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Isles
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Capital Delivery Programme

Environmental Impact Assessment Screening Report

Bishop and Wolf Pumping Station & Screening Plant

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1 Introduction

1.1 Background

1.1.1 Pell Frischmann has been commissioned by Trant Engineering Limited (Trant, 'the Principal Contractor'), on behalf of South West Water (SWWL, 'the Undertaker'), to produce an Environmental Impact Assessment (EIA) Screening Report for the proposed development of a screening plant at Bishop and Wolf pumping station on the island of St. Mary's, within the Isles of Scilly archipelago. Appendix A should be referred to for details of the proposed scheme layout.

1.1.2 Post the enactment of *The Isles of Scilly (Application of Water Legislation) Order 2019 (as amended)*, SWWL was appointed as Statutory Water and Sewerage Undertaker, under the *Water Industry Act 1991 (as amended)* [the 1991 Act], for the Isles of Scilly. As such, SWWL has a statutory duty under the 1991 Act to provide an effective and economical system for the supply of sewerage services. The Undertaker is progressing the current Isles of Scilly Capital Delivery Programme to comply with this duty by improving the resilience, quality and compliance of the sewerage infrastructure across the Isles of Scilly.

1.1.3 Additionally, the Undertaker has further duties under Section 3 of the 1991 Act to have due regard and consideration – so far as may be consistent – while conducting its function as the Statutory Undertaker for:

- The conservation and enhancement of the environment;
- The protection and conservation of elements of historical interest; and
- The effect of which proposals could have on the beauty or amenity of an area.

1.1.4 The environmental, historical and tranquil aspects of the Isles of Scilly are considered throughout the design and proposed construction process, so far as possible, while also complying with the Undertaker's central duty to provide and maintain an effective and economical system for the residents of, and visitors to, the isles.

1.1.5 It is noted that a planning application is being submitted for the proposed scheme discussed within this EIA Screening report.

Purpose of the Report

1.1.6 The purpose of this report is to provide the Isles of Scilly Council with sufficient information to formulate a Screening Opinion in accordance with Regulation 5(1) and (2) of *The Town and Country Planning (Environmental Impact Assessment) Regulations 2017*¹ (the 'EIA Regulations').

1.1.7 This report accompanies a written request for an EIA Screening Opinion and aims to inform the relevant authorities about the potential for significant environmental effects from construction and operation of the proposed scheme, in accordance with the EIA Regulations.

1.1.8 Pell Frischmann have considered the proposed scheme in line with screening selection criteria listed under Schedule 3 of the EIA Regulations. The conclusion of this report is that the scheme is **unlikely** to constitute an **EIA Development**.

1.2 Environmental Impact Assessment Regulations

1.2.1 The proposed scheme is considered to fall under 'Column 1, 11 Other projects (c) Waste-water treatment plants' in Schedule 2 of the EIA Regulations, which is considered the closest applicable criteria. The

¹ The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. Available at: [The Town and Country Planning \(Environmental Impact Assessment\) Regulations 2017 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/2017/1003/contents/made)

scheme will include an area of approximately 149.95sqm which is below the 1,000sqm area of the development set out in Column 2 of this Schedule. However, due to the proximity to 'sensitive areas' as defined in paragraph 3.1.1 of this report, it is considered appropriate to request a Screening Opinion for this development.

1.2.2 This EIA Screening Report has been prepared in line with the '*Selection Criteria for Screening Schedule 2 Development*' of Schedule 3 Regulation 5(4) of the EIA Regulations. Said criteria are listed within Table 1 overleaf, along with each section in which the criteria have been addressed.

1.2.3 Selection criteria within Schedule 3 of the EIA Regulations considers the sensitivity of the receiving environment. The characteristics and location of the development and the characteristics of the potential impacts must be considered to determine whether the proposed scheme is likely to have significant effects on the environment. If there are no significant environmental effects, then the proposed scheme will not constitute an EIA development.

Table 1: Schedule 3 Selection Criteria for Screening Schedule 2 Development

Schedule 3 Criteria	Report Section
Characteristics of the development	
The characteristics of development must be considered with particular regard to -	
(a) The size and design of the whole development;	Section 2
(b) Cumulation with other existing development and/or approved development;	Section 4
(c) The use of natural resources, in particular land, soil, water and biodiversity;	Section 3.1, 3.2
(d) The production of waste;	Section 3.2
(e) Pollution and nuisances;	Section 3.1
(f) The risk of major accidents and/or disasters relevant to the development concerned, including those caused by climate change, in accordance with scientific knowledge; and	Section 3.2
(g) The risks to human health (for example, due to water contamination or air pollution).	Section 3.1
Location of development	
The environmental sensitivity of geographical areas likely to be affected by development must be considered, with particular regard, to –	
(a) The existing and approved land use;	Section 2 and 3
(b) The relative abundance, availability, quality and regenerative capacity of natural resources (including soil, land, water and biodiversity) in the area and its underground;	
(c) The absorption capacity of the natural environment, paying particular attention to the following areas –	
i. Wetlands, riparian areas, river mouths;	
ii. Coastal zones and the marine environment;	
iii. Mountain and forest areas;	
iv. Nature reserves and parks;	
v. European sites and other areas classified or protected under national legislation;	
vi. Areas in which there has already been a failure to meet the environmental quality standards, laid down in Union legislation and relevant to the project, or in which it is considered that there is such a failure;	
vii. Densely populated areas; and	
viii. Landscape and sites of historical, cultural or archaeological significance.	
Types and characteristics of the potential impact	
The likely significant effects of the development on the environment must be considered in relation to criteria set out in paragraphs 1 and 2 above, with regard to the impact of the development on the factors specified in regulation 4(2), taking into account -	

Schedule 3 Criteria	Report Section
<ul style="list-style-type: none">(a) The magnitude and spatial extent of the impact (for example geographical area and size of the population likely to be affected);(b) The nature of the impact;(c) The transboundary nature of the impact;(d) The intensity and complexity of the impact;(e) The probability of the impact;(f) The expected onset, duration, frequency and reversibility of the impact;(g) The cumulation of the impact with the impact of other existing and/or approved development; and(h) The possibility of effectively reducing the impact.	Section 3

2 The Proposed Scheme

2.1 Site Location and Baseline Conditions

2.1.1 Figure 1 below, shows the location of the proposed scheme.

2.1.2 The site is located at the existing SWWL Bishop and Wolf sewerage pumping station (SPS) located off Little Porth Road, Hugh Town, St Mary's, Isles of Scilly, TR21 0JG at Grid Reference: SV 90241 10502 (Easting 090241; Northing 010502).

2.1.3 The existing SPS is located behind retail, leisure, and residential properties along Garrison Lane, in the middle of Hugh Town, and is accessed from Little Porth Road via a shared access point.

