

Council of the Isles of Scilly Planning Application

Ref: P/23/106/FUL

Consultation Response

Date: 21.12.2023

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Site: 18 Porthmellon Industrial Estate, Porthmellon, St Mary's, Isles of Scilly

Proposal: Removal of trees, creation of new parking area and mitigating landscape works.

You are being consulted on this application as you may wish to make comments before a decision is made. Should you wish to make any comments on this application, please complete the response form below and return to planning@scilly.gov.uk by the **15th January 2024**.

Link to application: <https://scilly.gov.uk/planning-application/planning-application-p23106ful>

I look forward to receiving your comments in due course. If I have not heard back from you by the **15th January 2024** then I will assume you have no comments to make.

Consultee Name: Rebecca Williams (Head of Environment, Council of the Isles of Scilly)

Biodiversity: It is welcome that this application includes a Ground Level Tree Assessment to retain Elms where they can be retained, to replant with appropriate native shrubs and to install bird and bat boxes as part of the development proposals.

Highways: It is welcome that this application seeks to address the parking issues on the industrial estate.

Flood Risk: As the application states, this development falls within Flood Zone 3 and is at high probability of flooding from the sea. As so, the application should include a Flood Risk Assessment (FRA) <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>.

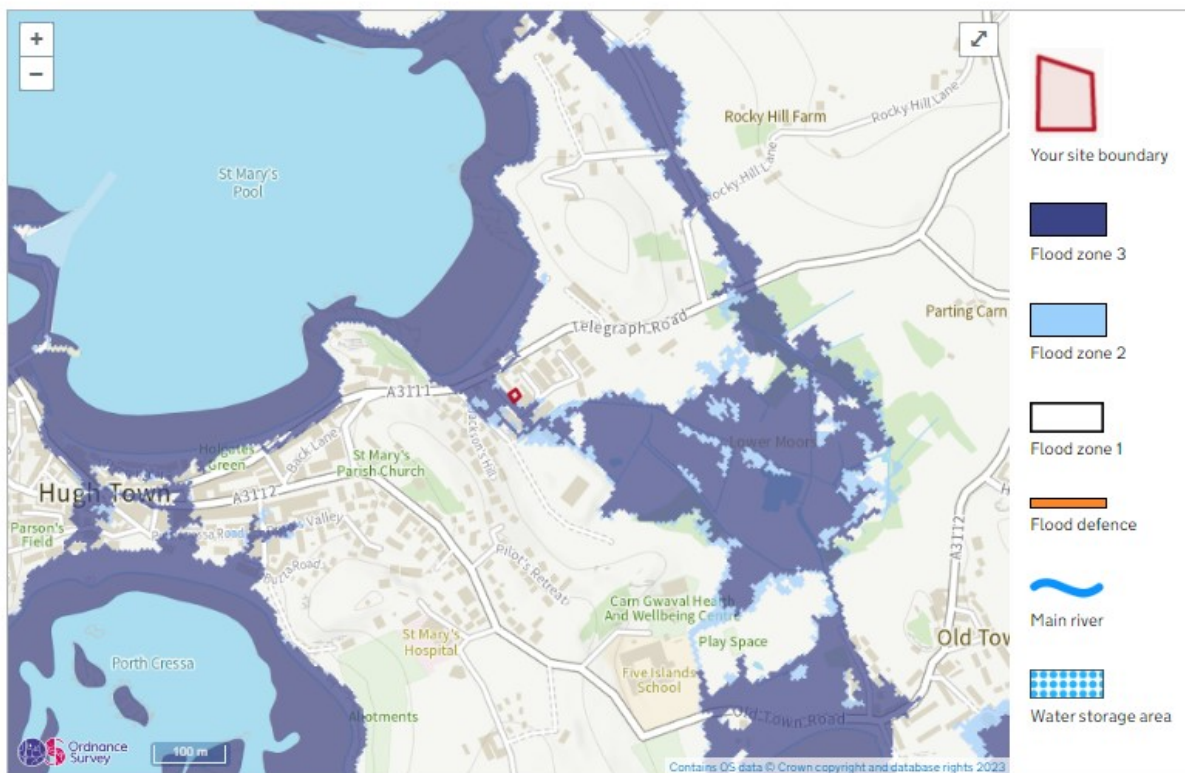
Although not included within this application, the applicant could consider flood proofing electricity and communication systems and defending against flood risk with demountable doorway protection.

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Flood map showing the flood zone your site is in

The map shows the flood risk to your site and the surrounding area.



► What the flood map shows

The area is also prone to surface water flooding during periods of intense rainfall. It is welcome that the application includes the use of permeable surfacing to control runoff into the surface water drains.

Rainwater harvesting systems could also be installed to the buildings to hold water for slow release into the main drainage system during drier periods.

Name: Rebecca Williams

Date: 15th January 2024