with the specifications set out in British Standards BS750: 2012 and BS3251: 1976 (*see Fig 2 overleaf*) respectively and be installed in accordance with BS5306: Part 1: 2006 (*see Fig 1 overleaf*).

Additional requirements are:

- 2.1 *Hydrants should be sited in pavements wherever possible.*
- 2.2 *The screwed outlet of the hydrant shall be made of METAL in accordance with the laid down British Standards.*

2.3 *Indicator plates shall be fixed in accordance with Appendix 'A' of BS3251: 1976 to a purpose made concrete post which should be conspicuously sited facing and as close to the hydrant as practicable. These indicator posts shall have an all over durable finish conforming to colour reference no.309 (canary yellow) in BS381C. In exceptional circumstances where it is not possible to site an indicator post, then the indicator plate should be fixed in accordance with Appendix 'A' of BS3251: 1976 to a nearby wall at a height of not more than 1.2 metres or less than 0.6 metres from ground level.*

### 3. MAIN SIZES: FLOWS: SPACING

#### **Housing**

Minimum main size 100mm and spacing of hydrants not more than 180/210 metres apart.

Minimum of 8 l/sec (480 l/min) for detached or semidetached of not more than two floors up. Up to 35 l/sec (2100 l/min) for units of more than two floors, from any single hydrant on the development.

#### **Transportation**

Minimum of 25 l/sec (1500 l/min) for lorry/coach parks, multi-storey car parks and service stations from any hydrant on the development or within a vehicular distance of 90 metres from the complex.

#### **Industry (industrial estates)**

It is recommended that the water supply infrastructure should provide as follows with the mains network on site normally being at least 150mm nominal diameter and spacing not more than 60/90 metres apart:

Up to one hectare minimum of 20 l/sec (1200 l/min)

One to two hectares minimum of 35 l/sec (2100 l/min)

Two to three hectares minimum of 50 l/sec (3000 l/min)

Over three hectares minimum of 75 l/sec (4500 l/min)

**Note:** High risk areas may require greater flow rates and spacing not more than 60 metres apart.

#### **Shopping, offices, recreation and tourism**

Minimum of 20 l/sec (1200 l/min) to 75 l/sec (4500 l/min) depending on the nature and extent of the development.

#### **Education, health and community facilities**

##### **a. Village halls**

Minimum of 15 l/sec (900 l/min) through any single hydrant on the development or within a vehicular distance of 100 metres from the complex.

##### **b. Primary schools and single storey health centres**

Minimum of 20 l/sec (1200l/min) through any single hydrant on the development or within a vehicular distance of 70 metres of the complex.

**c. Secondary schools, colleges, large health centres and community facilities**

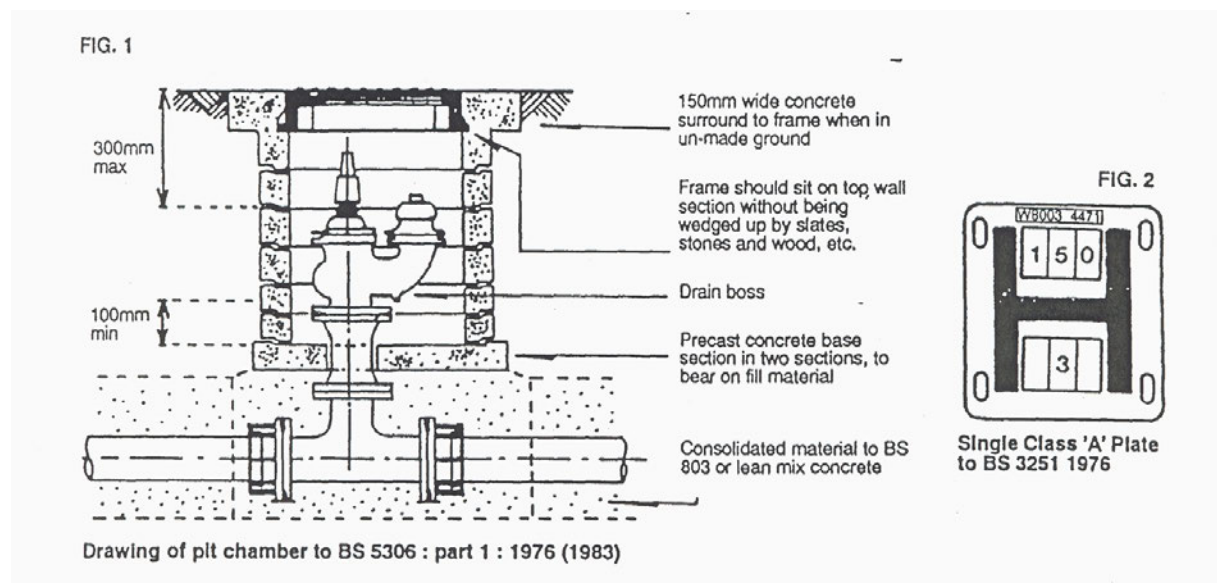
Minimum of 35 l/sec (2100 l/min) through any single hydrant on the development or within a vehicular distance of 70 metres from the complex.

**Caravan sites - caravans/chalets**

A fire hydrant should be located at the entrance to the site and if necessary, at 300 metre intervals. The hydrant should provide a minimum of 8 l/sec (480 l/min). If no piped water supply is available or where there is insufficient pressure or flow in the water main an alternative source must be provided.

#### 4.0 CONSULTATION

These observations are offered for guidance. It is important that the Chief Fire Officer should be consulted at the design stage in respect of each scheme, especially with regard to the position of any private hydrants within the site area. The Water Company must also be consulted.



Developers should hold joint discussions with South West Water or the Environment Agency and the Fire Authority to ensure that adequate water supplies are available in case of fire.

