

Mr Andrew King
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/2021/121994/01-L01
Your ref: P/21/018/FUL
Date: 26 March 2021

Dear Mr King

**DEMOLITION OF EXISTING ROW OF COTTAGES, CONSTRUCTION OF NEW REPLACEMENT TWO STOREY 5/6 BEDROOM DWELLING, SINGLE STOREY ANNEXE, SINGLE STOREY STUDIO OUTBUILDING EXTENSION, AND ASSOCIATED LANDSCAPING WORKS.
BLOCKHOUSE COTTAGES, OLD GRIMSBY, TRESCO**

Thank you for consulting us on this planning application.

Environment Agency Position

Taking into account the IOS model outputs and the flood statement, we have no objection to this development.

Reason

For present day, the site falls within FZ1. Looking at the 1:200 cc outputs, part of the site (including the north west part of the proposed development) will be at flood risk (the depths of <0.25m). The 1:200 cc level is proposed to be 4.90mOAD and with the proposed floor levels of 6.5mOAD I am happy that these are raised up appropriately. Access /Egress is expected to remain dry / FZ1 (now and with CC).

Advice to LPA

As mentioned by the applicant, the plot is semi exposed. We would recommend an assessment of potential erosion / reference to the Shoreline Management Plan. This would not be our remit to comment on however, and would be down to the council.

Yours sincerely

Mark Williams
Planning Advisor

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