

Council of the Isles of Scilly Planning Application

Ref: P/24/011/FUL

Consultation Response

Date: 13.02.2024
Ref: P/24/011/FUL
Site: Land To South Of Pungies Lane, Pungies Lane, Telegraph, St Mary's, Isles of Scilly
Proposal: Construction of 4 no. single storey terraces consisting of 10 no. new dwellings, construction of bin and cycle store, formation of new access and associated landscaping works and drainage works (Major Development)

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 **5th March 2024**.

Link to application: <https://scilly.gov.uk/planning-application/planning-application-p24011ful>

I look forward to receiving your comments in due course. If I have not heard back from you by the **5th March 2024** then I will assume you have no comments to make.

Consultee Name: Cornwall Environmental Consultants

- 1) The planning application is classed as a major development. The application was validated on the 9th Feb 2024 and so does not need to deliver a 10% net gain for biodiversity in line with the Environment Act 2021. However No Net Loss is required under NPPF and local policy document and so a biodiversity net gain needs to be demonstrated.
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2) The PEA also recommends that a bat emergence survey be carried out on the southern aspect of the offsite garage. This survey should be completed before the planning application is determined and any required mitigation measures should be incorporated in the design. The survey is required before the application is determined so that all impacts are fully identified and described. Protected species surveys cannot be completed after planning determination as the findings of them are a material consideration.

3) I would have expected to see a full records centre search undertaken for this development to ensure that there are no records of protected species in the immediate area.

4) I agree that a CEMP should be required by condition, and this should be approved before work commences. I also suggest that a two-stage cut of the tussocky grassland would be appropriate allowing small mammals to leave the construction area.

Name: Dr Bruce Forrest

Date: 27/02/2024