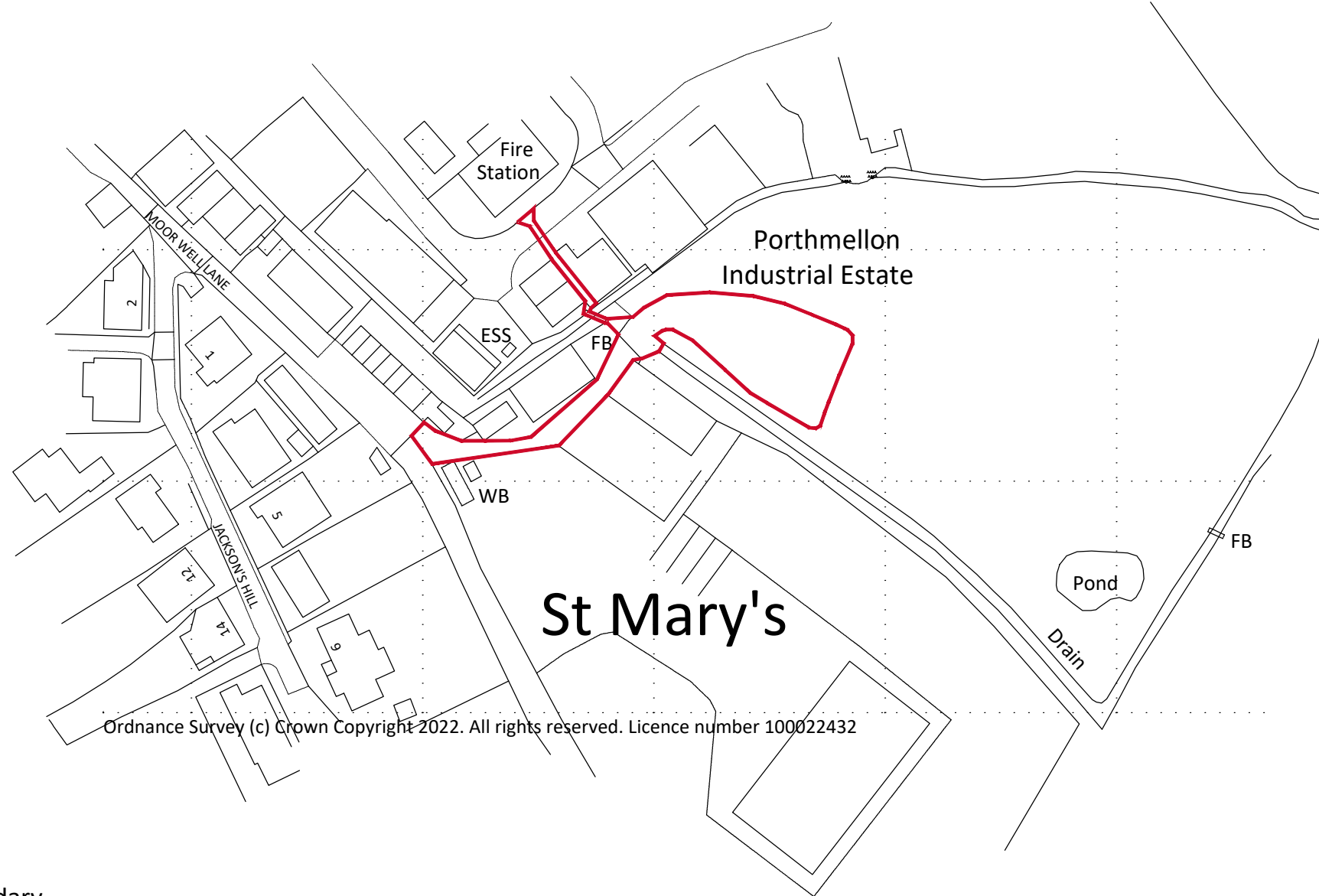
The Fire Authority reserve the right to ask for static water supplies for firefighting on site as a condition of planning consent, if the supply infrastructure is inadequate for any given risk.

**APPROVED**  
By Lisa Walton at 4:46 pm, Jan 24, 2023

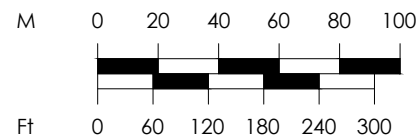


Copyright ©  
contractors to check all dimensions on site and any  
discrepancies to be reported immediately to the  
architect. only figured dimensions are to be worked  
from except for profile work to timber details.

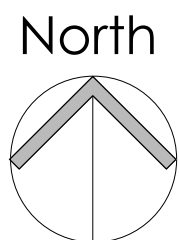
narracotts architects



— Site boundary



1:2500



revisions:

status:  
**Planning**

project:  
Climate adoption Scilly  
for Council of Isles of Scilly

drawing title:  
Location plan

scale:  
1: 1250 @A3

job no:  
2485

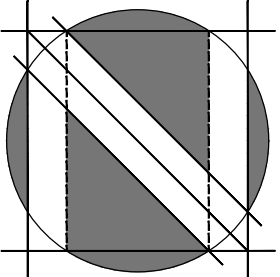
date:  
October 2022

rev:

