



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department

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Application Number: P/20/054/FUL	Town and Country Planning (Environmental Impact Assessment) Regulations 2017
Screened by: Lisa Walton Senior Officer: Planning and Development Management On: 5th October 2020	

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;	1 dwelling
b) the accumulation with other development;	Removal of 1 garage
c) the use of natural resources;	Re-use of granite from site, other materials sourced from the mainland
d) the production of waste;	SWMP provided demonstrating handing of waste during construction. Some waste will be produced but waste streams set out in this document
e) pollution and nuisances;	No known pollution issues, normal construction noise and disturbance anticipated with the construction of a dwelling.
f) the risk of accidents, having regard in particular to substances or technologies used.	No known increased risks outside normal construction practices

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 part former garden and part garage/boatshed
b) the relative abundance, quality and regenerative capacity of natural resources in the area;	Outside the site there is a high abundance of high quality natural resources, both coastal at 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: <ul style="list-style-type: none"> 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 of a dwelling and the loss of an existing granite garage/boatshed. Site is within the settlement boundary of Hugh Town and well-related to the settlement
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? No
- Q2 Does it affect a particularly environmentally sensitive or vulnerable location? Yes
- Q3 Does it have unusually complex and potentially hazardous environmental effects? No

Conclusion

Environmental Impact Assessment

Not required