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By Liv Rickman at 9:55 am, May 09, 2024

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Council of the Isles of Scilly
Planning & Development Department
Old Wesleyan Chapel Garrison Lane
St Mary's
Isles of Scilly
TR21 0JD

Our ref: DC/2024/124053/01-L01
Your ref: P/24/024/COU
Date: 08 May 2024

Dear Liv Rickman

TEMPORARY CHANGE OF USE FROM SUI GENERIS (STONEYARD) TO CLASS C3 (DWELLINGS) FOR 16 PORTABLE SINGLE SLEEPER UNITS (BUNKABIN-TYPE UNITS), 4 JUNIOR DINER UNITS AND A LAUNDRY ROOM FOR A PERIOD OF UP TO 4 YEARS FOR CONTRACTORS ENGAGED IN PROJECTS IDENTIFIED WITHIN THE COUNCIL OF THE ISLES OF SCILLY'S STRATEGIC ASSET MANAGEMENT PLAN.

STONEYARD, MOORWELL LANE, HUGH TOWN, ST MARY'S, ISLES OF SCILLY

Thankyou for consulting us on this planning application.

Environment Agency Position

We have no objection to this planning application from a flood risk perspective, subject to the inclusion of the following conditions:

Condition

- The planning permission for this temporary development must be limited to 4 years from the point of granting of permission. From this date, the development should either be returned to its original condition, or the flood risk should be re-evaluated. The Environment Agency would request to be re-consulted, should the development required a longer lifespan.

Condition

- All Mitigation Measures referenced within the Flood Risk Assessment (Document Ref: TMS0002727, dated March 2024) on page 6, must be adhered to. These include:
 - 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.
 - Construction materials for the project delivery will be stored locally to the specific work

Environment Agency
Sir John Moore House Victoria Square, Bodmin, Cornwall, PL31 1EB.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

sites, including COSHH substances.

Yours sincerely

Mark Williams
Planning Advisor