LP

**narracotts architects**  
2nd Floor, Harbour Point,  
Victoria Parade, Torquay.

E : architects@narracotts.co.uk  
W : www.narracotts.co.uk  
T : 01803 293224



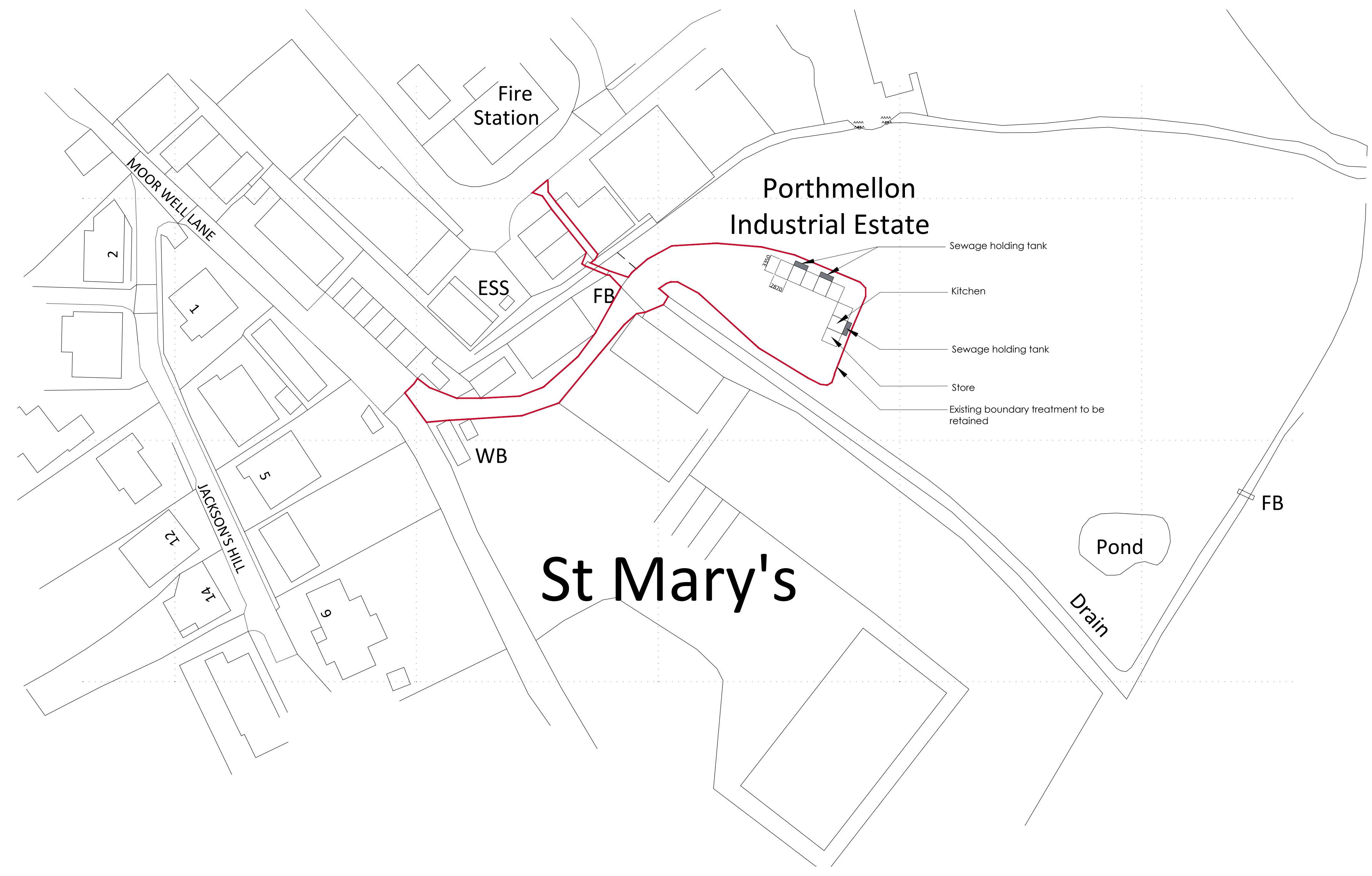


Copyright ©  
Contractors to check all dimensions on site and any  
discrepancies to be reported immediately to the  
architect. Only figured dimensions are to be worked  
from except for profile work to similar details.

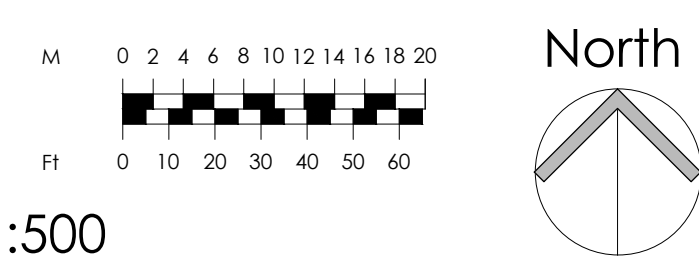
**APPROVED**  
By Lisa Walton at 4:46 pm, Jan 24, 2023



narracotts architects



— Site boundary



1:500

revisions:

status:  
**Planning**

project:  
Climate  
adoption Scilly  
for Council of  
Isles of Scilly

drawing title:  
Temporary Site  
Accommodation-  
Block plan.

scale:  
1:500 @A1

job no:  
2485

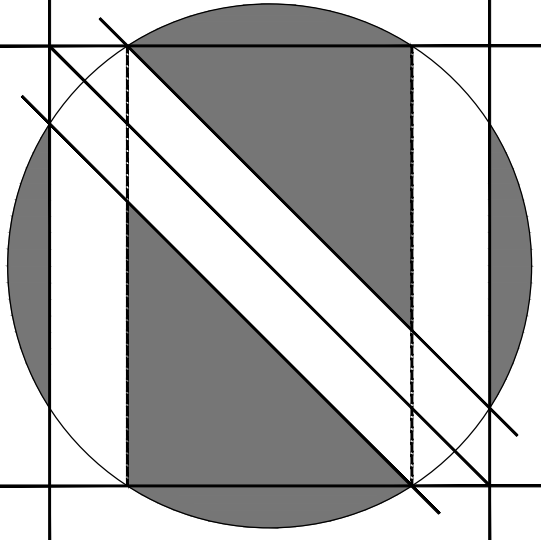
date:  
October 2022

**P10**

rev:

**narracotts  
architects**  
2nd Floor, Harbour Point,  
Victoria Parade, Torquay.

E : architects@narracotts.co.uk  
W : www.narracotts.co.uk  
T : 01803 293224



**RECEIVED**

By Liv Rickman at 3:36 pm, Sep 12, 2022

View more images  
on our website



SINGLE

## Junior Deluxe Sleeper

MADE IN  
BRITAIN 



TRIPLE





Energy Efficient • Building Regulations Compliant • Budget



This is our most versatile sleeper unit and comfortably accommodates one, two, or even three people.

With room for full-size single beds, en-suite shower, toilet, wash hand basin and generous storage space, the Junior Deluxe is warm, compact and robust. Offering great value for money, this is our most frequently requested unit.

**The Junior Deluxe Sleeper comes complete with:**

<b>En-Suite</b>	Dual flushing toilet, large wash hand basin, heated towel rail, wet clothes storage, humidistat fan and a mirror. The majority of plumbing is hidden to improve the unit's appearance
<b>Shower</b>	Large shower cubicle (750mm x 1000mm). Powerful stable mains fed shower with temperature control (NOT an electric instantaneous shower with fluctuating temperature), shower curtain
<b>Furniture</b>	Shelving, high level storage, clothes rails and television corner unit. If supplied as a single unit, a table and chair are provided
<b>Beds</b>	Available with one, two or three full size single beds with mattresses, individual over-bed lights
<b>Heating</b>	Thermostatically controlled environment heated by tubular heaters
<b>Flooring</b>	Vinyl flooring

**Technical Information:**

<b>Dimensions</b>	W: 2.870m L: 3.350m H: 2.830m (3.230m with tank)
<b>Electrical Connection</b>	240V 32 Amp 2P + E Ceeform Blue Plug
<b>Max Electrical Load</b>	10 Amps (excluding sockets) 30 Amps (maximum socket load)
<b>Energy Consumption</b>	9.6kWh (average daily consumption)
<b>Power Point</b>	One double socket power point and two single socket power points
<b>Hot Water</b>	50 litres of mains pressure hot water
<b>Waste Water Outlet</b>	110mm connection (can be fitted to a tank, see optional extras)
<b>Mains Water Inlet</b>	15mm
<b>Weight</b>	1,850kg
<b>Optional Extras</b>	Bedding kits, Bunkabin 900 gallon waste tank, tank connector, steps
<b>Delivery</b>	Four Junior Deluxe Sleepers can be delivered on one standard articulated wagon, or our own wagon and trailer

