



Details Submission


Windridge
McFarlands Down
Telegraph
St Mary's
Isles of Scilly
TR21 0NS


Prepared on Behalf of: Tim Hicks

Project: 17931

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Contents

1.	Introduction	2
2.	Lighting.....	2
3.	Site Waste Management Plan.....	4
4.	Building Material Source.....	4

1. Introduction

- 1.1 This note provides additional details in respect of external lighting, site waste management and materials sourcing for the proposed extended dwellinghouse 'Windridge', Macfarlands Down, St Marys, Isles of Scilly.

2. Lighting

- 2.1 The attached plan "Proposed outside lighting plan" shows external lights to light the building entrances and pathway to the side of the bungalow.
- 2.2 Twelve external lights are proposed:
- two to the frontage, lighting way to entrance,
 - three to the south side, lighting the drive and path to the rear,
 - two to the garage front,
 - two to the main rear elevation, lighting the path to the kitchen door,
 - two to the rear of the extension, lighting the external door,
 - one to the north side of the garage, next to the side door.
- 2.3 The proposed lights will be angled downwards to prevent light spill above the horizontal. Also, on the lights will be on Passive Infrared (PIR) sensors; they will allow for safe use of the building and will be switched off when no-one is outside. This is to protect the amenities of the locality, including the amenities of neighbouring residential properties and to protect the amenities of this rural area, and to preserve the dark skies of the Isles of Scilly and the Garrison Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Submission Draft Isles of Scilly Local Plan (2015-2030).

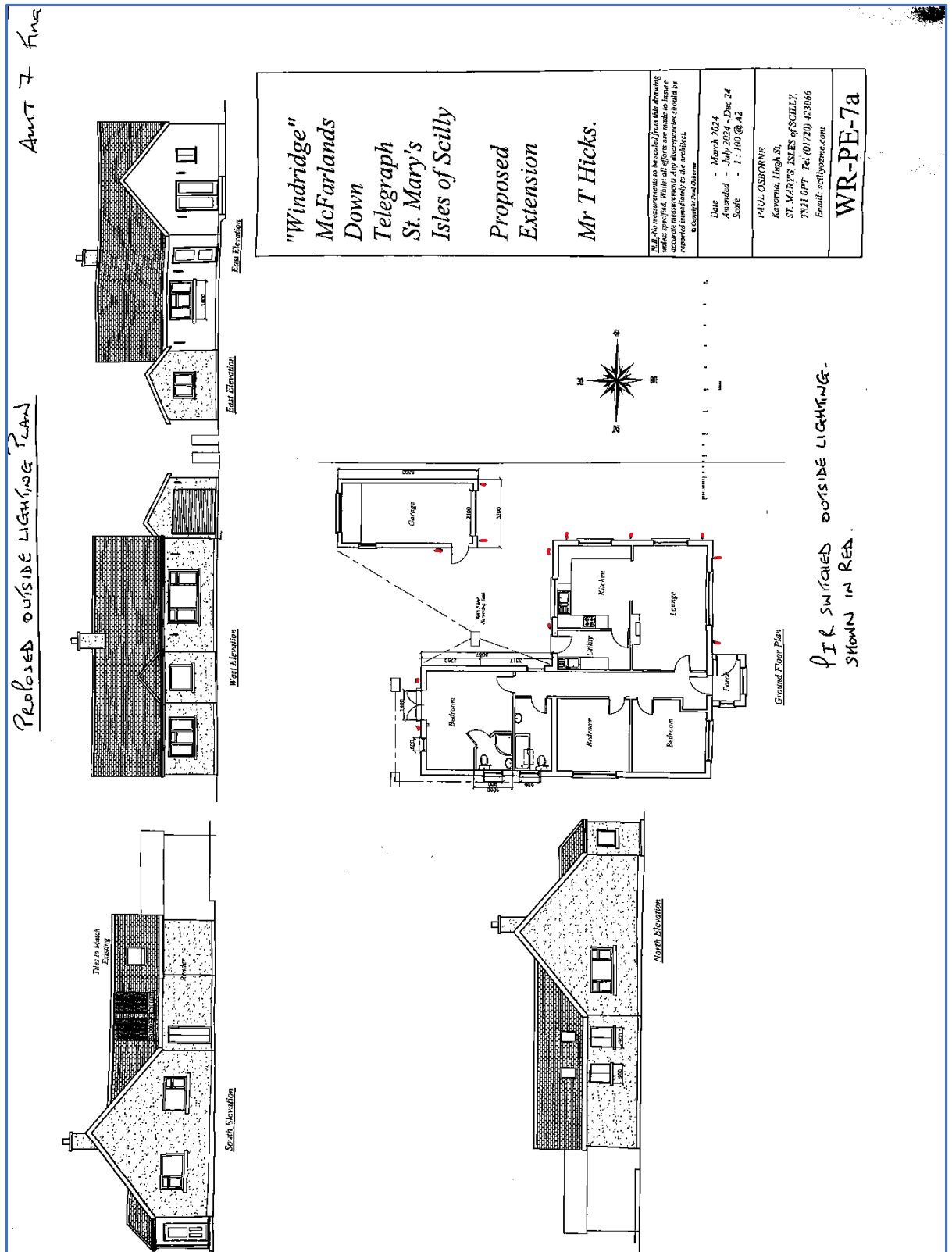


Figure 1 - Proposed Outside Lighting Plan

3. Site Waste Management Plan

- 3.1 A Site Waste Management Plan is appended.
- 3.2 Where feasible materials will be reused on site or sorted for recycling.
- 3.3 Inert waste arising from the site will be disposed of at the nearby Pendrethen Quarry, Macfarlands Down, which crushes material for use as hardcore. It is anticipated that materials arising will be equivalent in volume to a six yard skip.
- 3.4 The roof tiles and roofing felt will be tested, and if found to be hazardous (e.g. 1% asbestos) they will be double bagged using appropriate Council supplied bags and safely disposed of at the St Mary's Waste & Recycling Site, Porthmellon, St Marys.


4. Building Material Source


- 4.1 Building materials will be sourced locally where possible, including from MKM (Redruth) and Bradfords (Penzance).

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