2.1.4 The site consists of concrete hardstanding and the existing site. A wall separates the existing Bishop and Wolf pumping station from the Bishop and Wolf pub beer garden. Due to the increase in footprint of the building, a small section of the Bishop & Wolf Pub's outside space will be required.

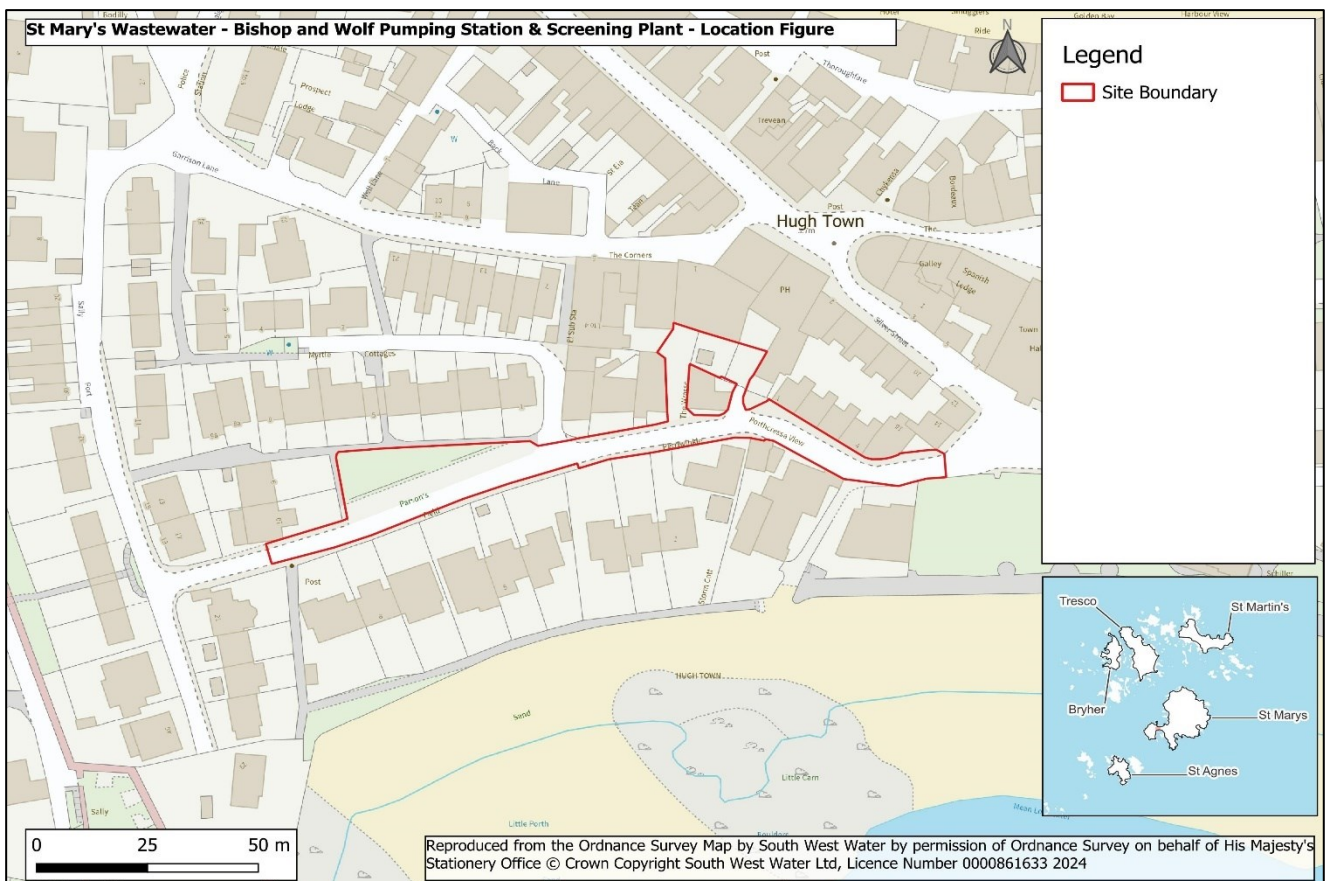


Figure 1: Site Location Map

2.2 Scheme Description

2.2.1 The proposed scheme consists of the construction of an enlarged wastewater infrastructure building, which will replace the existing Bishop and Wolf SPS building. The new building will house new variable-speed pumps and a new screening plant. The screening plant will remove objects such as rags, paper, plastics, and metals to prevent damage and clogging of downstream equipment, piping, and appurtenances as well as ensuring they do not enter the marine environment. The proposed site plan is shown in drawing 107780-PEF-WW-602-DDR-T-0003 in Appendix A. An extract from this drawing is presented in Figure 2 below.

2.2.2 The plant will operate intermittently as required on a 24/7 basis, operation could occur at any time.

2.2.3 The proposed scheme will improve the resilience of the wastewater system, bringing benefit to all residents and visitors to St Mary's. Residents in close proximity will further benefit from the replacement of the existing infrastructure with modern plant, incorporating improved noise attenuation and odour control facilities.

2.2.4 The replacement pumps will be sized to ensure the conditions of the Atlantic CSO permit are met. Screens will be fitted with 3mm mesh to comply with the discharge permit conditions. Screens will have a 30 l/s flow rate.



Figure 2: Site Plan

2.3 Proposed Construction Methodology

2.3.1 Construction is expected to commence in early 2025. The site is anticipated to be operational in 2025.

2.3.2 The approved construction working hours will be agreed with the Local Planning Authority prior to the start of construction. A small team of workers will be on site each day. Shift patterns will be staggered to improve the workforce's efficiency and reduce peak demand on local infrastructure. This approach will also reduce pressure on accommodation facilities.

2.3.3 No construction plant and / or machinery will be operated before 0800 hours or after 1800 hours on Mondays through to Saturdays. There will be no works involving construction plant and / or machinery on Sundays or Public / Bank Holidays.

2.3.4 The existing pumping station building will be demolished. Ground impacts would be primarily foundation construction, breaking out existing concrete paths.

2.3.5 Methods of construction will consist of the excavation to formation level of the building footprint and installation of a reinforced concrete foundation pad. The steel framed building will be erected in sections on this pad. The steel frame will be part block walls and timber/render clad with the addition of acoustic installation.

2.3.6 Excavation and removal of the existing concrete hard standing area will be completed. Raft foundation works will be constructed. A 350mm depth is anticipated.

2.3.7 The proposed scheme will consist of a locally erected steel framed building using standard type materials. Due to the constraints with shipping and access to site, prefabricated items will be limited and consist of prefabricated steelwork and cladding. This also applies to process equipment. Process equipment will be broken down to manageable sized items and built up on site.

2.3.8 Construction will be covered through a 20kva power supply, through two Site 10 kva transformers. LED task lighting will be required within the site boundary between 16:00 – 18:00 during winter working.

