



**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

## **COUNCIL OF THE ISLES OF SCILLY**

Town Hall, St Mary's TR21 0LW  
Telephone: 01720 424455 – Email: [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Town and Country Planning Act 1990  
Town and Country Planning (Development Management Procedure) Order 2015

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### **PERMISSION FOR DEVELOPMENT**

<b>Application No:</b>	<b>P/23/067/COU</b>	<b>Registered Date:</b>	<b>4th September 2023</b>
<b>Applicant:</b>	<b>Nicola Stinson Council of The Isles of Scilly Town Hall The Parade St Mary's Isles of Scilly TR21 0LW</b>	<b>Agent:</b>	<b>Sian Greenlaw Council of The Isles of Scilly Town Hall The Parade St Mary's Isles of Scilly TR21 0LW</b>

**Site address:** Porthmellon Waste Site Moorwell Lane Hugh Town St Mary's Isles of Scilly  
**Proposal:** Temporary change of use of land for a period of 3 years for the siting of five storage containers to support transitional arrangements required for the redevelopment of the Town Hall into a Cultural Centre and Museum.

In pursuance of their powers under the above Act, the Council hereby **PERMIT** the above development to be carried out in accordance with the following Conditions:

- C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**  
Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
- C2 The development hereby permitted shall be carried out in accordance with the approved details only including:**
- **Plan 1 Location Plan,**
  - **Plan 2 Site Plan**
  - **Plan 3 Location Plan Proposed**
  - **Plan 4 Container Plans**
  - **Flood Risk Assessment**
  - **Design and Access Statement**
- These are stamped as APPROVED**  
Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policies OE1 and OE7 of the Isles of Scilly Local Plan (2015 - 2030).
- C3 This permission shall be for a limited period only, expiring three years from the date**

**of the first storage container being placed on the site. The applicant shall confirm with the Local Planning Authority the commencement date of the siting of the first container. The use hereby permitted shall be discontinued and the storage containers and ancillary works shall be removed within three years from that commencement date.**

Reason: To safeguard the land as part of an operational waste site for the Isles and to retain control over the future use of the site in accordance with Policies OE5(1) and SS7 of the Isles of Scilly Local Plan (2015-2030).

**C4 No artificial lighting shall be installed within the red line boundary without the prior agreement in writing of the Local Planning Authority. Any lighting agreed through a further application shall accord with the approved details thereafter.**

Reason: To preserve the scenic beauty of the Isles of Scilly as a designated Area of Outstanding Natural Beauty which includes its Dark Night Skies, including the Garrison Dark Sky Discovery Site, in accordance Policy OE4 of the Isles of Scilly Local Plan (2015-2030).

**C5 No construction plant and/or machinery shall be operated on the premises, as part of the implementation of this permission, before 0800 hours on Mondays through to Saturdays nor after 1800 hours. There shall be no works involving construction plant and/or machinery on a Sunday or Public or Bank Holiday.**

Reason: In the interests of protecting the residential amenities of the islands.

#### **Further Information**

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 the National Planning Policy Framework 2021.
2. Registering for appropriate Business Rates/Council Tax: To ensure appropriate contributions, are made to fund services provided by or on behalf of the Council on the Isles of Scilly please ensure you contact the Council's Revenues Department: [revenues@scilly.gov.uk](mailto:revenues@scilly.gov.uk).

Signed:



**Chief Planning Officer**

*Duly Authorised Officer of the Council to make and issue Planning Decisions on behalf of the Council of the Isles of Scilly.*

**DATE OF ISSUE:** 20<sup>th</sup> November 2023



# COUNCIL OF THE ISLES OF SCILLY

Planning Department  
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW  
☎0300 1234 105  
✉planning@scilly.gov.uk

Dear Nicola Stinson

## Please sign and complete this certificate.

This is to certify that decision notice: P/23/067/COU and the accompanying conditions have been read and understood by the applicant: Nicola Stinson.

1. **I/we intend to commence the development as approved:** Temporary change of use of land for a period of 3 years for the siting of five storage containers to support transitional arrangements required for the redevelopment of the Town Hall into a Cultural Centre and Museum at: Porthmellon Waste Site Moorwell Lane Hugh Town St Mary's Isles Of Scilly **on:** .....
2. I am/we are aware of any conditions that need to be discharged before works commence.
3. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

**Name:** \_\_\_\_\_ **Contact Telephone Number:** \_\_\_\_\_  
**And/Or Email:** \_\_\_\_\_

Print Name: \_\_\_\_\_

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Please sign and return to the **above address** as soon as possible. Please ensure you confirm in writing the **commencement date** of the first container on site, as per condition C3.



