



**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

## **COUNCIL OF THE ISLES OF SCILLY**

Old Wesleyan Chapel, Garrison Lane St Mary's, Isles of Scilly, TR21 0JD  
Telephone: 01720 424455 – Email: [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

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

### **PERMISSION FOR DEVELOPMENT**

<b>Application No:</b>	<b>P/24/006/FUL</b>	<b>Date Application Registered:</b>	<b>8th February 2024</b>
<b>Applicant:</b>	<b>Mr Adam Peters Latham Park, St Blazey Road St Blazey, Par, Cornwall, PL24 2HY</b>	<b>Agent:</b>	<b>Angela Warwick Situ8 Planning Consultancy Millham Farm, Lostwithiel, Cornwall, PL22 0JA</b>

**Site address:** St Mary's Hospital, Hospital Lane Hugh Town St Mary's Isles of Scilly  
**Proposal:** Extension of existing hospital to provide an integrated health and social care centre (Major Development).

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 3 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, Drawing Number: 23010-BSA-ZZ-ZZ-DR-A-2000
- Plan 2 Proposed Site Plan, Drawing Number: 23010-BSA-ZZ-XX-DR-A-3001
- Plan 3 Proposed Ground Floor Plan 23010-BSA-ZZ-OO-DR-A-2001
- Plan 4 Proposed First Floor Plan, Drawing Number: 23010-BSA-ZZ-ZZ-DR-A-2002
- Plan 5 Proposed Elevations, Drawing Number: 23010-BSA-ZZ-XX-DR-A-2701
- Plan 6 Proposed Courtyard Elevations, Drawing Number: 23010 - BSA - ZZ - XX - DR - A - 04701
- Plan 7 General Arrangement Plan, Drawing Number: M0652\_MLOC\_DR\_L\_1000 REV 01
- Plan 8 Proposed Lower Ground Floor Plan, Drawing Number: 23010-BSA-ZZ-LG-DR-A-2005
- Plan 9 Written Scheme of Investigation (Johns, Apr 2024)
- Plan 10 Waste Management Strategy (Operational)
- Plan 11 Proposed Offsite Surface Water Drainage Run 201 REV P1
- Plan 12 Bat Presence/Absence Survey (Falconbridge, 16 Apr 2024)

**These are stamped as 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 Policies OE1 and OE7 of the Isles of Scilly Local Plan (2015-2030).

#### **PRE-COMMENCEMENT CONDITION: Construction Environmental Ecological Management Plan**

**C3 With the exception of ground strip for archaeological investigation purposes only, no development shall take place, including any demolition, clearance works or transportation of materials to or from**

the site, until a Construction Environmental and Ecological Management Plan (CEEMP) has been submitted to and approved in writing by the local planning authority. Thereafter the approved plan shall be implemented and adhered to in full throughout the entire construction period. The CEEMP shall include both the application site, and the adjoining Circus Field site, to be used for the storage of materials and plant, and incorporate:

- i. A programme and timetable for implementation of works;
- ii. The anticipated number, frequency and types of vehicles used during construction, including routing and parking;
- iii. The erection and maintenance of security hoarding;
- iv. The loading, unloading and storage of plant, materials and waste;
- v. A site set-up plan;
- vi. The storage of excavated spoil;
- vii. No burning of construction materials on site;
- viii. The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway;
- ix. A pre-commencement survey for nesting birds and rabbit burrows;
- x. The Precautionary Method of Working for bats as set out in Appendix 4 of the approved Bat Presence/Absence Survey (Faulconbridge, Apr 2024;)
- xi. A clearance strategy for the Circus Field and Hospital sites;
- xii. Measures to protect retained habitats including boundaries and other onsite features;
- xiii. Measures to protect nesting birds, bats, rabbits and other wildlife;
- xiv. Measures to protect retained trees;
- xv. Measures to address or minimise the risk of spreading invasive non-native species;
- xvi. A Method Statement for the dismantling of the section of existing drystone wall and Cornish hedge and their subsequent restoration;
- xvii. Persons responsible for implementing the works;
- xviii. Measures to manage flood risk and control/minimise the emission of dust, dirt vibration, light and air pollution and odour during demolition/construction;
- xix. No work to be undertaken on the site except between the hours of 08.00 and 18.00 on Mondays to Saturday inclusive and no work to be undertaken on Sundays, Bank and Public Holidays;
- xx. Details of public engagement that shall be carried out both prior to and during the construction works.