☎ 0345 456 7899    ✉ hires@bunkabin.co.uk

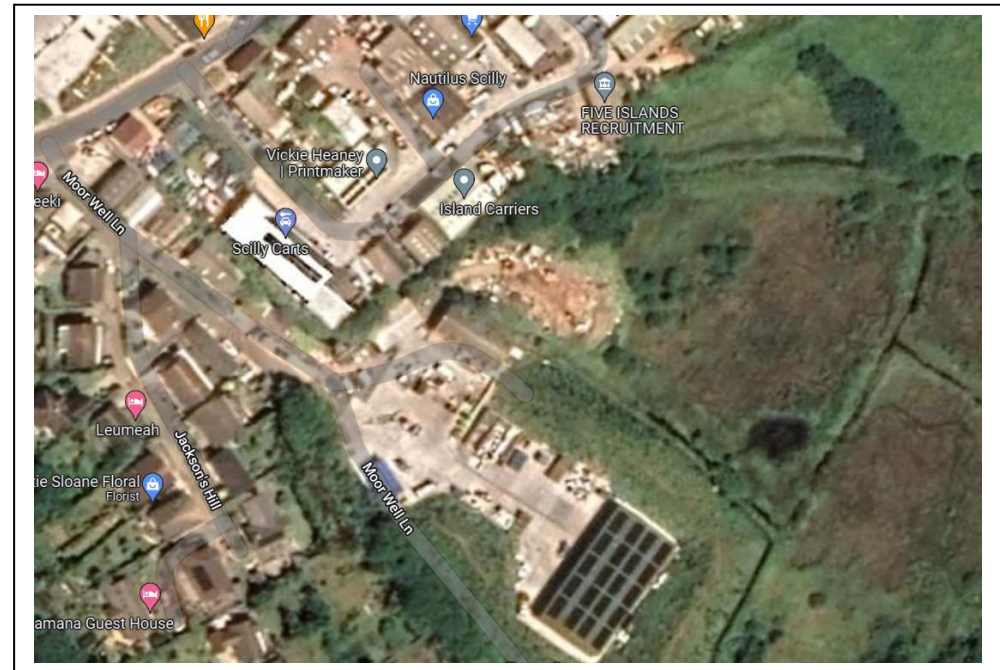


# Temporary Accommodation, Isles of Scilly climate adaptation

## Design, Access, and Planning Statement

### Contents

Introduction .....	1
Existing .....	2
Planning Policy .....	2
Proposals .....	3
Ecology .....	4
Flooding.....	4
Access.....	4
Archaeology .....	4
Services .....	5
Boundary Treatment.....	5
Summary .....	7



### Introduction

This document has been prepared in support of an application for the temporary change of use of an existing Sui Generis to class C3, to provide 7 units of temporary workers accommodation and a small canteen and store/drying room for a period no more than 2 years.

The proposed works would help facilitate the Isles of Scilly Estate Partnership's policy, by providing temporary accommodation for Marine Operatives, Site engineers and Project Managers working on several proposed developments of sea and flood defences around the Isles of Scilly.



## Isles of Scilly Climate Adaptation



### Existing

The proposed site is low-lying, coastal plot, situated on the south-west coastline of St Mary's Island, in Hugh Town the site borders Moor Well Lane. It is currently an area of adhoc storage grassland located immediately adjected to an existing waste site which contains multiple storage facilities and warehouses.

The application site would be well suited for temporary workers accommodation; it is discrete and well concealed from view by the site being behind a waste site. It is separate from the tourist settlements to provide privacy for workers and other occupants, whilst it is still suitably close to the proposed work sites around the islands.

### Planning Policy

The new Isles of Scilly Local Plan, adopted in March 2021, sets out a spatial strategy and provides a vision for the islands, along with key objectives. The plan seeks to strike a balance between protecting and enhancing the high-quality environment, whilst ensuring the islands communities and economy grow sustainably.

The key policy within the new Local Plan that relates to these proposals is Policy LC4 Staff accommodation. It notes that staff accommodation needs cannot be met outside the islands, due to the expense and logistics of commuting to and from the mainland. Policy LC4 recognises that additional staff accommodation may be required for businesses or organisations.

This development would enable several future developments to take place on the Islands, and consequently improve the quality of the tourism by offering accommodation for resident workers.



### POLICY LC4 Staff Accommodation

(1) New staff accommodation for businesses and organisations will be permitted where:

- a) an appraisal is submitted demonstrating that there is a functional and operational need for the proposed accommodation that cannot be met by existing suitable accommodation available in the area; and
- b) the size and type of the proposed accommodation is appropriate to the functional and operational needs of the business or organisation; and
- c) on St Mary's the proposed accommodation is within or adjoining an existing settlement unless it involves the re-use of an existing building in accordance with Policy SS3; or
- d) on an off-Island the proposed accommodation is located within an existing building or adjacent or well related to the existing business consistent with Policy LC7.

(2) All staff accommodation permitted will be subject to occupancy restrictions. In addition to the above, seasonal staff accommodation will only be permitted where it:

- a) is located in an area that relates well to the business where possible, with the exception of the re-use of buildings; and
- b) does not cause harm to residential amenity through staff working unsociable hours.