2.3.9 It is proposed that Parson's Green will be used as a construction storage compound and lay-down area. Parson's Green comprises a 250m² triangular piece of amenity grassland located along Little Porth Road, approximately 50m to the west of the Bishop and Wolf Pumping Station.

2.3.10 It is expected that Parson's Green will be used for the storage of materials and equipment during the construction phase only. It is anticipated that topsoil will be stripped from Parson's Green and a compacted stone base will be installed. It is also expected that the compacted stone aggregate will be separated from the underlying sub-soil using a geomembrane. This will allow the stone aggregate to be recovered during the decommissioning of the compound and will allow the site to be reinstated to amenity grassland.

2.3.11 During construction it is expected the perimeter of the temporary compound will be secured using Heras type fencing. It is possible that some task lighting may be required to allow for safe working during hours of darkness in winter months.

Construction Traffic

2.3.12 The redline boundary includes an approximate 162m length of carriageway extending from 14 Silver Street, along Little Porth up to 10 Parson's Field. The redline boundary has been produced to incorporate all land necessary to carry out the proposed development this including the land required for access to the site from the public highway, visibility splays, car parking associated with construction site workers and those local areas it is expected will require temporary parking suspensions put in place during the construction sites operational hours.

2.3.13 The development site will be accessed via Silver Street to the north and Porthcressa View to the south. Standard type delivery vehicles and small plant will be utilised during construction. In line with the Construction Traffic Management Plan (CTMP), during peak construction periods, it is anticipated there could be up to 22 vehicle movements (two-way) per day. Over a 10 hour daily operational period, this equates to approximately two vehicle movements every hour. During other periods, the average across the different work phases will generate approximately 8-14 two-way vehicle movements per day. Construction materials will be delivered to site with the use of standard type delivery vehicles due to constraints of the island's roads.

2.3.14 Regarding set up and use of Parson's Green compound, it is expected that there will be 3 vehicle movements each hour across a single 10 hour working day for the transport of topsoil. For the Type 1 stone, it is expected that there will be 4 vehicle movements each hour across a single 10 hour working day.

2.4 Embedded Mitigation

2.4.1 The Principal Contractor will be responsible for implementing a Construction Environmental Management Plan (CEMP) throughout construction, to be approved prior to commencement. This will be updated as a live document during construction as and when required. This will ensure activities are completed in line with good practice guidance and relevant legislation to minimise impacts.

2.4.2 The following topics will be outlined within the CEMP:

- General construction information;
- Roles and responsibilities;
- Environmental management requirements including measures for managing the following environmental aspects;
 - Dust and emissions to reduce impacts to air quality;
 - Noise, vibration and light to reduce disturbance to human and environmental receptors;
 - Hazardous materials to avoid pollution events to watercourses and groundwaters; and
 - Maintaining high standards of biosecurity to include measures to prevent the spread of Invasive Non-Native Species (INNS).

3 Assessment of Effects

3.1 Key Receptors and Sensitive Areas

3.1.1 The EIA Regulations describe a 'sensitive area' as the following:

- A Site of Special Scientific Interest (SSSI);
- A National Park;
- The Broads;
- A property on the World Heritage List;
- A Scheduled Monument;
- An Areas of Outstanding Natural Beauty (AONB) (also known as National Landscape); and / or
- A European site.

On-Site Sensitive Areas

3.1.2 The proposed scheme is located within the Isles of Scilly National Landscape (formerly the Isles of Scilly AONB). This designation covers the whole of the Archipelago. The Isles of Scilly National Landscape is protected under the 1949 National Park and Access to Countryside Act. The Isles of Scilly National Landscape is designated due to its large diversity of scenery such as a combination of rugged granite cliffs and headlands, sandy bays, hidden coves, shifting dunes and saline lagoons. None of these features are within the site or in proximity to the site.

Off-Site Sensitive Areas

3.1.3 Table 2 presents the sensitive areas as defined under the EIA Regulations within a 250m ZoI of the site. Table 3 presents other notable features / designations within a 250m ZoI of the site. It is noted that the distances have been measured based on the proposed permanent Bishop and Wolf Screening Plant location and not wider parts of the red line boundary.

3.1.4 A map containing an overview of sensitive designations in relation to the proposed scheme is presented in Appendix B.

Table 2: Sensitive Areas as defined under the EIA Regulations within a 250m ZoI

Receptor	Distance
Isles of Scilly Complex Special Area of Conservation (SAC). Qualifying features include: <ul style="list-style-type: none"> • Sandbanks (subtidal); • Mudflats and sandflats (intertidal); • Reefs; • Grey seal (<i>Halichoerus grypus</i>); and • Shore dock (<i>Rumex rupestris</i>). 	108m south
Isles of Scilly Special Protection Area (SPA). Qualifying features include: <ul style="list-style-type: none"> • European storm-petrel (<i>Hydrobates pelagicus</i>); • Lesser black-backed gull (<i>Larus fuscus graellsii</i>); • European shag (<i>Phalacrocorax aristotelis</i>); and • Greater black-backed gull (<i>Larus marinus</i>). 	78m south
Lower Moors SSSI (Biological) Impact Risk Zone. Receptors within the SSSI includes: <ul style="list-style-type: none"> • Fen March and Swamp Lowland; • Common Reed (<i>Phragmites australis</i>); • Hemlock Water dropwort (<i>Oenanthe crocata</i>); • Lesser Spearwort (<i>Ranunculus flammula</i>); • Water Mint (<i>Mentha aquatica</i>); • Common Mrsh-bedstraw (<i>Galium palustre</i>); • March Pennywort (<i>Hydrocotyle vulgaris</i>); • Royal Fern (<i>Osmunda regalis</i>); 	The proposed development is located within outer circle of the Impact Risk Zone The SSSI itself is located 717m east

Receptor	Distance
<ul style="list-style-type: none"> Southern Marsh Orchid (<i>Dactylorhiza pratermissa</i>); and Wintering snipe (<i>Gallinago gallinago</i>). 	
<p>Peninnis Head (St. Mary's) SSSI (Mixed) Impact Risk Zone. Receptors within the SSSI includes:</p> <ul style="list-style-type: none"> Heather (<i>Calluna vulgaris</i>); Western gorse (<i>Ulex europaeus</i>); Thrift (<i>Armeria maritima</i>); Yorkshire-fog (<i>Holcus lanatus</i>); Sorrel (<i>Rumex acetosa</i>); and Common scurvygrass (<i>Cochlearia officinalis</i>). 	<p>The proposed development is located within outer circle of the Impact Risk Zone The SSSI itself is located 636m south east</p>
<p>Isles of Scilly National Landscape (formally known as AONB). Receptors include:</p> <ul style="list-style-type: none"> A large diversity of scenery such as a combination of rugged granite cliffs and headlands, sandy bays, hidden coves, shifting dunes and saline lagoons. 	Located within
<p>Scheduled Monuments. Receptors:</p> <ul style="list-style-type: none"> Post-medieval breastwork, curtain wall and associated defensive structures on the periphery of The Garrison, St Mary's (List Entry 1018370); and The Rocket House 17th-18th century powder magazine and adjacent prison on The Garrison, St Mary's (List Entry 1018370). 	<p>Distance listed as per receptor:</p> <ul style="list-style-type: none"> 173m west 245m north west

