

Council of the Isles of Scilly Planning Application

Ref: P/25/026/COU

Consultation Response

Date: 11.04.2025
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Site: Park House, The Parade, St Mary's, Isles of Scilly, TR21 0LP
Proposal: Change of use from a residential care home to a mixed use of 4 self-contained units of accommodation for permanent local need and x1 '4-bed sharers apartment' for short term use.

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 by the **6th May 2025**.

Link to application: <https://scilly.gov.uk/planning-application/planning-application-p25026cou>

I look forward to receiving your comments in due course. If I have not heard back from you by the **6th May 2025** then I will assume you have no comments to make.

Consultee Name: LLFA

The application refers to the change of use for a 12 bedroom residential care home to 4 self contained units and 1 x 4 bed sharer apartment.

The site is currently located in Flood Zone 3 – High Risk of Flooding and the risk of flooding will increase as a result of climate change. The FRA is proportionate to the scale of the development, and it states that the likely flood depths internally will be up to 330mm for the 1 in 200 year + climate change tidal event. It also states that Flood Resilient construction will be used upto 5.62m AOD (0.75m above floor level).

A Flood Warning and Evacuation Plan would be required. It is noted in the report that the 5 dwellings use three accesses. 4 units can access Ingrams Opening the remaining 5th dwelling will egress onto Eastern Yard which would be at risk of flooding during a flood event. In this case there is a safe refuge within the flat or on the external roof area. This is considered adequate. The risk of surface water flooding has been considered and the majority of the site is described as “Very Low Risk” although the low lying portions in adjacent roads have been described as “Medium” and “High” risk.

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No Groundwater information has been supplied and not deemed necessary as no excavations will be taking place.

It is also agreed that since this application refers to a Change of Use and the vulnerability is not increasing then the Sequential or Exceptions Tests do not need to be applied.

It would be worth investigating whether Flood Mitigation strategies following the water exclusion methodology would be appropriate here in conjunction with the proposed flood resilience measures, which can be fully explored and secured as part of a planning condition.

In the planning application it states that the surface water will be discharged to the river. The FRA states that it is assumed that the existing downpipes discharge either to soakaways / an unidentified highway drain or the SWW sewer. Could this be clarified and where possible, provide a solution following the SuDS hierarchy so as not to increase the risk of flooding to the wider catchment.

It is stated that the foul water will drain to the SWW sewer.

Name: LLFA

Date: 07/05/2025