# Isles of Scilly Climate Adaptation

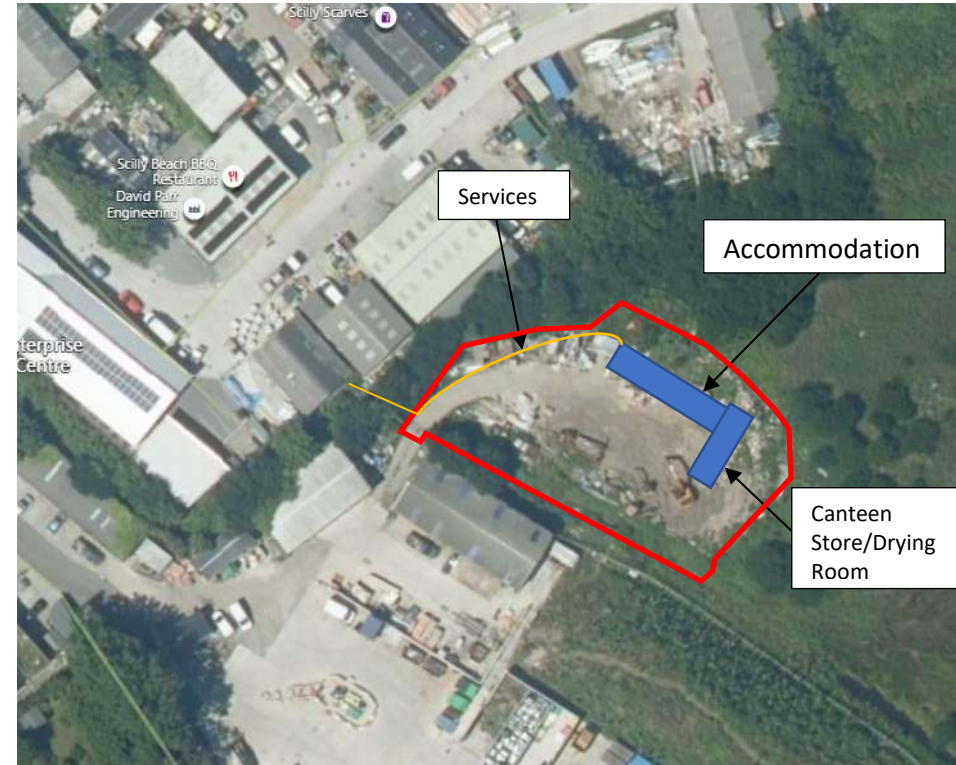


## Proposals

To support several upcoming projects across the Isles of Scilly due to start in September 2022. Teignmouth Maritime Services Ltd (TMS) has a requirement to provide temporary accommodation to St Mary's island for workers, to begin construction on the multiple sites. The scale of the projects means that they cannot be undertaken solely in the off-season, which would allow the use of tourist accommodation. Consequently, additional accommodation will be particularly necessary during the summer tourist season, as all available staff and visitor accommodation is likely to be occupied during this period.

It is proposed that the use of the plot would be temporarily changed from field storage to residential Class C3 for a period of up to 2 years.

The accommodation pods would be placed on site, in the space provided, which would be adequate privacy for the workers and occupants of the island. The pods are 2.870m wide, 3.350m long and will be 3.230m tall with sewage tanks below like the picture below. The pods have no permanent foundations but will be fixed into the ground to ensure they cannot be damaged by the weather.



## Isles of Scilly Climate Adaptation



### Ecology

The site is an area of monoculture grassland with limited ecological value. There are no habitats which could be damaged or disturbed by the presence of the accommodation pods.

### Flooding

The proposed site is identified on the environment agency maps as being in Flood Zone 2/3. Whilst the site is at risk of flooding, the accommodation pods will be elevated from the ground and will not alter the risk of flooding, or impact on the effects of flooding on neighbouring areas. The development is temporary in any case, and as such the development should not face any restrictions due to flood risk.

In submitting the application TMS has included the Flood Zone Risk Assessment and Mitigation strategy with the rest of the documentation.

### Access

Vehicular access to the site will be through the existing waste facility, with an agreed safe route agreed with the operator of the facility as indicated by the extended red line boundary on the site plan. This access will only be used during the operating hours of the waste facility, however emergency vehicle access will be provided at all times.

As the construction works will be affected by the tide times, access to the accommodation is likely to be required outside the operating hours of the waste site. Therefore, we have reached agreement with Richard Hand Haulage, to park the site vehicles (one small 4x4, a small van and an ATV/Quad type vehicle) at his yard on Porthmellon Industrial Estate and use pedestrian access over the small brook into the Stone yard.

In general, we would expect 4 to 6 movements per vehicle per day, if the workforce are returning to the accommodation for lunch or between tidal windows.

### Archaeology

Any trenching necessary for connection to these services would be shallow – less than a metre below the ground – to minimise the impact on the site. The site is not proximate to any designated archaeological sites, and therefore a full archaeological assessment is not believed to be required at this stage.

## Isles of Scilly Climate Adaptation



### Services

The proposed accommodation pods would connect to an existing water supply, provided from the Island Carriers building. Waste holding tanks will be located adjacent to the pods and would be emptied regularly by the islands tanker service.

Electrical power for the heating, lighting and cooking will be provided using Solar Energy Store. This is a combined battery bank with solar panels to harvest energy during the day, with a small diesel back-up generator which will only run if the batteries are depleted, or when there is a high AC load (e.g. when cooking or several showers are in use). We will provide sufficient battery capacity for night-time demand, so that generators are only used maintaining charge in the afternoon/evenings and are not run overnight.



### Boundary Treatment

As the accommodation units are a temporary installation, we do not propose to change any of the boundary treatment to the site. The site is generally bounded by well-developed vegetation which provides a high level of screening as seen in the photographs below.

A distant view of the proposed temporary units may be possible from the Airport as the prominent elevated land, otherwise we do not envisage the units being visible from outside the site.



**Isles of Scilly Climate  
Adaptation**



Vehicle access looking towards waste facility



North East and South East boundary



North West boundary



South West boundary



## Summary

The proposed temporary change to the site from storage land to residential site with the provision of 7 Junior sleeping pods to meet the need of the temporary workers accommodation for up to 2 years. The development of the accommodation would be discrete and accessible for the workers and would be hidden for the residents of St Mary's island.

After the works have been completed the accommodation modules will be removed and the land will be returned to its original state.

**APPROVED**

*By Lisa Walton at 4:47 pm, Jan 24, 2023*

**RECEIVED**

*By Liv Rickman at 12:25 pm, Jan 06, 2023*

# Flood Risk Assessment (FRA): Stoneyard Porth Mellon, St. Mary's, Isles of Scilly

**December 2022**



# Contents

---

<b>1. Introduction .....</b>	<b>1</b>
<b>2. Development site .....</b>	<b>1</b>
<b>3. Development proposals.....</b>	<b>1</b>
<b>4. Sequential Test.....</b>	<b>2</b>
<b>5. Exception Test .....</b>	<b>3</b>
<b>6. Site specific flood hazards .....</b>	<b>3</b>
Tidal flooding.....	3
Fluvial flooding .....	4
Surface water flooding .....	4
Groundwater flooding.....	4
<b>7. Flood Risk Management .....</b>	<b>4</b>
Flood control measures.....	4
Flood mitigation measures.....	5
<b>8. Conclusions .....</b>	<b>6</b>
<b>Appendix A – Flood map for planning.....</b>	<b>7</b>
<b>Appendix B – Flood modelling output.....</b>	<b>10</b>

# 1. Introduction

---

Teignmouth Maritime Services Ltd. (TMS) have been appointed by the Council of the Isles of Scilly (CIOS) as principal contractor to undertake Flood and Coastal Defence works on the Islands of St. Mary's, St. Agnes, Bryher and St. Martin's, under the Climate Adaption Scilly programme.

The works will be carried out over a period of approximately 52 weeks, spanning 2 summer seasons. During these summer seasons particularly, the visitor accommodation facilities on the islands are almost fully booked circa 2 years in advance.

