

Council of the Isles of Scilly Planning Application

Ref: P/20/090/FUL

Consultation Response

Date: 26th January 2021**Ref:** P/20/090/FUL**Site:** Tregarthen's Hotel, Garrison Hill, St Mary's, Isles of Scilly.**Proposal:** Erection of five 'micro lodges' - detached C3 use class dwelling units for restricted holiday letting. (Amended Plans)

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 9th February or by post to the Planning Department, Town Hall, The Parade, Hugh Town, St Mary's, Isles of Scilly TR21 0LW.

Link to application: <https://www.scilly.gov.uk/planning-application/planning-application-p20090>

I look forward to receiving your comments in due course. If I have not heard back from you by the 9th February 2021 then I will assume you have no comments to make.

Comments:

[Comments here](#)

Thank you for consulting us on this application.

We have consulted the submitted heritage statement (CGMS 2018) and the addendum (RPS 2020) and concur with the conclusions that there is a potential for buried post-medieval archaeology in relation to the potential glacis of Star Castle, the outer walls of which area a nationally important post-medieval fortification and Grade-I Listed Building and Scheduled Monument (NHL 1291751, 1018370).

The submitted heritage documents outline that geotechnical investigations have proved that parts of the application site contain a great depth of infill, perhaps up to 2.5m deep, and this has been used to as evidence to suggest that this is the result of the importation of material to make ground behind a retaining wall; but this requires further investigation and recording as part of an archaeological watching brief.

The addendum and other submitted documents explain that the level of ground disturbance required for the construction of the lodges and their associated infrastructure will be less substantial than development previously consented on the site (P/18/031/FUL; P/19/037).

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We therefore consider it prudent that an archaeological watching should be carried out during the early stages of groundworks, undertaken by a suitably qualified organisation or individual. We would advise, for the above reasons, that any consent issued should carry the condition as worded below of sections A-D inclusive (please do not split into separate Conditions or treat separately), which includes words recommended by the Association of Local Government Archaeological Officers (ALGAO), as follows:

A) No development shall take place until a programme of archaeological recording work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

D) The archaeological recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.

A pre-commencement condition is necessary in this instance due to the need to ensure that a programme and methodology of site investigation and recording of archaeological / historical* features is undertaken before physical works commence on site. This is in accordance with the provisions of NPPF (2019) Chapter 16, paragraph 199 and Isles of Scilly Local Plan policy 1(B).

Name: Peter Dudley

Date: 29/01/2021