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By Lisa Walton at 2:27 pm, May 09, 2023

Liv Rickman
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/2023/123054/03-L01

Your ref: P/22/085/COU

Date: 05 May 2023

Dear Liv Rickman

CHANGE OF USE OF PART GROUND AND FIRST FLOOR COMMERCIAL SPACE WITH SECOND FLOOR EXTENSION TO CREATE TWO RESIDENTIAL UNITS (RETAINING EXISTING GROUND FLOOR STREET FRONTAGE COMMERCIAL AREA) INCLUDING PARTIAL DEMOLITION OF REAR PART OF BUILDING. THE ISLES OF SCILLY STEAMSHIP COMPANY, HUGH STREET, HUGH TOWN, ST MARY'S, ISLES OF SCILLY, TR21 0LJ

Thank you for consulting us on this planning application.#

Environment Agency Position

There remains an objection as we have serious concerns about the frequency and depth of flooding into the future and the reliance on a flood warning system to keep occupants and their property safe, along with the effectiveness of flood resilience and resistant construction to allow the building to be swiftly restored following frequent flood events.

We recognise that the alternative layout provides a safe refuge on the first floor and the FRA and its addendum suggest suitable mitigation that could be conditioned if the LPA are minded to approve the application. These measures would reduce the consequences should a flood event occur, however as demonstrated within the FRA addendum (Chapter 5) and within the IOS Coast Flood Modelling Report 2019 the frequency of flooding is such that it is predicted to occur on a monthly basis in 100 years (lifetime of development), with annual depths of 1.1m AOD.

We should also point out that the IOS Coast Flood Modelling Report 2019 contains a historic record of flooding from tide locking of water along Hugh street, suggesting that surface water systems in the area were surcharge or there are backflow preventers on the stormwater drainage systems in the area (as referred to by the project director for climate adaption on the IOS)

Environment Agency
Sir John Moore House Victoria Square, Bodmin, Cornwall, PL31 1EB.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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If you are minded to approve the application contrary to our objection, please contact us to explain why material considerations outweigh our objection. This will allow us to make further representations. Should our objection be removed, it is likely we will recommend the inclusion of a condition on any subsequent approval.

Yours sincerely

Mark Williams
Planning Advisor

Direct dial 020 84 746199

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