The works shall be carried out in accordance with the approved details. On completion of the development any contractors' compound(s), temporary access and all plant, machinery, fencing, lighting and any other equipment or structures used as part of the construction process shall be removed from the site and, where appropriate, the land reinstated to its former condition within three months.

Reason: To protect amenity, highway safety, habitats and species identified in the ecological surveys from adverse impacts during construction in accordance with Policies SS2, SS7 and OE2 of the Isles of Scilly Local Plan 2015-2030 and to avoid an offence under the Wildlife and Countryside Act 1981, as amended and The Conservation of Habitats and Species Regulations 2017, as amended. This is required to be a pre-commencement condition because it is necessary to have agreed such details prior to commencing any building works.

#### **PRE-COMMENCEMENT CONDITION: Pre-demolition Bat Survey**

**C4** With the exception of ground strip for archaeological investigation purposes only, no development shall take place, including any demolition or clearance works, until a pre-demolition presence/absence survey for bats, following the methodology set out at section 4.1 of the approved Bat Presence/Absence Survey (Faulconbridge, 16 Apr 2024,) has been submitted to and approved in writing by the Local Planning Authority. Works shall thereafter be carried out in strict accordance with any approved ecological mitigation, compensation and enhancement measures identified.

Reason: To protect amenity, highway safety, habitats and species identified in the ecological surveys from adverse impacts during construction in accordance with policy OE2 of the Isles of Scilly Local Plan 2015-2030 and to avoid an offence under the Wildlife and Countryside Act 1981, as amended and The Conservation of Habitats and Species Regulations 2017, as amended. This is required to be a pre-commencement condition because it is necessary to have agreed such details prior to commencing any building works.

#### **PRE-COMMENCEMENT CONDITION: Waste Management Scheme (Construction)**

**C5** With the exception of ground strip for archaeological investigation purposes only, no development shall take place, including any demolition or clearance works, until a scheme for recycling/disposing of all waste resulting from demolition and construction works has submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme.

Reason: To ensure adequate consideration is given to the minimisation of unnecessary waste generation, and

adherence to the waste hierarchy, in accordance with the requirements of Policy SS2 (2) and Policy OE5 of the Isles of Scilly Local Plan 2015-2030. This is required to be a pre-commencement condition because it is necessary to have agreed such details prior to commencing any building works.

- C6** If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the Local Planning Authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that the development does not contribute to and is not put at unacceptable risk from or adversely affected by unacceptable levels of water pollution in accordance with Policy SS6 of the Isles of Scilly Local Plan 2015-2030 and the NPPF 2023.

- C7** **A) The development shall proceed in accordance with the WSI prepared by Charles Johns (dated 9th April 2024) that has been approved and submitted to the Planning Authority in support of this planning application.**  
**B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).**  
**C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.**  
**D) The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed, and a final report has been submitted to, and approved by, the Local Planning Authority.**

Reason: To ensure that a programme and methodology of site investigation and recording of archaeological features is undertaken before physical works commence on site. This is in accordance with the provisions of the NPPF (2023) Chapter 16, paragraph 211 and Policy OE7 of the Isles of Scilly Local Plan 2015-2030.

#### **PRIOR TO SLAB LEVEL CONDITION: Sustainable Drainage Details**

- C8** Prior to any development above slab level, details of the proposed surface water drainage and means of disposal, including on and/or off site works, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- Full details of the surface water drainage run, which shall be an open channel wherever feasible, including dimensions, location, gradients, invert and cover levels, headwall details, planting (if necessary) and all drawings as appropriate;
- Full details of the rainwater harvesting tank, including size, scale, capacity, location and all drawings;
- Information on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely;

No other drainage systems for the infiltration of surface water to the ground shall be provided other than those approved. The scheme shall subsequently be implemented in full accordance with the approved designs and retained thereafter.