# COUNCIL OF THE ISLES OF SCILLY

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Planning Department

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

☎01720 424455

✉[planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

## **THIS LETTER CONTAINS IMPORTANT INFORMATION REGARDING YOUR PERMISSION – PLEASE READ IF YOU ARE AN AGENT DEALING WITH IS ON BEHALF OF THE APPLICANT IT IS IMPORTANT TO LET THE APPLICANT KNOW OF ANY PRE-COMMENCEMENT CONDITIONS**

Dear Applicant,

This letter is intended to help you advance your project through the development process. Now that you have been granted permission, there may be further tasks you need to complete. Some aspects may not apply to your development; however, your attention is drawn to the following paragraphs, which provide advice on a range of matters including how to carry out your development and how to appeal against the decision made by the Local Planning Authority (LPA).

### **Carrying out the Development in Accordance with the Approved Plans**

You must carry out your development in accordance with the stamped plans enclosed with this letter. Failure to do so may result in enforcement action being taken by the LPA and any un-authorised work carried out may have to be amended or removed from the site.

### **Discharging Conditions**

Some conditions on the attached decision notice will need to be formally discharged by the LPA. In particular, any condition that needs to be carried out prior to development taking place, such as a 'source and disposal of materials' condition, an 'archaeological' condition or 'landscaping' condition must be formally discharged prior to the implementation of the planning permission. In the case of an archaeological condition, please contact the Planning Department for advice on the steps required. Whilst you do not need to formally discharge every condition on the decision notice, it is important you inform the Planning Department when the condition advises you to do so before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up to **8 weeks** for the discharge of conditions process.

**Please inform the Planning Department when your development or works will be commencing. This will enable the Council to monitor the discharge and compliance with conditions and provide guidance as necessary. We will not be able to provide you with any written confirmation on the discharge of pre-commencement conditions if you do not formally apply to discharge the conditions before you start works.**

As with the rest of the planning application fees, central Government sets a fee within the same set of regulations for the formal discharge of conditions attached to planning permissions. Conditions are necessary to control approved works and development. Requests for confirmation that one or more planning conditions have been complied with are as follows (VAT is not payable on fees set by central government). More information can be found on the Council's website:

- Householder permissions - £34 per application
- Other permissions - £116 per application

### **Amendments**

If you require a change to the development, contact the LPA to see if you can make a 'non material amendment' (NMA). NMA can only be made to planning permissions and not a listed building consent. They were introduced by the Government to reflect the fact that some schemes may need to change during the construction phase. The process involves a short application form and a 14 day consultation period. There is a fee of £34 for householder type applications and £234 in all other cases. The NMA should be determined within 28 days. If the change to your proposal is not considered to be non-material or minor, then you would need to submit a new planning application to reflect those changes. Please contact the Planning Department for more information on what level of amendment would be considered non-material if necessary.

### **Appealing Against the Decision**

If you are aggrieved by any of the planning conditions attached to your decision notice, you can appeal to have specific conditions lifted or modified by the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Planning Application – 6 months
- Listed Building Consent – 6 months
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Lawful Development Certificate – None (unless for LBC – 6 months)
- Other Types - 6 months

Note that these periods can change so you should check with the Planning Inspectorate for the most up to date list. You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

You find more information on appeal types including how to submit an appeal to the Planning Inspectorate by visiting <https://www.gov.uk/topic/planning-development/planning-permission-appeals> or you can obtain hard copy appeal forms by calling 0303 444 5000.

Current appeal handling times can be found at: [Appeals: How long they take page](#).

## **Building Regulations**

With all building work, the owner of the property is responsible for meeting the relevant Planning and Building Regulations. Building Regulations apply to most building work so it is important to find out if you need permission. This consent is to ensure the safety of people in and around buildings in relation to structure, access, fire safety, infrastructure and appropriate insulation.

The Building Control function is carried out on behalf of the Council of the Isles of Scilly by Cornwall Council. All enquiries and Building Control applications should be made direct to Cornwall Council, via the following link [Cornwall Council](#). This link also contains comprehensive information to assist you with all of your Building Control needs.

