



# COUNCIL OF THE ISLES OF SCILLY

Planning Department

Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW

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**Please Ask For:** Lisa Walton  
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**My Ref:** P/19/063/FUL

Mr T Hiron  
Clowdisley  
Golf Lane  
St Marys  
Isles of Scilly  
TR21 0NF

27 December 2019

Dear Terry,

**Location:** Land To Rear Of The Ropewalk, Porthloo  
**Proposal:** Erection of one bedroom dwelling restricted in occupancy by Section 106 Planning Obligation (Amended Plans).  
**Applicant:** Mr T Hiron

## **Notice of intention to impose pre-commencement conditions under the Town and Country Planning (Pre-Commencement Conditions) Regulations 2018**

The Council is minded to approve the above application subject to the imposition of the following pre-commencement conditions:

- C7** **Prior to the commencement of the development hereby permitted a detailed scheme indicating the sustainable design measures to be incorporated into the proposal shall be agreed in writing with the Local Planning Authority and should include water conservation and harvesting measures and renewable energy generation. The sustainable design scheme shall be implemented in strict accordance with the details as agreed prior to the occupation of the development hereby permitted. The approved details shall be retained as approved thereafter.**  
Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required to fully understand the measures to ensure the most sustainable form of development is delivered on site. These details shall be submitted to and agreed in writing by the Local Planning Authority, in accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005 and Policy SS2 of the Submission Draft Isles of Scilly Local Plan 2015-2030.
- C8** **Prior to the first occupation of the dwelling, hereby approved, details of measures to promote biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority, this shall include details of any new landscaping, where required, to comprise native species from sustainable**

**sources, the installation of bat boxes and bird nesting opportunities appropriate to species found on the Isles of Scilly.**

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application, but are required in order to promote measures to improve and increase wildlife habitat and biodiversity on the Isles of Scilly and in accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan 2005 and Policies SS1(d) and SS2(g) of the Submission Draft Isles of Scilly Local Plan 2015-2030.

**If you agree with the conditions** we can issue the grant of approval as soon as we receive your written agreement, following the outcome of Full Council on the 17<sup>th</sup> December 2019. If you do not send a written agreement we cannot issue the decision until the end of the notice period which is 10 working days after the day following the date of this notice.

**If you disagree with the conditions** any substantive response (disagreeing with the conditions or providing comments) must be received within 10 working days after the day following the date of this notice.

- If we receive a substantive response within this time frame we may then decide to either amend, remove or change the condition to post commencement or we may refuse the application.
- If we do not receive a response in this time period we will then issue the decision with the pre-commencement conditions as set out above.

Yours Sincerely,



**Lisa Walton**

Senior Officer Planning and Development Management