Table 3: Other Notable Receptors / Designations within a 250m Zol

Receptor	Distance
Priority Habitat – Lowland heathland	141m south west
<p>IoS Heritage Coast. Receptors include:</p> <ul style="list-style-type: none"> Coastal landscape, ranging from sandy beaches to dunes and sheer rugged cliffs; Rare migrating birds; Warm lagoons which support seals and porpoises; and Extensive marine habitat areas. 	Located within
<p>IoS Conservation Area. Receptors include:</p> <ul style="list-style-type: none"> The character and appearance of each island. 	Located within
<p>Archaeological Constraints Areas.</p> <ul style="list-style-type: none"> The Parade & Town Hall; The School, Hugh Town; The Post Office; Parson's Field; Mount Hollis; Buzza Hill; Hugh Street; The Quay; and The Garrison. <p>Receptors include areas identified for important archaeological remains.</p>	<p>Distance listed as per receptor:</p> <ul style="list-style-type: none"> 50m east 177m east 77m north 30m west 150m north west 281m east 176m north west 234m north west 169m west
<p>Grade Listed Buildings. Receptors Include:</p> <ul style="list-style-type: none"> The Bishop And Wolf Public House (List Number 1328843) (Grade II); The Galley Restaurant (List Number 1141196) (Grade II); Parade House (List Number 1141193) (Grade II); Bordeaux (List Number 1328848) (Grade II); South West Electricity Board (List Number 1219011) (Grade II); Spanish Ledge Guest House And House Attached At West (List Number 1141195) (Grade II); House To West Of South West Electricity Board (List Number 1141191) (Grade II); Stanmore House (List Number 1219064) (Grade II); Former Wesleyan Methodist Chapel (List Number 1141217) (Grade II); Parade Cottage (List Number 1141192) (Grade II); Mumfords (List Number 1328825) (Grade II); Town Hall (List Number 1219066) (Grade II); 	<p>Distance listed as per receptor:</p> <ul style="list-style-type: none"> 7.2m north 34.5m west 35.4m north east 39.4m north east 40m north 49m north 42.5m north 45.8m east 55.6m north weas 63.2m east 64.2m north west 65.6m east

Receptor	Distance
<ul style="list-style-type: none"> • Outbuilding Approximately 2 Metres South Of Parade Cottage (List Number 1291695) (Grade II); • Pelistry Cottage (List Number 1291708) (Grade II); • Post Office (List Number 1291788) (Grade II); • Parkside (List Number 1141190) (Grade II); • Homeleigh And Attached Railings (List Number 1291690) (Grade II); • Kavorna Bakery And Gift Shop (List Number 1218783) (Grade II); • The Atlantic Hotel (List Number 1141220) (Grade II); • Shearwater And Attached Railings (List Number 1141194) (Grade II); • Parkview (List Number 1328842) (Grade II); • Treveffa And Wingletang (List Number 1141197) (Grade II); • Lloyds Bank (List Number 1141218) (Grade II); • Rivera House (List Number 1219007) (Grade II); • The Forecastle (List Number 1141183) (Grade II); • Strand House (List Number 1141180) (Grade II); • Crebinnick House Adjoining To East Hazeldene Thurleigh And Raveen (List Number 1218655) (Grade II); • The Anchorage (List Number 1328826) (Grade II); • Dolphin Cottage And House Adjoining To North (List Number 1328844) (Grade II); • Lyonesse (List Number 1328827) (Grade II); • 3 Garrison Hill (List Number 1291851) (Grade II); • Simpson's Shop (List Number 1291793) (Grade II); • Starboard Light (List Number 1141184) (Grade I); • Hugh House (List Number 1141186) (Grade II); • Lynwood, Albany House, Westford House, Longras And Innisidgen And Attached Walls (List Number 1218666) (Grade II); • Veronica Lodge (List Number 1141189) (Grade II); • Shop Occupied By Michael Gray (List Number 1291785) (Grade II); • Rw Banfield (List Number 1328824) (Grade II); • 1 And 2 Trinity Cottages (List Number 1328845) (Grade II); • Outer Walls And Gateway (List Number 1291751) (Grade I) ; • Pier House (List Number 1141219) (Grade II); • Lemon Hall And Attached Walls And Railings (List Number 1141215) (Grade II); • The Guard House (List Number 1218940) (Grade II*); and • Gatehouse Cottage (List Number 1218853)(Grade II*). 	<ul style="list-style-type: none"> • 66.2m east • 72.2m north • 97.5m north west • 98.3m west • 101.5m east • 108.2m east • 109.2m north west • 112.1m east • 118.2m east • 126.4m east • 126.4m west • 130.8m east • 143.6m west • 149.1m west • 166.1m west • 171.2m north • 171.4m north • 178.4m east • 184m west • 193.8m east • 198.5m west • 202m west • 206.4m east • 208.1m west • 209.1m west • 212.2m north west • 220.7m • 229.8m south west • 230.1m west • 234.1m west • 241.9m north • 242.4m west
<p>National Character Area 158 Isles of Scilly. Receptors include:</p> <ul style="list-style-type: none"> • Low-lying granite islands with a strong maritime influence; • Complex seascapes; • A strong sense of remoteness and tranquillity; • The unique pattern of small fields enclosed by evergreen hedges, called fences locally, protects the bulb and vegetable fields from salt spray and strong winds; • White sandy beaches, embryonic sand dunes and unenclosed areas of maritime heath and grassland fringe the islands; some heathland is dominated by gorse and bracken; • Chambered barrows and standing stones with forts and castles prominent on areas of higher ground; and • A network of roads and tracks and about 200km of permissive paths provide access to all parts of the islands. 	<p>Located within</p>
<p>Ground Water Source Protection Zone (Zone 2) Receptor: Isles of Scilly Groundwater Body.</p>	<p>Ground Water Source Protection Zone 2 located 820m north. Located within Isles of Scilly Groundwater Body.</p>
<p>Human receptors include:</p> <ul style="list-style-type: none"> • Residential receptors along Garrison Lane; • Residential receptors along Silver Street; • Residential receptors along Hugh Street; • Residential receptors along The Parade; • Porthcressa Beach; • The Wheelhouse Guest House; • Schooners Hotel; • Tregarthen's Hotel; 	<p>Distance listed as per receptor:</p> <ul style="list-style-type: none"> • 5m to 230m • 20m to 250m • 15m to 212m • 12m to 68m • 143m south • 25m south • 50m north • 200m north west