Whilst TMS will aim to utilize local workers where possible, we will need to provide accommodation for a number of specialist Marine Operatives, Site Engineers and Project Managers during the works. TMS propose to provide temporary portable accommodation units to house the transient workers for the duration of the contract works.

Following discussion with the CIOS, the best site for this temporary accommodation to be located was determined to be a site known as "Stoneyard", which is currently leased to the CIOS from the Duchy of Cornwall.

## 2. Development site

---

The proposed development site is located at Stoneyard, Moor Well Lane, Porth Mellon, TR21 0JY [Grid ref. 90884, 10610] and is currently a brown field site used as an adhoc storage for rock.

Looking over the lifetime of the proposed development, the site lies within Flood Zone 3 and therefore a Flood Risk Assessment (FRA) is required.

## 3. Development proposals

---

The development proposal for the above site is to install prefabricated 'portable' accommodation units (PAU), commonly known by the tradename "Bunkabin", plus a communal kitchen PAU and a portable steel storage unit (to be used as a drying room and secure store) on a temporary basis, for a period of up to 2 years whilst the coastal defence works are undertaken.

The proposed development is therefore classified as "Water-compatible development" as it falls in under the description of 'Essential ancillary sleeping or residential accommodation for staff required by uses in this category', with the works being 'Flood control infrastructure'.

The lifetime of the proposed development is assumed to be **2 years** (temporary accommodation specifically related to contract works).

## 4. Sequential Test

In accordance with Table 2 of the Flood Risk and Coastal Change Guidance, with the site in Zone 3a and categorised as Water-compatible, a Sequential Test is to be used to demonstrate that the site has been selected to avoid flood risk.

Can development be allocated in areas of low flood risk both now and in the future? (Level 1 Strategic Flood Risk Assessment)



It is understood that the current Local Plan was developed prior to the defining of Flood Zones and is therefore not supported by a Strategic Flood Risk Assessment.

Therefore, we have to assume that as the current zoning puts the site into Zone 3, this first stage is not automatically passed.

Other sites have been considered for the temporary accommodation to be located on the island of St. Mary's however those other sites which are available are green field locations generally, without suitable infrastructure (power, water, telecoms) to support the temporary development.

The Stoneyard site has been chosen as it can be supported with power, and water services from the adjacent Industrial Estate and Council waste handling facility. In addition as the works are of a marine nature and therefore working hours will follow the tidal pattern, with the nearest neighbouring properties being industrial in nature, any noise disturbance from our staff coming and going will have very little impact on residential properties.

Can development be allocated in areas of medium flood risk both now and in the future? (Level 2 Strategic Flood Risk Assessment) – lowest risk sites first



Again without the supporting Strategic FRA and the site being considered in Zone 3, which is considered a zone of high risk of flooding, that this test is also negative.

Can development be allocated within the lowest risk sites available in areas of high flood risk both now and in the future?



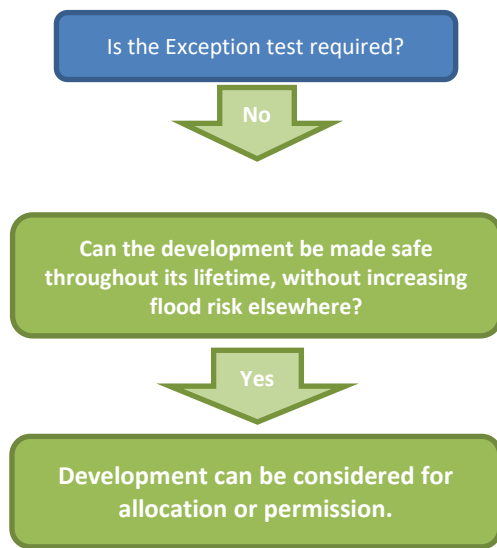
There has been extensive flood modelling undertaken on behalf of the Environment Agency (EA), by JBA in 2019.

This modelling demonstrates that the selected site is not within an area at risk of flooding for the 1 in 50, 1 in 100 or 1 in 200 year events, please see Appendix 2 for pictorial output from the modelling.

Progress to Diagram 3



Therefore we consider the answer to this question to be YES.



Based on the categorisation of Water-compatible development and that the site has a very short (2 year) expected lifetime, Table 2 says that an Exception test is NOT required

The temporary nature of this proposed development and the use of modular PAU for the development mean that the development proposals can be made safe throughout the short (2 year) expected lifetime without increasing flood risk elsewhere.

## 5. Exception Test

The development is considered Water-compatible and therefore only requires the Sequential test to be carried out. Please see Flood Control Measures & Flood Mitigation Measures sections below for details on how the development will be safe and not increase flood risk elsewhere.

## 6. Site specific flood hazards

The proposed development site lies within Flood Zone 3 with the main risk of flooding coming from a tidal (sea) source. The site is not considered at potential risk from surface water or groundwater flooding.

### Tidal flooding

Flood model data for the site suggests that over the lifetime of the development, flood depths of around 0.00m can be expected within the development site boundary. The modelling shows flood water immediately adjacent to the proposed development site which will be of less than 0.5m depth and of low velocity. Flooding of this nature is likely to cause less than danger for some according to table 13.1 of FD2320.

According to the 2019 modelling the form of flooding is from overtopping of coastal margins by high seas. Flooding to land to the South and East of the proposed development originates at Old Town Bay and Porthloo. Flooding to the north of the Porth Mellon Industrial Estate originates from Porth Mellon.

No flood velocity is expected through any part of the site because any flooding is the distal extent of water ponding following coastal overtopping. Flood waters are expected to spread slowly about 650m from Old Town Bay in the South, about 900m from Porthloo to the North-east and more quickly about 65m from

Porth Mellon in the North following a series of high Spring tides in storm conditions. The spread of water from the south is likely to take several hours to arrive because the seawater would need to travel through narrow ditch drainage systems and spread out through the vegetated marshes of the Lower Moors as the tide rises.

Flooding would be tidally locked until the high tide has fallen. Flood waters would drain back to the sea through the leat outlet at Old Town Bay and through the entrance to Porth Mellon beach and the stormwater drainage system from the road at Porth Mellon onto the beach. The tidal range is approximately 5m on the Isles of Scilly, so the period over each high tide when tidal locking may occur would be relatively short, probably 2 to 3 hours.

### **Fluvial flooding**

There is no significant fluvial flooding source on the island and therefore flooding from this source is considered to be highly unlikely.

