

From: [Emma Kingwell](#) on behalf of [Environment Services \(IoS\)](#)
To: [Planning \(Isles of Scilly\)](#)
Subject: FW: P/23/042/HH & P/23/043/LBC: St Eia, Hugh Town, St Mary's, Isles of Scilly
Date: 17 October 2023 15:43:21
Attachments: [RE Flood Risk Assessment - LLFA.msg](#)
[image001.png](#)

From: Stephen Swabey <Stephen.Swabey@scilly.gov.uk>
Sent: 17 October 2023 15:26
To: Environment Services (IoS) <Environment@scilly.gov.uk>
Subject: RE: P/23/042/HH & P/23/043/LBC: St Eia, Hugh Town, St Mary's, Isles of Scilly

Liv

My previous comments on flood risk (see attached) have hopefully been recorded already?

I note that the proposed method for managing on-site stormwater is a raised garden bed and water butt if a water soakaway is not feasible.

However, the daily maximum rainfall event expected in summer is 81 mm. The volume of water generated from the approx. 80 m² roof area will provide 6,400 litres of runoff. During heavy rainfall when the groundwater level under the property is high, internal drainage to ground may not cope with the volume of water from the roof as well as internal drainage in the garden. A water butt to deal with this volume of water would occupy a large proportion of the garden space available. (For comparison, a '44 gallon drum' water butt holds about 200 litres of water.)

Mention is made in 4.2.2 of the flood risk assessment of 'existing drainage provision on site'. It would be useful to ask the applicant to confirm that the existing stormwater drainage on site has the capacity to cope with the volume of stormwater expected to be generated during the design storm. If they do, the water butt and rain garden augment this capacity, rather than being required because the additional water generated is in excess of the current capacity for stormwater drainage.

Stephen

From: Emma Kingwell <Emma.Kingwell@scilly.gov.uk> **On Behalf Of** Environment Services (IoS)
Sent: 17 October 2023 09:14
To: Stephen Swabey <Stephen.Swabey@scilly.gov.uk>
Subject: FW: P/23/042/HH & P/23/043/LBC: St Eia, Hugh Town, St Mary's, Isles of Scilly

From: Liv Rickman <Olivia.Rickman@scilly.gov.uk> **On Behalf Of** Planning (Isles of Scilly)
Sent: 13 October 2023 13:54
Subject: P/23/042/HH & P/23/043/LBC: St Eia, Hugh Town, St Mary's, Isles of Scilly

Good Afternoon,

We are reconsulting on these applications as amended plans have been submitted, please see attached a consultation request.

Any comments will need to be submitted by the 27th October (14 day re-consultation).

Kind Regards,

Liv Rickman

Assistant: Planning & Development Management

Please note that I work remotely however phonecalls do come through to our computer system. If your call is unanswered, voicemails will be acknowledged and calls returned as necessary. If you do have a planning enquiry then it is best to put this in writing, ideally by email as there is a delay in the processing of post.

Council of the Isles of Scilly, Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

Direct Line: 01720 424436 **Planning Team:** 01720 424455

Email: Olivia.Rickman@scilly.gov.uk | planning@scilly.gov.uk |



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