Receptor	Distance
<ul style="list-style-type: none">• Santa Maria Guest House; and• Isles of Scilly Museum .	<ul style="list-style-type: none">• 153m south west• 43m north east

3.2 Potential Effects upon Environmental Receptors

Ecology Receptors

Qualifying features of Isles of Scilly Complex SAC and Isles of Scilly SPA

3.2.1 The proposed scheme is located 108m north of the Isles of Scilly Complex SAC and 78m north of the Isles of Scilly SPA, at its closest point. The potential for adverse effects on these designations has been assessed in the Habitat Regulations Stage 1 Screening Assessment (report reference: 107780-PEF-ZZ-674-TRP-EN-0001). The overall conclusion of this HRA Stage 1 Screening is that no likely significant effects on the Isles of Scilly Complex SAC or Isles of Scilly SPA are anticipated due to the following factors:

- The distance between the proposed scheme and the SAC and SPA, as well as between the construction compound and the SAC and SPA, respectively reduces the potential magnitude and likelihood for direct construction and operational impacts to the sites and their qualifying features;
- The limited nature of the proposed works which reduces the magnitude of disturbance related to construction activities;
- The lack of suitable habitat within the scheme site for bird species protected under the SPA designation, and lack of functionally linked land between the scheme and the SAC and SPA;
- Operation of the proposed scheme not differing significantly from the baseline in terms of potential noise and visual disturbance; and
- The operational scheme resulting in improved screening of sewage, which is likely to improve the quality of discharge released into the coastal water body via the Morning Point outfall which could potentially benefit the qualifying features of the SAC and SPA which cover the coastal water body.

SSSIs

3.2.2 The proposed scheme is not located within a SSSI. However, the proposed scheme is located within the Impact Risk Zones for the Lower Moors SSSI and Peninnis Head SSSI, located 717m east and 636m south east from the proposed scheme respectively. The function of an IRZ is to prompt consultation with Natural England about the potential for off-site impacts upon the qualifying features of nearby SSSIs, associated with certain development activities.

3.2.3 The potential for indirect or off-site impacts upon these SSSI's has been assessed within the Ecological Impact Assessment (EclA) (report reference 107780-PEF-ZZ-602-TRP-GE-0001).

3.2.4 The EclA concluded that the proposed scheme is not considered to fall under the following categories and therefore consultation with Natural England would not be required:

- Pipelines and underground cables, pylons and overhead cables (excluding upgrades and refurbishment of existing network).

3.2.5 Indirect construction and operational effects are considered unlikely due to (i) the distance of the site from these SSSIs; (ii) the lack of functionally linked land; (iii) the small scale of the proposed development works.

Priority Habitats

3.2.6 The EclA states that no priority habitats have been identified within the existing site. The closest priority habitat is Lowland Heathland, located 141m south west. No effects to this priority habitat are envisaged. There will be no loss of priority habitat as a result of the proposed scheme.

Other Notable Habitats and Species

3.2.7 A site visit was undertaken in April 2024, which found that the site comprised of hardstanding. The site visit noted that the existing pumping station and wall had a low bat roosting potential. A bat emergence survey was undertaken in August 2024, the results of which are presented in the Bat Emergence Survey Report (report reference 107780-PEF-ZZ-602-TRP-GE-0002). No bats were observed emerging and very little bit activity was recorded with only three calls from nearby foraging common pipistrelle recorded. Bats are considered likely absent from the building and no further action is required in relation to bats (based on Bat Conservation Trust 2023 guidance).

Heritage Receptors

Scheduled Monuments:

3.2.8 As stated in table 2, there are two Scheduled Monuments within 250m of the proposed scheme, located approximately 175m north west and 243m west. Due to the distance from the proposed scheme, adverse effects are considered unlikely.

Archaeological Constraint Areas

3.2.9 There are nine archaeological constraint areas within 250m of the proposed scheme, with the closest being Parson's Field, located approximately 30m to the west of the site (although it is noted the proposed compound is located within the constraint area). In 1995 Isles of Scilly Council designated 174 Archaeological Constraint Areas across the islands, based on locations of recorded archaeological and historic sites and structures². The constraint areas indicate the location of recorded archaeological and historic sites and structures in order to make an initial assessment of the impact of any proposed development on the remains and the necessity for archaeological consultation.

3.2.10 A Historic Environment Impact Assessment (report reference 107780-PEF-ZZ-602-TRP-GY-0001) has been completed for the project. This assessment concluded that:

- The proposed compound at Parson's Green is situated within an Archaeological Constraint Area, and has a high archaeological potential based on nearby evidence for prehistoric and Romano-British settlement and cist burials and a lack of previous development within the identified area. Appropriate mitigation could be achieved via a programme of archaeological monitoring and recording during topsoil stripping for the proposed compound;
- Although the proposed site of the pumping station and screening plant is not located within an Archaeological Constraint Area, there is some archaeological potential within the vicinity of the site based in part on the nearby findings at Parson's Green. Based on the limited nature of the proposed scheme, the small area it covers and the uncertain survival of any potential features, a programme of archaeological monitoring and recording during relevant groundworks appears to be an appropriate means of archaeological mitigation; and

² Isles of Scilly Council (2017) Historic Topic Paper. Available at: <https://www.scilly.gov.uk/sites/default/files/document/planning/Historic%20Environment%20Topic%20Paper%20FINAL%20JAN%202018.docx.pdf> (Accessed: February 2024).

- The proposed scheme would result in a direct impact to a small part of the Isles of Scilly Conservation Area, but this change would be neutral and would result in no impact to the overall significance of this asset.

Listed Buildings:

3.2.11 There are 41 Grade II listed buildings, two Grade II* and one Grade I building within 250m of the proposed scheme, with the closest listed building (The Bishop And Wolf Public House) located approximately 7.2m north, as identified in Table 3 above.

3.2.12 The Historic Environment Impact Assessment recognises that the proposed scheme is located within the area of the existing wastewater pumping station off Little Porth Road to the rear of the Grade II Listed Bishop and Wolf Public House. The site will extend out slightly to the east and will necessitate the removal of a stone boundary wall of probable mid-20th century date currently separating the existing pumping station site from a rear yard area to the south of the pub. The assessment states that wall itself is not contemporary with the building and does not make any contribution to its significance. It has therefore been concluded that the proposed development will result in no impact to the significance of the Bishop and Wolf Public House via change to its setting.

Landscape and Visual Impact

3.2.13 A Landscape and Visual Appraisal (report reference 107780-PEF-ZZ-602-TRP-LA-0002) has been produced for the scheme. The appraisal considered the scheme, its setting, the likely effects upon the townscape character and the likely visual impacts. The appraisal concluded that the proposal can be accommodated without undue effects on townscape character or visual amenity.

