



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW
☎01720 424350
✉planning@scilly.gov.uk

Application Number: P/16/132/FUL	Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulation 2015
Screened by: Steph Wade Planning Officer	
On: 9th January 2017	

This is a schedule 2 development by virtue of 3 (i) of Schedule 2 of the EIA Regs

1. The characteristics of development must be considered having regard in particular to:

a) the size of the development;	Erection of side extension measuring 86.6sqm and 74.4sqm terrace area to commercial pub building. Max ridge height of extension: 6.2m.
b) the accumulation with other development;	The proposal would be an accumulation with other built development.
c) the use of natural resources;	Some use of natural resources in terms of materials of construction.
d) the production of waste;	Some production of waste from construction.
e) pollution and nuisances;	Some pollution and nuisance as a result of construction works.
f) the risk of accidents, having regard in particular to substances or technologies used.	Likely to be low risk of accidents having regard to the standard technologies to be used.

2. The environmental sensitivity of geographical areas likely to be affected by development must be considered having regard, in particular, to:

a) the existing land use;	The existing land use is commercial A3/A4 use and agricultural land.
b) the relative abundance, quality and regenerative capacity of natural resources in the area;	Outside the site and the built up area there is a high abundance of high quality natural resources, both coastal and countryside of both designated international importance and local nature reserves.

c) the absorption capacity of the natural environment, paying particular attention to the following areas: I. Wetlands; II. Coastal zones; III. Mountain and forest areas; IV. Nature reserves and parks; V. Areas classified or protected under Member states' legislation; areas designated by Member States pursuant to Council Directive 79/409/EEC on the conservation of Wild Birds (a) and Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (b); VI. Area in which the environmental quality standards laid down in Community legislation have already been exceeded; VII. Densely populated areas; VIII. Landscapes of historical, cultural or archaeological significance;	The absorption capacity of the natural environment is considered to be high.
--	---

3. The potential significant effects of development must be considered in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:

a) The extent of the impact (geographical areas and size of the affected population);	The impact will be limited to the building and the loss of agricultural land to form amenity area.
b) The trans-frontier nature of the impact;	There will not be any trans-frontier impacts
c) The magnitude and complexity of the impact;	Low
d) The probability of the impact;	Low
e) The duration, frequency and reversibility of the impact.	The proposed dwelling would be permanent and irreversible.

Q1 Is it a major development which is of more than local importance?

N

Q2 Does it affect a particularly environmentally sensitive or vulnerable location?

N

Q3 Does it have unusually complex and potentially hazardous environmental effects?

N

Conclusion

Not required.

Environmental Impact Assessment