

Council of the Isles of Scilly Planning Application

Re-Consultation Response

Date: 14/07/2024

Ref: P/24/028/FUL

Site: Ex Secondary School site, Carn thomas, Hugh Town, St Mary's, Isles of Scilly TR21 0JR

Proposal: Construction of 27 new homes including landscaping, surface water management, renewable energy, on-site road access and footpaths, vehicle parking, refuse and cycle provision, provision of public open space and single point of vehicular access off Telegraph Road (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 **31st July 2024** or by post to the Planning Department, Town Hall, The Parade, Hugh Town, St Mary's, Isles of Scilly TR21 0LW.

Link to application: <https://www.scilly.gov.uk/planning-application/planning-application-p23042hh>
<https://scilly.gov.uk/planning-application/planning-application-p23043lbc>

I look forward to receiving your comments in due course. If I have not heard back from you by the **31 07 2024** then I will assume you have no comments to make.

Consultee Name: Isles of Scilly - Environment

The application refers to the Construction of 27 new homes including landscaping, surface water management, renewable energy, on-site road access and footpaths, vehicle parking, refuse and cycle provision, provision of public open space and single point of vehicular access off Telegraph Road (Major Development)

Foul Water Proposals

The applicant has stated in the application that the proposed 27 houses will connect into the existing SWW network using the existing connection pipework from the school. It shows that the pipework is 150mm diameter. The SWW correspondence dated 11th June 2024, states that the

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foul only sewerage can be connected into the existing infrastructure as shown in the plans. The additional flows will then gravitate to the Bishop and wolf pumping station, screened and discharged at Morning Point outfall. These will be undertaken as part of SWW Phase 1 improvement works which will be completed by the end of 2025. We will also undertake a condition assessment of the gravity sewers and undertake planned cleansing as necessary. The treatment works will also be assessed to determine whether it has the capacity to treat the additional load from the new development. This assessment is likely to take a couple of months (est end Aug 2024) and any upgrades required will be put in place before the development is completed.

Comments

An update from SWW at the end of Aug would be necessary to know where the effluent will be discharged. No further comments or information required.

Surface Water Proposals

The application states that the surface water from the proposed 27 houses, roads and parking will discharge directly into the 150mm surface water highway drain in Telegraph Road to the north of the site. This will be via the existing 150mm pipe (from when it was a school) and a new 100mm connection. It is noted that attenuation is not required if there is a direct discharge to the sea, which is agreed, it is also noted that some restriction has been provided in that there will be a 150mm and a 100mm pipe that will connect into the 150mm highway pipework in the road, which will provide some throttling back. Further up in the development there are some French drains. In the report, it mentions that there is a requirement to design a SuDS solution for up to the 1 in 100-year flood event plus 50% climate change plus an additional 10% on the impermeable area for future development and this has not been provided.

Comments: Can the application provide information on the following:

- 1) What was the impermeable area of the site when it was a school and what is the proposed impermeable area of the 27 houses development and hardstanding to include the additional 10% for future development? Is there an increase in impermeable areas because of the development? Expressed in a table.
- 2) What was the peak flow rate (l/s) and volume discharged (m³) in S1.5 from the existing school site discharging into the 150mm pipework in Telegraph Road for the critical storm for the 1 in 10, 1 in 100 plus 50% CC, and 1 in 1000-year return periods? Expressed in a table.
- 3) What are the peak flow rates (l/s) and max volume discharged (m³) for the critical storm from the proposed site discharging via the existing 150mm pipework S1.5, and the new 100mm S2.1 connection for the 1 in 10, 1 in 100 plus 50% CC and 1 in 1000-year return periods? Expressed in a table.
- 4) Comment on the disparity (if any) between the flow rates and volumes from the site

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- 5) Can the applicant provide written consent from the owner of the pipework in the road to prove permission has been granted to connect the surface water from the development into the existing 150mm pipe and the new 100mm connection. SWW suggests that this pipework is Highways pipework and not a surface water public sewer. What is the cyclical maintenance regime for the pipework and gullies and who is responsible for this.
- 6) On the MBA drawing J-21185-200 P1, it shows that the outlet from G2 and G1 outlets are not visible – can this be explained and what are the implications of having not visible outlets in these two highway gullies.
- 7) The MBA drainage drawings states “that it was unable to locate the outlet, suspected to outfall amongst boulders”. Can the applicant confirm via dye testing and CCTV that the pipework from SW MH 3 to the outfall is structurally sound and can take the expected flows from the proposed development.
- 8) The MBA drawing shows that the surface water pipework in Telegraph Road extends to the west of the development, but there is no information to know what does connect into the surface water drain upfront of SW MH 3. A drainage investigation would be required to establish what connects upstream of SW MH3.
- 9) It would be necessary for the applicant to provide additional hydraulic calculations to prove that there is sufficient capacity in the existing 150mm pipework between SW MH3 and the outfall, for the critical storm for all storm durations (1 in 10, 1 in 100 plus 50%CC and 1 in 1000 year) from the development together with including the existing flow upstream of SW MH 3. It would be necessary to also include an analysis if the outfall pipework became surcharged due to high tides for example or a blockage, and the implications on the proposed development site and the wider catchment. This should show flood flow paths if the manholes spill.

Flood Risk Assessment

The application states that the site is in Flood Zone 1 and is at low risk of flooding from all sources.

No further comments to make.

Name: Louisa Inch

Date: 14 07 2024