3.2.14 With regards to townscape character, the appraisal concluded that the main effects will be experienced to the Site, and some direct but very small effects on the townscape character from Porthcressa View. At construction stage there will be notable effects to the area of amenity grass at Parson's Green where the compound will be located. There will be a perceptible change to the townscape character that will be negative but temporary in nature.

3.2.15 From a visual impact perspective, the proposed development of a larger wastewater infrastructure building would have a very limited effect on the receptors passing by the Site and those experiencing the beach front and local amenities. There would be no effect on the users of The Parade or Hugh Street due to the intervening buildings. Residential dwellings that surround the Site and the construction compound would experience a slight adverse effect to their visual amenity

3.2.16 Given the conclusions Landscape and Visual Appraisal, no significant effects are anticipated on the Isles of Scilly National Landscape, the Isles of Scilly Heritage Coast, the Isles of Scilly Conservation Area, the Isles of Scilly National Character Area.

3.2.17 It is anticipated that, where appropriate, construction phase effects would be mitigated through good practice measures, to be implemented through a CEMP.

Water Environment Receptors

Groundwater Source Protection Zone (SPZ)

3.2.18 The proposed scheme is not located within a Groundwater Source Protection Zone. The closest Groundwater Source Protection Outer Protection Zone (SPZ2) lies 830m north, which is designated due to the underlying Isles of Scilly Coastal Ground Water body. However, the ground water body underlies the whole of the Isles of Scilly. During construction, there is a low potential for contamination effects due to the lack of distance from the SPZ. The CEMP will outline measures to mitigate potential contamination affects to the underlying groundwater receptor.

3.2.19 Once operational the proposed scheme will improve infrastructure at the existing site. There will be no changes to pathways within the site as a result of the scheme, therefore no permanent effects are considered likely.

3.2.20 It is noted that a Land Contamination Preliminary Risk Assessment (PRA) (report reference: 107780-PEF-ZZ-602-TRP-GG-6601) has been undertaken to consider land contamination risks. The PRA identified a very low potential contamination risks to controlled waters (surface water and groundwater) associated with potential Made Ground.

3.2.21 It is also noted that a Flood Risk Assessment and Drainage Strategy (report reference: 107780-PEF-ZZ-602-TRP-EN-0004) has been produced. The assessment identified that the site is located within Flood Zone 3 but it is protected by flood defences. There is a medium risk of surface water flooding and very low risk of artificial or groundwater flooding. The surface water drainage has been designed to drain into the wetwell, following the existing regime. The building itself has been designed to be able to flood during flood events, with the Structural Slab Level being set at 4.00mAOD. The MCC unit is proposed to site on a mountain frame set at 4.60mAOD, providing over 100mm freeboard above the defended water modelling scenario with an allowance for climate change.

Human Receptors

3.2.22 During construction, there is the potential for disturbance / nuisance effects to occur such as noise and vibration, the production of dust and construction traffic (even if minor). Similarly, during operation there is the potential for noise and odour generation, as well as possible overshadowing for certain nearby properties.

3.2.23 An Operational Noise Assessment (report reference: 107780-PEF-ZZ-602-TRP-GB-0001) has been undertaken for the scheme. This assessment considered the proximity of the scheme to local residential dwellings, including adjacent holiday lettings. The assessment recognised that any atmosphere terminations (including louvres) or openings in the building envelope will need to be carefully considered to avoid giving rise to a significant adverse impact on health and quality of life in relation to noise. The assessment concluded that, provided that operational noise levels can be adequately controlled, the proposed scheme would comply with paragraph 187 and 198 of the National Planning Policy Framework (NPPF, 2024), and comply with Policy OE3 of The Isles of Scilly Local Plan (2015-2030). The need to ensure that noise from the proposed scheme is controlled to an acceptable level can be secured by a suitably worded planning condition, if necessary.

3.2.24 Given the proximity of the scheme to residential dwellings, an Air Quality and Construction Dust Risk Assessment (report reference: 107780-PEF-ZZ-602-TRP-EN-0002) were undertaken. This concluded that:

- The construction works have the potential to create dust. During construction it will therefore be necessary to apply a package of mitigation measures to minimise dust emissions. Appropriate measures have been recommended and, with these measures in place, it is expected that residual effects will be 'not significant;' and
- The proposed development will lead to a small increase in vehicle flows on local roads during construction, which may impact on air quality at existing residential properties along the affected road network. However, these fall well below the relevant screening criteria and can therefore be considered 'not significant'.

3.2.25 Considering the proximity of the scheme to nearby residential dwellings, an Odour Assessment (report reference: 107780-PEF-ZZ-602-TRP-EN-0003) has also been undertaken. The odour risk assessment identified a potential for slight adverse odour effects at sensitive receptor locations resulting from the operation of the Bishop and Wolf Screening Plant. In accordance with guidance from the Institute of Air Quality Management (IAQM), this is considered to be not significant. Regardless, it is understood that the works will involve an odour control unit. The Odour Assessment recommends that control unit stack is at such a height that it exceeds the roof eaves height of the adjacent residential receptors.

3.2.26 A Daylight and Sunlight Report (report reference: 107780-PEF-ZZ-602-TRP-TS-0002) was undertaken by Right of Light Consulting, where the impact of the operational development on the light receivable by the neighbouring properties at 1 & 3 The Corners, Allwinds, Bishop and Wolf Inn, and The Wrasse was assessed. The results suggest that the proposed scheme will have a relatively low impact on the light receivable by its neighbouring with non-compliance limited to the daylight test in a bedroom served by one window at the Bishop and Wolf Inn, due to the increased height of the Screening Plant building. Taking into account the overall high level of compliance with the BRE (Building Research Establishment) recommendations, the proposed scheme is acceptable in terms of daylight and sunlight.

3.2.27 With regard to contamination risks to future end users and construction workers, the PRA identified the following:

- Very low potential risk to future end users of the site associated with potential asbestos in soils and contaminants in Made Ground;
- Low potential risks to future end users and construction workers associated with contaminants and asbestos in Made Ground; and
- Moderate / low potential risks to future end users related to radon (associated with the granite bedrock).

3.2.28 Consequently, no further specific site investigation or assessment is required relating to risks from geochemical contamination in soils. Regarding the potential radon risks, further site investigation and assessment is recommended.

3.3 Other Considerations

Land Use

3.3.1 The proposed scheme is expected to occupy approximately 0.01ha alongside existing SWWL assets. As the site is previously developed, the potential for contamination is not expected to increase from the existing contamination risk.

3.3.2 Overall, the factors discussed throughout Section 3 of this report are not considered to be of such significance as to require an EIA.