Reason: To ensure satisfactory provision of surface water drainage and ensure surface water runoff from the development is managed safely whilst achieving maximum water quality, amenity and biodiversity benefits, in accordance with SS2 2) k) of the Isles of Scilly Local Plan (2015-2030) and the NPPF.

#### **PRIOR TO SLAB LEVEL CONDITION: Sustainable Drainage Management Plan**

- C9** Prior to any development above slab level, a maintenance and management plan for the entire surface water drainage system shall be submitted to and approved in writing the Local Planning Authority to ensure the designed system takes into account design standards of those responsible for maintenance. The management plan shall:

- i. Clearly state who will be responsible for managing all aspects of the surface water drainage system, including piped drains, and evidence that the appropriate authority is satisfied with the submitted details;
- ii. Evidence that the responsibility arrangements will remain in place throughout the lifetime of the development.

All works shall be undertaken in full accordance with the agreed details and implemented throughout the lifetime of the development.

Reason: To ensure satisfactory provision of surface water drainage and ensure surface water runoff from the development is managed safely in accordance with SS2 2) k) of the Isles of Scilly Local Plan (2015-2030) and the NPPF.

#### **PRIOR TO SLAB LEVEL CONDITION: Sustainable Construction Report**

- C10** Prior to any development above slab level, a design stage Sustainable Construction Report shall be

submitted to and agreed in writing by the local Planning Authority. The report shall include details of:

- i. Design stage water usage demonstrating at least BREEAM 2no Wat 01 credits;
- ii. Number and location of air source heat pumps;
- iii. Extent and location of pv panels.

Thereafter the development shall be carried out and operated in full accordance with the approved details.

Reason: To ensure the development demonstrates a high level of sustainable performance to address mitigation of and adaptation to predicted climate change, in accordance with Policy SS1 of the Isles of Scilly Local Plan 2015-2030.

#### **PRIOR TO SLAB LEVEL CONDITION: Low-reflection Glazing**

**C11** Prior to any development above slab level, details of frosted or low reflective glazing for the balustrade shall be submitted to and approved in writing. Thereafter the development shall be carried out and operated in full accordance with the approved details.

Reason: In the interests in accordance with Policies SS2 and OE1 of the Isles of Scilly Local Plan 2015-2030.

**C12** The development hereby approved shall be operated in accordance with the approved Waste Management Strategy.

Reason: To ensure adequate consideration is given to the minimisation of unnecessary waste generation, and adherence to the waste hierarchy, in accordance with the requirements of Policy SS2 (2) and Policy OE5 of the Isles of Scilly Local Plan 2015-2030.

#### **PRIOR TO SLAB LEVEL CONDITION: Scheme of External Lighting**

**C13** Prior to any development above slab level, a scheme of external lighting designed to reduce harmful light spill and minimise impacts on wildlife shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter be installed, maintained and operated in full accordance with the approved details.

Reason: In the interests of amenity and to protect the Isles of Scilly Dark Skies and wildlife in accordance with OE4 and OE9 of the Isles of Scilly Local Plan 2015-2030.

#### **PRIOR TO FIRST USE CONDITION: Cycle Parking**

**C14** Prior to the first use of the development hereby permitted, detailed drawings of covered and secure cycle parking stores and spaces shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved details.

Reason: To provide alternative travel options to the use of the car and meet the objectives of sustainable development in accordance with Policy SS10 1) c) of the Isles of Scilly Local Plan 2015-2030.

#### **PRIOR TO FIRST USE CONDITION: EV Charge Point**


**C15** Prior to the first use of the development hereby permitted, details of an EV charge point with minimum power rating output of 7kW and universal socket shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved details.