### **Surface water flooding**

Surface water at the site is currently managed by percolation into the non-metalled surface, and excess run-off into drainage ditches to the west and north of the proposed development site. The proposals for surface water management are to remain unchanged, with surface water being discharged from the roofs of the PAU to ground and allowed to infiltrate to ground or run-off to the drainage ditches. The hard-surface roofs are a very small percentage of the otherwise permeable ground area of the site and therefore it is considered that there will be negligible effect on the surface water system.

### **Groundwater flooding**

Ground water is considered unlikely to contribute to the modelled flood extents.

## **7. Flood Risk Management**

---

This section describes how this development will be safe from flooding over its short 2 year lifetime, and details how any off-site impacts will be prevented. It will advise how any residual risks to the site will be managed for the duration of its lifetime.

### **Flood control measures**

Whilst the flood modelling indicates that flooding will not occur on the proposed development site within the 2 year lifetime of the proposed development, the following measures will be implemented to safeguard the development and people using the facilities, along with ensuring the development does not pose any additional flood risk elsewhere.

---



- The portable accommodation units 'Bunkabins' will be raised off the ground approximately 600mm on 4 steel 'jack-legs'. The units will be accessed by steps.
- There will be no change to the site ground conditions with the permeable stone surface retained.
- Surface water from the roofs of the PAUs will be directed to discharge on the ground to percolate into the existing porous surface.
- Two sewage holding tanks will be located underneath the PAUs thus not increasing the hard surface area. These will have a footprint of approximately 7.5m<sup>2</sup> and a volume of just over 4m<sup>3</sup> each (900gallon).

Should the site flood during the lifetime of the development, the displacement of flood water from these two sewage holding tanks will be so insignificant that it would be unmeasurable. The area of the tanks is around 1.3% of the development site area, therefore for every 1mm of flood water, it would raise the flood water on the rest of the development site by 0.013mm. In reality this would be significantly lower again as this crude assessment ignores the fact that any flood water would spread over a much larger area of the Lower Moors initially as well.

## **Flood mitigation measures**

This section should include information about any flood mitigation measures, such as flood resistant and resilient construction techniques, subscription to the Environment Agency flood warning service, reference to a "Site Flood Plan" for the development etc.

As the above assessments have identified, whilst the modelling indicates that over the 2 year lifetime of this proposed temporary use development, the site is not expected to flood, the Flood Map still zones the site within Flood Zone 3. Therefore in addition to the above development measures to control flood risk, the following mitigation measures shall be included to control any residual risks from flooding.

- The site will register with the EA flood warning service
- Site services, particularly electrical facilities shall be located off the ground level, and even above the raised floor level of the units.
- An Emergency Evacuation Plan shall be provided to the residents of the units. This plan has identified both vehicular (shown in blue on the attached modelling extracts contained in Appendix 2) and pedestrian (shown in brown on the attached modelling extracts contained in Appendix 2) escape routes:-
  - Vehicular access / egress route 1 – shall be through the waste site to the South-west of the site then up Jackson's Hill, an elevated street.
  - Vehicular access / egress route 2 (primary fire or ambulance route) – shall similarly be through the waste site, then along the Porth Mellon access road. Whilst the flood modelling indicates this access road would be flooded, the 1:200 year event depth is less than 200mm, with low velocity and therefore be feasible for these larger vehicles.

- Pedestrian route 1 – North over the footbridge, passing beside Richard Hand Haulage buildings, into the Porth Mellon Industrial Estate and then East through the estate to the main road a The Store.
- Pedestrian route 2 - South-westerly through the waste site, then Southerly towards the School and Hugh Town along the existing public footpath.
- Construction materials for the project delivery will be stored locally to the specific work sites, including COSHH substances.

## 8. Conclusions

---

This FRA concludes that EA flood modelling undertaken by JBA in 2019 demonstrates that the proposed development of a 2 year long temporary change of use of Sui Generis land known as The Stoneyard, behind Porth Mellon Industrial Estate and adjacent to the waste management site, to allow the placement of portable accommodation units for workers engaged on Flood and Coastal Defence works during the contract works, will not be at risk of being itself flooded, nor will it risk effecting flooding elsewhere as a result of its temporary use.

The development is proposed to solely facilitate construction of essential coastal defences that have been designed to reduce the risk of tidal flooding and flood impact from climate change, to the residents and commercial enterprises on St. Mary's, St. Agnes, Bryher and St. Martin's.

The use of portable accommodation units raised off the ground on jack-legs will ensure that the development is safe should a flood event occur that is outside the modelling, and an evacuation plan by vehicle or foot will be provided to ensure the workforce's safety should this event occur.

## **Appendix A – Flood map for planning**

---



## Flood map for planning

Your reference	Location (easting/northing)	Created
Stoneyard	90906/10635	31 Aug 2022 19:32

**Your selected location is in flood zone 3, an area with a high probability of flooding.**

### This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see [www.gov.uk/guidance/flood-risk-assessment-standing-advice](http://www.gov.uk/guidance/flood-risk-assessment-standing-advice))