Sustainability

3.3.3 The proposed scheme will be developed in-line with the Isles of Scilly Sustainability Strategy which has been produced for the IoS programme, and will follow sustainable design and construction methods. However, it is acknowledged that sustainability opportunities on site may be limited due to the nature of the works and the size of the site.

Waste

3.3.4 The proposed scheme has the potential to generate waste during construction due to the required excavation of hardstanding and need for construction materials. The Principal Contractor will be responsible for separating waste streams and ensuring waste is managed appropriately. Dedicated areas to store and segregate waste should be available throughout the construction area to ensure waste is captured.

3.3.5 Any soil waste produced will be retained for backfilling, where relevant. No soil will be disposed to landfill unless unexpected contamination is identified. A separate risk assessment will be conducted to determine the reuse potential for soil with visual or olfactory signs of contamination.

3.3.6 Materials with limited waste potential from packaging and residual elements will be selected, where practicable, for the construction of the proposed scheme.

Risk of Major Accidents and / or Disaster

3.3.7 *'A major accident is an event which threatens immediate or delayed serious environmental effect to human health, welfare and / or the environment, and requires the use of resources beyond those of the client or its appointed representatives to manage.'*³

3.3.8 *A disaster is defined as 'a manmade / external hazard with the potential to cause an event or situation that meets the definition of a major accident.'*

3.3.9 The Contractor will have an emergency plan in place during construction, in accordance with the Management of Health and Safety at Work Regulations 1999⁴. The emergency plan will detail planned procedures that should be followed, should an emergency arise such as flooding, explosions and serious injuries. It is not likely that there will be a significant effect as a result of major accidents or disasters.

3.3.10 The Principal Contractor will adhere to the policies and procedures cited within their prescribed Risk Assessment Method Statement (RAMS) which will be appended to the CEMP. The Principal Contractor will be responsible for managing risks to health and safety. Procedures will be available on-site and regularly updated with changing project conditions. Unacceptable risks to health & safety are considered highly unlikely based on the Principal Contractor having considerable experience in civil infrastructure construction projects.

3.3.11 A review of the Zetica Unexploded Ordnance (UXO) online unexploded bomb risk map has identified that the island of St Mary's was a Luftwaffe target during World War Two, and as such, bombing may have occurred in the area. This target area is located around 1.4km east of the proposed scheme near St Mary's airport. Although there is a considerable distance between the proposed scheme and the target area, bombing may still have occurred within proximity of the proposed scheme so precautionary measures should still be taken to ensure the area is free of UXO risk prior to construction commencing.

³ IEMA (2020) Major Accidents and Disasters in EIA. Available at: [IEMA - IEMA Major Accidents and Disasters in EIA Guide](#)

⁴ The National Archives (1999) The Management of Health and Safety at Work Regulations 1999. Available at: [The Management of Health and Safety at Work Regulations 1999 \(legislation.gov.uk\)](#)

4 Cumulative Impact with Other Proposed Developments

4.1.1 A review of the Isles of Scilly Council's online planning portal and Nationally Significant Infrastructure Projects (NSIPs)⁵ were searched in December 2024 to access information relating to proposed or permitted developments on the island of St. Mary's which could act cumulatively with the construction of the proposed scheme. A review of planning applications submitted within the last three years identified various developments that could result in cumulative effects with the proposed scheme. These planning applications and potential cumulative impacts are detailed in Table 4, below.

4.1.2 It is noted that distances have been measured from the proposed permanent Bishop and Wolf Screening Plant location and not the wider red line boundary area.

Table 4: Potential Cumulative Impacts

Planning Application Number and Name	Development Description	Distance from the Proposed Scheme	Likelihood of Cumulative Impact
P/24/035/LBC Bishop and Wolf Inn, Hugh Street, High Street, High Town, St. Mary's, Isles Of Scilly, TR21 0LL	Proposed internal & external alterations, partially retrospective, to grade II listed building. Revised scheme of withdrawn application P/23/028/LBC (Listed Building) Corresponding application P/24/034/COU (below)	5.5m east	Potential for cumulative construction impacts from noise and dust if the construction phase of the schemes overlap, however as the proposed works are largely retrospective and outstanding works are internal, no significant construction phase cumulative effects are envisaged. Once operational no effects are envisaged.
P/24/034/COU	Proposed internal & external alterations, partially retrospective, to grade II listed building including change of use of redundant bar area at first floor level to provide increased staff accommodation/managers flats & associated works to internal and external trade areas. Revised scheme of withdrawn application P/23/027/COU (Listed Building). Corresponding application – P/24/035/LBC (above)	5.5m east	As above.
P/24/048/FUL 3 Heydor Flats, Garrison Lane, Hugh Town, St Mary's, Isle of Scilly, TR21 0JD	New window opening to front elevation, solar panels to rear and internal layout amendments.	25m north	As the works are relatively minor, no significant construction impacts are envisaged even if the working periods were to overlap. Whilst there could be some disturbance impacts given the proximity between the proposed scheme and this scheme, no significant impacts are anticipated based on the mitigation measures covered within the proposed scheme CEMP.
P/23/047/COU The Town Hall The Parade Hugh Town St Mary's Isles of Scilly TR21 0LP	The conservation, upgrading and extension, including a change of use of a Grade II listed 1887 Town Hall to provide a new cultural centre and museum for the Isles of Scilly. Includes the demolition of the existing modern boiler house and the reconfiguration of the existing 1970s extension including a new	68m east	Potential for cumulative construction impacts from noise and dust and construction transport including road closures if the construction phase of the schemes overlap. With the inclusion of a Construction Environmental Management Plan effects from both schemes can be mitigated. Consultation with this scheme is ongoing to limit construction effects in relation to road closures. No significant construction phase cumulative effects are envisaged. Once operational no effects are envisaged.

⁵ Planning Inspectorate (2024) National Infrastructure Project. Available at: [Project search \(planninginspectorate.gov.uk\)](https://www.planninginspectorate.gov.uk/project-search/)

