

# Council of the Isles of Scilly Planning Application

**RECEIVED**  
By Liv Rickman at 12:53 pm, Jan 15, 2025

Ref: P/24/094/COU

## Consultation Response

**Date:** 20.12.2024  
**Ref:** P/24/094/COU  
**Site:** The Chandlery, The Thorofare, Hugh Town, St Mary's, Isles of Scilly  
**Proposal:** Change of Class Use for ground floor of building from Class Use E (shop/office/light industrial) to Class Use B2 (general industrial) and B8 (storage and distribution).

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](mailto:planning@scilly.gov.uk) by the **16<sup>th</sup> January 2024**.

Link to application: <https://scilly.gov.uk/planning-application/planning-application-p24094cou>

I look forward to receiving your comments in due course. If I have not heard back from you by the **16 January 2024** then I will assume you have no comments to make.

### Consultee Name:

---

The planning application relates to a change of use from Class Use E (shop/office/light industrial) to Class Use B2 (general industrial) and B8 (storage and distribution).

A previous application to convert the 1<sup>st</sup> floor of the building into residential accommodation has been granted under planning application (P23/001/COU).

The Flood Risk Assessment from this application has been used to support this application. This report does assess the likelihood of flooding from all sources in sufficient detail and confirms that the main source of flooding is likely to be tidal.

The Flood Risk Assessment is detailed in that it confirms that the FFL of the unit is 3.81mAOD and the modelled 1 in 200 year return period with no climate change has confirmed the ground floor would flood to 0.03m – confirming the ground floor is located in Flood Zone 3 – High Risk. With climate change the likely flood level will be 5.29mAOD for the 1 in 200 year event (Flood Zone 3) and

# Council of the Isles of Scilly

## Planning Application

Ref: P/24/094/COU

5.41mAOD (Flood Zone 2). This means that the likely flood depths on the ground floor will be 1.48m and 1.6m deep. Some allowance for storm surge caused by low pressure or wave action has been provided, which have been taken from the Environment Agency IOS Coastal Model 2019), where the estimated flood depth for the 1 in 200 year event would increase to 1.79m.

The application refers to a change of use from Class E to Class B2 and B8. The former and proposed use would be described as "Less Vulnerable". Therefore, there is no increase in the vulnerability. The submitted Flood Risk Assessment meets the requirements of the site-specific Flood Risk Assessment.

The Sequential Test and Exception Test do not need to be applied for Change of Use applications.

Property Flood Resilience Measures have been proposed in the Flood Risk Assessment. Namely :

- 1) FFL's will remain the same as existing
- 2) Any new alteration works below 5.89mAOD (1 in 200 year event, plus climate change plus 600mm freeboard) would be carried out using flood resilient materials where possible.
- 3) All wooden pedestrian access doorways, 1<sup>st</sup> floor patio doors will be UPVC / composite flood doors and new double glazed windows throughout the ground floor.
- 4) All electrical circuitry to be above the 5.89mAOD, where practical.
- 5) A Detailed Flood Emergency Plan is to be completed.

It is recommended to ensure that the above are implemented and secured by way of conditions on this planning application.

[\(Comments\)](#)

---

**Name:**

**Date:**