



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
Telephone: 01720 424455 – Email: planning@scilly.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2015

PERMISSION FOR DEVELOPMENT

Application No: P/24/057/FUL **Date Application Registered:** 24th September 2024

Applicant: Mr Jacob Blackett
Isles Of Scilly Wildlife
Trust,
Trenoweth,
St Mary's,
Isles Of Scilly,
TR21 0NS

Site address: Higher Moors Nature Trail Porth Hellick St Mary's Isles Of Scilly
Proposal: Replacement of bird hide.

In pursuance of their powers under the above Act, the Council hereby **PERMIT** the above development to be carried out in accordance with the following Conditions:

C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

C2 The development hereby permitted shall be carried out in accordance with the approved details only including:

- Plan 1, Location Plan, received 20.09.2024
- Plan 2, Site Plan, received 20.09.2024
- Plan 3, Proposed Plans, received 01.08.2024
- Plan 4, Proposed Hide Ground Posts, received 20.09.2024
- Document 5, Design and Access Statement, received 20.09.2024
- Document 6, Site Waste Management Plan, received 20.09.2024
- Document 7, Construction Environment Management Plan, received 05.12.2024
- Document 8, Ecological Assesment , received 01.08.2024

These are APPROVED

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy OE1 and OE7 of the Isles of Scilly Local Plan (2015-2030).

C3 The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the appearance of the building and the character of the area.

- C4 No external lighting shall be installed to the bird hide or anywhere within the site unless otherwise agreed in writing by the Local Planning Authority.** Reason: To protect the amenities of the locality, including the amenities of neighbouring residential properties and to protect the amenities of this rural area and preserve the dark night skies of the Isles of Scilly and the Garrison Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Submission Draft Isles of Scilly Local Plan (2015-2030).
- C5 All works shall be carried out in strict accordance with the 'Construction Environment Management Plan' (received 05.12.2024) and the 'Ecological Assessment' (received 01.08.2024).**
Reason: To safeguard the Higher Moors & Porth Hellick Pool (St Mary's) Site of Special Scientific Interest, protected species and their habitats, in accordance with Policy SS2(g) and Policy OE2 of the new Isles of Scilly Local Plan (2015-2030).
- C6 No works including site clearing and demolition shall take place outside of the period between 1 November and 31 March inclusive in any year.**
Reason: To safeguard the Higher Moors & Porth Hellick Pool (St Mary's) Site of Special Scientific Interest, protected species and their habitats, in accordance with Policy SS2(g) and Policy OE2 of the new Isles of Scilly Local Plan (2015-2030).
- C7 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.**
Reason: In the interests of protecting the residential amenities of the islands

Signed:



Strategic Director Place, Economy, Environment

Duly Authorised Officer of the Council to make and issue Planning Decisions on behalf of the Council of the Isles of Scilly.

DATE OF ISSUE: 12th December 2024



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
☎0300 1234 105
✉planning@scilly.gov.uk

Dear Mr Jacob Blackett

Please sign and complete this certificate.

This is to certify that decision notice: P/24/057/FUL and the accompanying conditions have been read and understood by the applicant: Mr Jacob Blackett.

1. **I/we intend to commence the development as approved:** Replacement of bird hide. at: Higher Moors Nature Trail Porth Hellick St Mary's Isles Of Scilly
on:
2. I am/we are aware of any conditions that need to be discharged before works commence.
3. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

Name: **Contact Telephone Number:**
And/Or Email:

Print Name:

Signed:

Date:

Please sign and return to the **above address** as soon as possible.