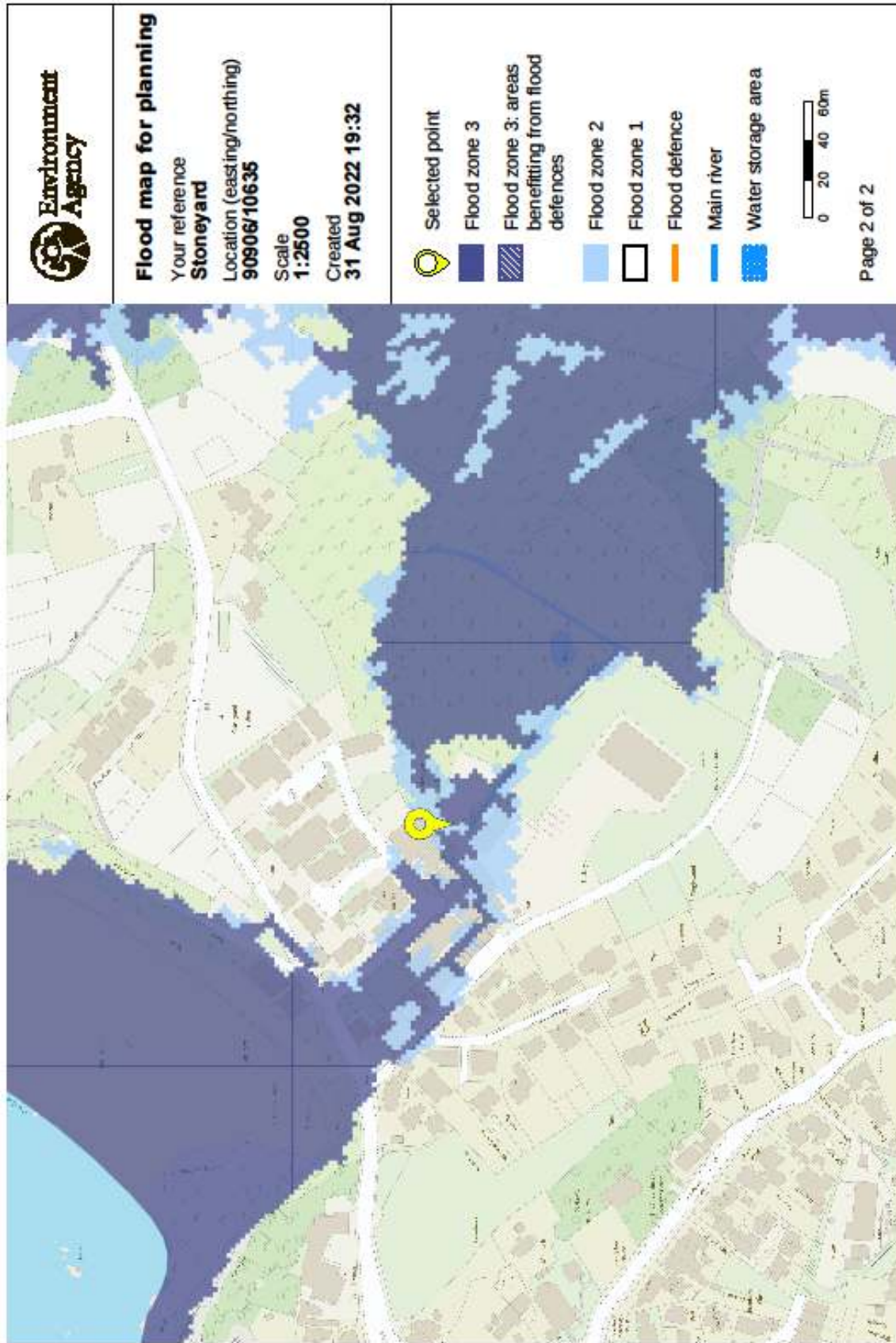
### Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



## Appendix B – Flood modelling output

---

The following pages show the output from modelling undertaken by JBA in 2019 on behalf of the EA.

The proposed development site has been outlined in RED

Pedestrian access / egress routes for emergency planning are shown in light BLUE

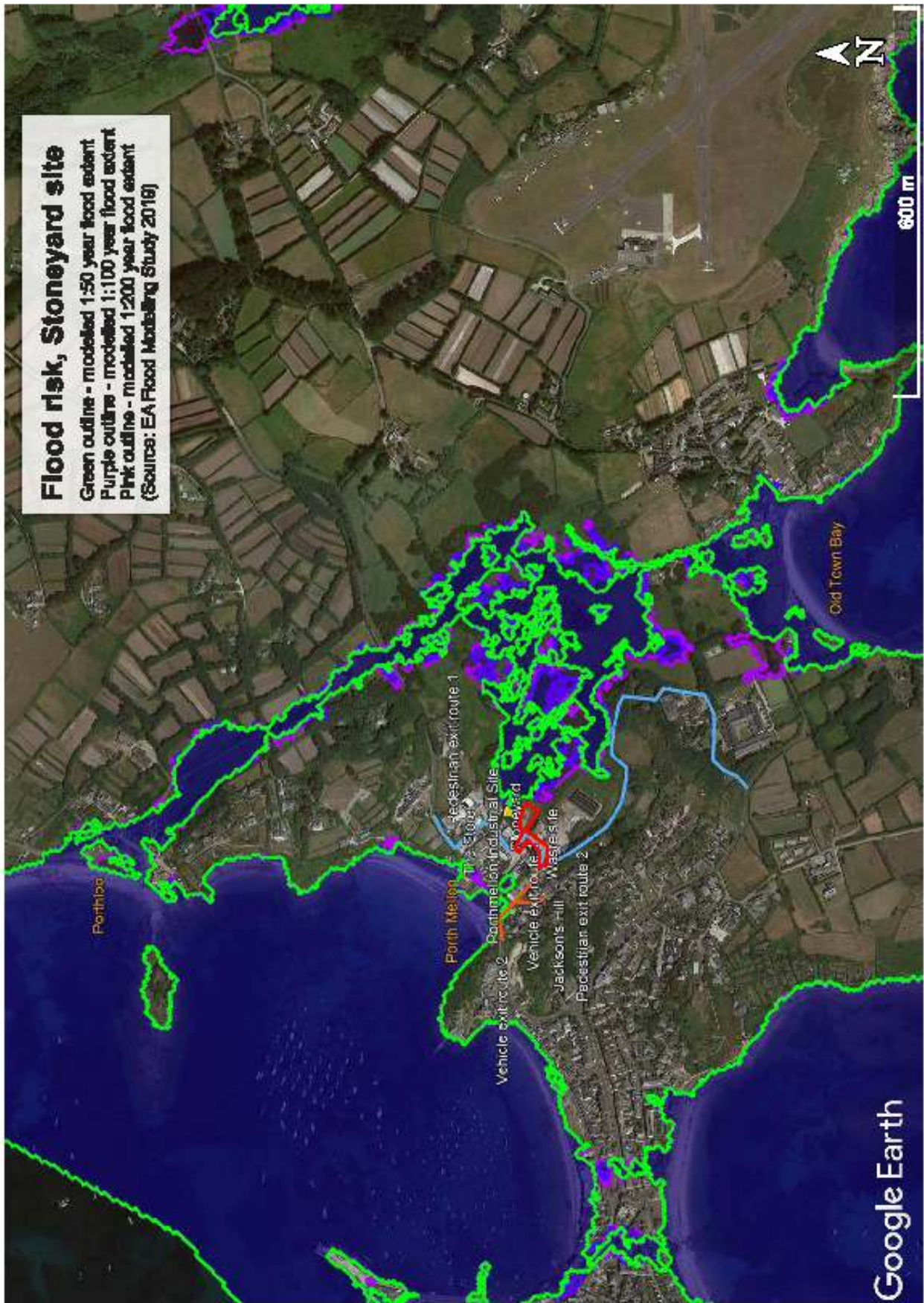
Vehicular access / egress routes for emergency planning are shown in BROWN

Flood extents are identified on the extracts









**RECEIVED**

By Liv Rickman at 3:35 pm, Sep 12, 2022



**Bunkabin – Junior Deluxe Sleeper Modules over Sewage Tank**



**Junior Deluxe Sleeper Plan**



**Junior Diner Plan**

**Climate Adaption Scilly - Coastal Defence Works**

**Temporary Worker Accommodation**

**Module Details**