Reason: To meet the objectives of sustainable development in accordance with Policy SS10 1) c) of the Isles of Scilly Local Plan 2015-2030.

### **Further Information**

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 of the National Planning Policy Framework 2023.
2. In accordance with the Town and Country Planning (fees for Application and Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. The fee is current £145 for each request to discharge condition(s) where the planning permission relates to any other type of development other than a householder application. The fee is payable for each individual request made to the Local Planning Authority. You are advised to check the latest fee schedule at the time of making an application as any adjustments including increases will be applied: [https://ecab.planningportal.co.uk/uploads/english\\_application\\_fees.pdf](https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf)
3. It should be noted that some of the conditions attached to this consent are required to be complied with prior to the commencement of the development hereby approved, if those conditions are not fully adhered to, then the consent cannot lawfully be implemented, therefore a new application will be requested, and consideration will be given to the expedience of enforcement action.
4. Connection to the sewerage system will be subject to the agreement of South West Water in respect of both the timing and point of connection.
5. The Regulatory Reform (Fire Safety) Order 2005 applies, and the responsible person will be required to carry out a fire risk assessment to identify the risks and take reasonable measures to ensure people are safe from fire. The works may be considered 'controlled work' and therefore building control approval may also be

- required.
6. The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use of being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are likely to contain nesting birds between 1 March and 31 August inclusive. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between the above dates, unless a recent survey has been undertaken by a competent ecologist to assess the nesting bird activity on site during this period and has shown it is absolutely certain that nesting birds are not present.
  7. The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately, and a bat warden contacted. Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately, and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.
  8. This decision is not a determination under the Building Regulations. Please ensure that all building works accord with the Building Regulations and that all appropriate approvals are in place for each stage of the build project. You can contact Building Control for further advice or to make a building control application: [buildingcontrol@cornwall.gov.uk](mailto:buildingcontrol@cornwall.gov.uk).
  9. In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment or the submission of a full planning application for a revised scheme. Please discuss any proposed amendments with the Planning Officer. There is a fee to apply for a non-material amendment and the most up to date fee will be charged which can be checked here: [https://ecab.planningportal.co.uk/uploads/english\\_application\\_fees.pdf](https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf)

Signed: 

**Chief Planning Officer**

*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: 19<sup>th</sup> April 2024**



# COUNCIL OF THE ISLES OF SCILLY

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

Dear Mr Adam Peters

## Please sign and complete this certificate.

This is to certify that decision notice: P/24/006/FUL and the accompanying conditions have been read and understood by the applicant: Mr Adam Peters.

1. **I/we intend to commence the development as approved:** Extension of existing hospital to provide an integrated health and social care centre (Major Development) at: St Mary's Hospital, Hospital Lane Hugh Town 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.

For the avoidance of doubt, you are reminded to address the following condition(s) as part of the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

## PRE-COMMENCEMENT CONDITION(S)

- C3 With the exception of ground strip for archaeological investigation purposes only, no development shall take place, including any demolition, clearance works or transportation of materials to or from the site, until a Construction Environmental and Ecological Management Plan (CEEMP) has been submitted to and approved in writing by the local planning authority. Thereafter the approved plan shall be implemented and adhered to in full throughout the entire construction period. The CEEMP shall include both the application site, and the adjoining Circus Field site, to be used for the storage of materials and plant, and incorporate:
- i. A programme and timetable for implementation of works;
  - ii. The anticipated number, frequency and types of vehicles used during construction, including routing and parking;
  - iii. The erection and maintenance of security hoarding;
  - iv. The loading, unloading and storage of plant, materials and waste;
  - v. A site set-up plan;
  - vi. The storage of excavated spoil;
  - vii. No burning of construction materials on site;
  - viii. The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway;
  - ix. A pre-commencement survey for nesting birds and rabbit burrows;
  - x. The Precautionary Method of Working for bats as set out in Appendix 4 of the approved Bat Presence/Absence Survey (Faulconbridge, Apr 2024;)
  - xi. A clearance strategy for the Circus Field and Hospital sites;
  - xii. Measures to protect retained habitats including boundaries and other onsite features;
  - xiii. Measures to protect nesting birds, bats, rabbits and other wildlife;
  - xiv. Measures to protect retained trees;
  - xv. Measures to address or minimise the risk of spreading invasive non-native species;
  - xvi. A Method Statement for the dismantling of the section of existing drystone wall and Cornish hedge and their subsequent restoration;
  - xvii. Persons responsible for implementing the works;
  - xviii. Measures to manage flood risk and control/minimise the emission of dust, dirt vibration, light and air pollution and odour during demolition/construction;
  - xix. No work to be undertaken on the site except between the hours of 08.00 and 18.00 on Mondays to Saturday inclusive and no work to be undertaken on Sundays, Bank and Public Holidays;
  - xx. Details of public engagement that shall be carried out both prior to and during the construction works.

