Ms Lisa Walton
Council of the Isles of Scilly
Planning & Development Department
Old Wesleyan Chapel Garrison Lane
St Mary's
Isles of Scilly
TR21 0JD

Our ref: DC/2018/119775/02-L01
Your ref: P/18/031/FUL

Date: 01 August 2018

Dear Ms Walton,

REVISED SCHEME FOR REDEVELOPMENT OF TREGARTHENS HOTEL INCLUDING (1) ERECTION OF A PAIR OF SEMI-DETACHED DWELLINGS FOR RESTRICTED HOLIDAY LETTING (USE CLASS C3) INCLUDING ASSOCIATED LANDSCAPING. (2) ALTERATIONS TO EXTERNAL FACADE OF HOTEL LOUNGE AND HOTEL BEDROOMS INCLUDING REPLACEMENT WINDOWS/DOORS, FORMATION OF NEW WINDOWS AND REMOVAL OF EXISTING CHIMNEY. (3) FORMATION OF A NEW PEDESTRIAN OPENING IN THE EXISTING WALL ADJACENT TO GARRISON HILL. (4) FORMATION OF EXTERNAL SEATING AREAS AND NEW BALUSTRADES TO HOTEL ROOMS AND HOTEL LOUNGE. (5) INSTALLATION OF GROUND SOURCE HEAT PUMP/LOOP, BREAK TANK FOR FOUL SEWAGE. (6) REPLACEMENT FLAGPOLE. (7) DOWNLIGHTS ON EXISTING LETTERING ON FRONT OF MAIN HOTEL BLOCK. (8) DOWNLIGHTS AND NEW EXTERNAL LETTERING ON REAR OF MAIN HOTEL BLOCK. (9) ADDITIONAL EXTERNAL LIGHTING TO WALL ON GARRISON HILL (HOTEL SIDE). TREGARTHEN'S HOTEL, GARRISON HILL, HUGH TOWN, ST MARY'S, TR21 0PP

Thank you for consulting us on this planning application.

Environment Agency position
Following the submission of the Flood Risk assessment (FRA) dated June 2018, we are able to withdraw our objection to the proposed development subject to the inclusion of conditions in any planning permission to ensure the development is carried out in accordance to the submitted FRA and that a Flood Contingency Plan is agreed. The suggested wording for these conditions are provided below.

Condition – Implementation of FRA
The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) dated June 2018 with particular reference to the design of the development as outlined in the technical figures 7 and 8 and Appendix B, dwg 3000, of the FRA.

Prior to the use/occupation of the finished buildings, the applicant shall submit evidence to the LPA that demonstrates that appropriate toughened glazing products have been

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fitted to all seaward facing doors and windows, as set in section 7 of the Flood Risk Assessment (FRA).

Reason – To protect the property from the risk of flooding and increase resilience in a time of flood.

Condition – Flood Contingency Plan

The proposed development shall not be used/occupied until such time as a Flood Contingency Plan as set out in section 7 of the Flood Risk Assessment (FRA) has been submitted to, and approved in writing by, the LPA.

Reason- To ensure the safety of occupants using, and working within, the building during a flood event.

Reason for our position – Flood Risk
The proposed development is at risk from wave overtopping and wind driven spray during a flood event. We advised the applicant to assess the risks to the site from coastal flooding during extreme flood events. The submitted FRA addresses our previous concerns and provides evidence that the flooding risk from the sea has been suitably considered and the appropriate flood mitigation measures have been identified. We would make specific reference to Figure 7, Figure 8 and Appendix B, Dwg 3000, indicating technical details which should be adhered to as part of the final design. We consider that the above mentioned conditions will be sufficient to secure the implementation of these mitigation measures to ensure that the development will be safe from flooding over its lifetime.

The applicant may wish to refer to the following advice regarding preparation of a flood plan which can be found in the following link: https://www.gov.uk/prepare-for-a-flood

Please contact us again if you require any further advice.

Yours sincerely,

Harriet Fuller
Planning Advisor

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cc Jackson Planning Ltd