Planning Application Number and Name	Development Description	Distance from the Proposed Scheme	Likelihood of Cumulative Impact
	roof to accommodate new air source heat pumps. Integration of the Parade Cottage Outbuilding into the Cultural Centre and Museum and link extension in part of Parade Cottage yard. Minor alterations to the back elevation of Parade Cottage (Listed Building) (AMENDED PLANS)		
P/24/038/COU The Town Hall The Parade Hugh Town St Mary's Isles of Scilly TR21 0LP	Temporary change of use of land for use as a fenced site compound including the siting of x1 site office (2 units), x3 welfare units and x2 storage units for a period of up to 2 years in conjunction with the development of the Town Hall under planning permissions P/23/047/COU and Listed Building consent P/24/048/LBC.	50m east	As this relates to the change of use mentioned in the box above, the potential impacts are the same with there being the potential for cumulative construction impacts from noise and dust and construction transport including road closures if the construction phase of the schemes overlap. With the inclusion of a CEMP (as well as the CTMP for the proposed Bishop and Wolf scheme), effects from both schemes can be mitigated. No significant construction phase cumulative effects are envisaged. Once operational no effects are envisaged.
P/24/092/HH	Removal of section of boundary wall, construction of storage shed, removal of existing shed, creation of parking space and replacement of timber boundary fencing.	85m west	This other development is directly adjacent to the proposed compound area at Parson's Green. Whilst it is a relatively minor scope of works, being a householder application, due to proximity it is considered likely that there is the potential for overlap in terms of working area if the works were to occur at the same time. However, no significant effects are considered likely during construction or operation. It is noted that a decision has not yet been made on this application. The due date for a decision is 03/02/25.
P/23/041/FUL The Wheelhouse, Little Porth, Hugh Town, St Mary's	Proposed extension to living accommodation. Decision: Granted (02/10/23)	265m northeast	Due to the distance between the proposed scheme and the other development, the potential for cumulative impacts to arise, if construction periods were to overlap, is considered low. Additionally, given the limited size of the proposed scheme, this also reduces the potential for cumulative impacts to arise. Operation of the proposed scheme and the other development is not likely to result in any cumulative impacts given the limited scale of the developments and distance between the two schemes.
P/23/042/HH St Eia, Hugh Street, St Mary's	Proposed alterations and extension including new conservatory and garage, renovation of existing rear porch, alterations to existing layout, re-wiring, removal of existing coal store, greenhouse and part boundary wall. Decision: Granted (15/11/23)	345m northeast	Due to the distance between the proposed scheme and the other development, the potential for cumulative impacts to arise, if construction periods were to overlap, is considered low. Additionally, given that the proposed scheme is limited in size and requires limited construction activities and materials, this also reduces the potential for cumulative impacts to arise with the other development. Operation of the two developments is not likely to result in any cumulative impacts.

4.1.3 Construction of other developments by SWWL, as part of the SWWL Capital Delivery Programme, may be ongoing over the construction period of the proposed scheme. However, schemes planned as part of the Capital Delivery Programme have been carefully scheduled to mitigate potential cumulative construction effects. Some other schemes may take place on St. Mary's however works are expected to take place at a different time frame. Where required, or if there was to be a cross-over in construction periods, mitigation measures will be put in place. As such, no significant cumulative impacts are anticipated following the completion of the proposed scheme.

5 Conclusion

5.1.1 The proposed scheme involves upgrades to existing infrastructure at the site, and the provision of an screening plant, on SWWL owned, and therefore operational, land.

5.1.2 This EIA Screening Assessment has been undertaken due to the proximity to 'sensitive areas' as defined by the EIA regulations. The proposed scheme falls below the 1000sqm threshold under 'Column 1, 11 Other projects (c) Waste-water treatment plants' in Schedule 2 of the EIA Regulations. The proposed scheme is located within one 'sensitive area,' as defined by the EIA Regulations, the Isles of Scilly National Landscape (AONB), however it is noted that this is an archipelago-wide designation.

5.1.3 It is considered unlikely that construction or operation of the proposed scheme would lead to significant permanent adverse effects on the surrounding landscape and environmental receptors. This is largely due to the fact that the proposed scheme will be providing upgrades to the existing site and the lack of functionally linked land and pathways. In addition, the screening plant and pumping station upgrades are planned for a period of 3-5 years, therefore effects are considered to be temporary.

5.1.4 It is also acknowledged that the proposed scheme will deliver benefits, such as improving the resilience of the wastewater system (including reduction of waste products entering the marine environment). Nearby residents and sensitive receptors will also benefit from the replacement of the existing infrastructure with modern and improve plant, with features such as improved noise attenuation and odour control.

5.1.5 Additionally, a CEMP will be produced prior to commencing works. The CEMP will be a commitment from the Principal Contractor to ensure good practice techniques are implemented during construction to reduce the potential for adverse impacts to all relevant receptors. Control measures for nuisances such as noise and vibration, dust and emissions, pollution and contamination events, and disturbances to ecology and the water environment will be managed by requirements in the CEMP.

5.1.6 Based on the above, the Undertaker is seeking written confirmation that an EIA **is not required** from the Isles of Scilly Council.

Appendix A: Proposed Site Plan

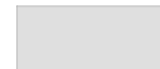


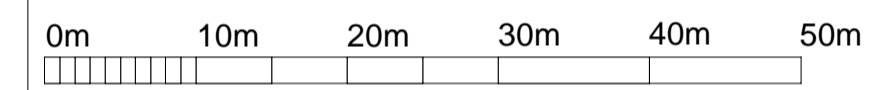
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NOTES

- APPROXIMATE BOUNDARIES ARE SHOWN AND WILL NEED TO BE CONFIRMED IN DESIGN DEVELOPMENT.

LEGEND

 EXISTING BUILDINGS



SCALE 1:500 @ A1

REV	DESCRIPTION	DRN	DSN	CHK	APP	DATE	
P02	VIEW SCALE UPDATED			IC	RN	LJW/LJW	11.12.24
P01	INITIAL PLANNING DRAWING			IC	IC	LJW/LJW	21.08.24

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Project Status **OUTLINE DESIGN**

Project **ISLES OF SCILLY CAPITAL DELIVERY PROGRAMME**

Drawing Title **BISHOP AND WOLF PS & SCREENING PLANT PROPOSED SITE PLAN**

Drawing Status **FOR ACCEPTANCE**

Name	Date	Status Code
I. Cerdan	11.12.24	S4
R. Newell	11.12.24	Scale 1:500
L. Wardell	11.12.24	Revision P02
L. Wardell	11.12.24	

Drawing No. **107780-PEF-WW-602-DDR-T-0003**

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LOCATION MAP
1 : 500

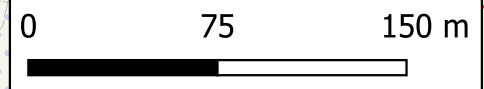
Appendix B: Environmental Constraints Figure

St Mary's Wastewater - Bishop and Wolf Pumping Station & Screening Plant: Environmental Constraints Figure



- Legend**
- Site Boundary
 - 250m Buffer
 - Statutory & Non Statutory Designations**
 - Site of Special Scientific Interest Impact Risk Zone
 - Isles of Scilly Complex Special Area of Conservation
 - Isles of Scilly Special Protection Area
 - Priority Habitats**
 - Deciduous woodland
 - Lowland heathland
 - No main habitat but additional habitats present
 - Historic Environment**
 - Archaeological Constraints Areas
 - Scheduled Monuments
 - Listed Buildings**
 - Grade I - of exceptional interest
 - Grade II - of special interest
 - Grade II* - particularly important

NB: The whole IoS archipelago is designated as a Conservation Area and Heritage Coast, and is within the IoS National Character Area.



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