The works shall be carried out in accordance with the approved details. On completion of the development any contractors' compound(s), temporary access and all plant, machinery, fencing, lighting and any other equipment or structures used as part of the construction process shall be removed from the site and, where appropriate, the land reinstated to its former condition within three months.

- C4 Prior to the commencement of the development hereby permitted, including any demolition or clearance works, a pre-demolition presence/absence survey for bats shall be submitted to and approved in writing by the Local Planning Authority. Works shall thereafter be carried out in strict accordance with any approved ecological mitigation, compensation and enhancement measures identified.
- C5 No development shall take place, including any demolition or clearance works, other than the archaeological fieldwork specified at section 8.2 of the approved Written Scheme of Investigation (Johns, April 2024) until a scheme for recycling/disposing of all waste resulting from demolition and construction works has submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme.

#### **PRIOR TO SLAB LEVEL CONDITION(S):**

- C8 Prior to any development above slab level, details of the proposed surface water drainage and means of disposal, including on and/or off site works, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:
- Full details of the surface water drainage run, which shall be an open channel wherever feasible, including dimensions, location, gradients, invert and cover levels, headwall details, planting (if necessary) and all drawings as appropriate;
  - Full details of the rainwater harvesting tank, including size, scale, capacity, location and all drawings;
  - Information on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely;
- No other drainage systems for the infiltration of surface water to the ground shall be provided other than those approved. The scheme shall subsequently be implemented in full accordance with the approved designs and retained thereafter.
- C9 Prior to any development above slab level, a maintenance and management plan for the entire surface water drainage system shall be submitted to and approved in writing the Local Planning Authority to ensure the designed system takes into account design standards of those responsible for maintenance. The management plan shall:
- Clearly state who will be responsible for managing all aspects of the surface water drainage system, including piped drains, and evidence that the appropriate authority is satisfied with the submitted details;
  - Evidence that the responsibility arrangements will remain in place throughout the lifetime of the development.
  - All works shall be undertaken in full accordance with the agreed details and implemented throughout the lifetime of the development.
- C10 Prior to any development above slab level, a design stage Sustainable Construction Report shall be submitted to and agreed in writing by the local Planning Authority. The report shall include details of:
- Design stage water usage demonstrating at least BREEAM 2no Wat 01 credits;
  - Number and location of air source heat pumps;

- Extent and location of pv panels.

Thereafter the development shall be carried out and operated in full accordance with the approved details.

- C11 Prior to any development above slab level, details of frosted or low reflective glazing for the balustrade shall be submitted to and approved in writing. Thereafter the development shall be carried out and operated in full accordance with the approved details.
- C13 Prior to any development above slab level, a scheme of external lighting designed to reduce harmful light spill and minimise impacts on wildlife shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall thereafter be installed, maintained and operated in full accordance with the approved details.

**PRIOR TO FIRST USE CONDITION(S):**

- C14 Prior to the first use of the development hereby permitted, detailed drawings of covered and secure cycle parking stores and spaces shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved details.
- C15 Prior to the first use of the development hereby permitted, details of an EV charge point with minimum power rating output of 7kW and universal socket shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in full accordance with the approved details.