Building Control can be contacted via telephone by calling 01872 224792 (Option 1), via email [buildingcontrol@cornwall.gov.uk](mailto:buildingcontrol@cornwall.gov.uk) or by post at:

Building Control  
Cornwall Council  
Pydar House  
Pydar Street  
Truro  
Cornwall  
TR1 1XU

Inspection Requests can also be made online: <https://www.cornwall.gov.uk/planning-and-building-control/building-control/book-an-inspection/>

## **Registering/Altering Addresses**

If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

## **Connections to Utilities**

If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 08000831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

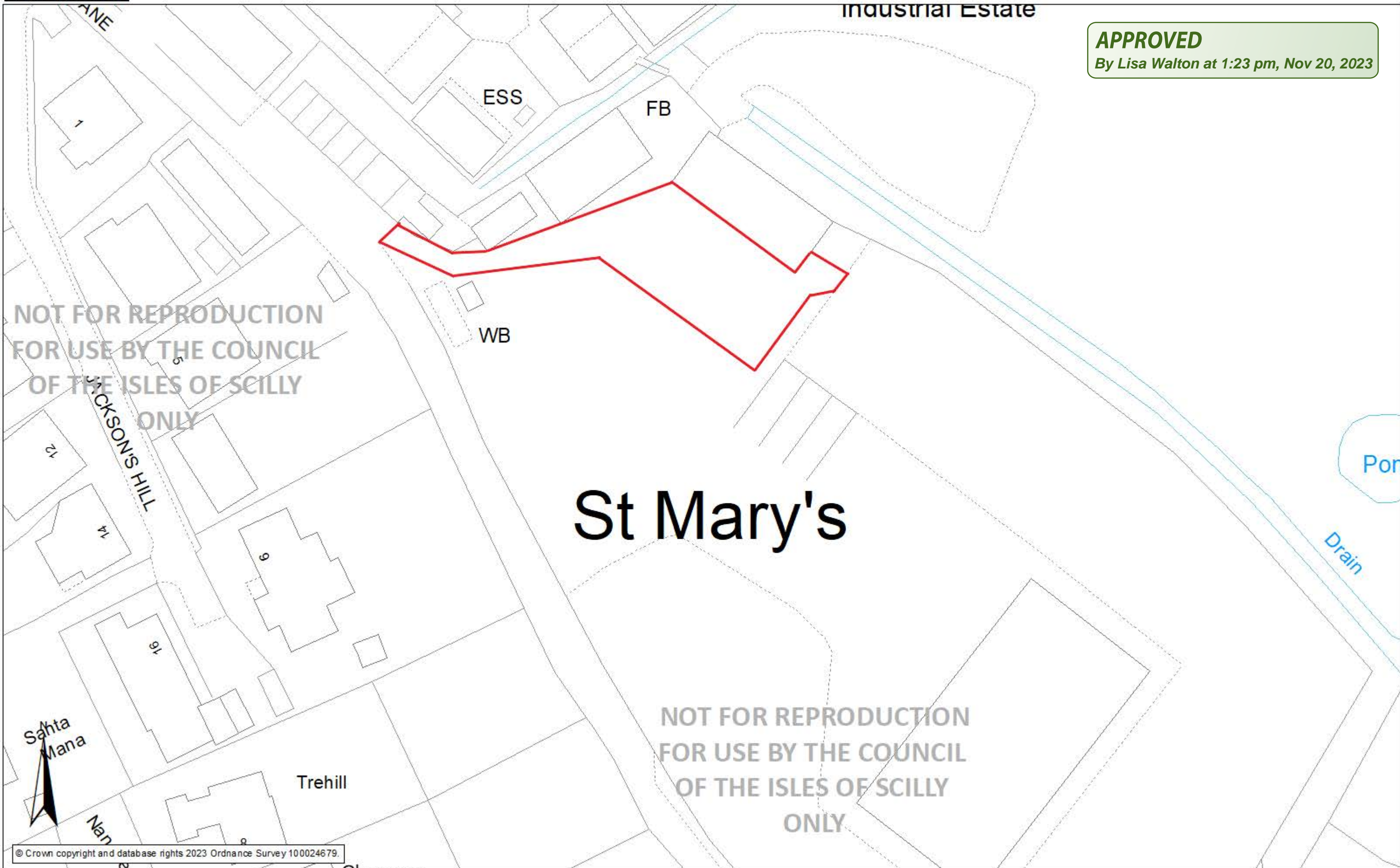
Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.



**RECEIVED**  
By A King at 4:07 pm, Sep 01, 2023

**BLOCK PLAN**

**APPROVED**  
By Lisa Walton at 1:23 pm, Nov 20, 2023



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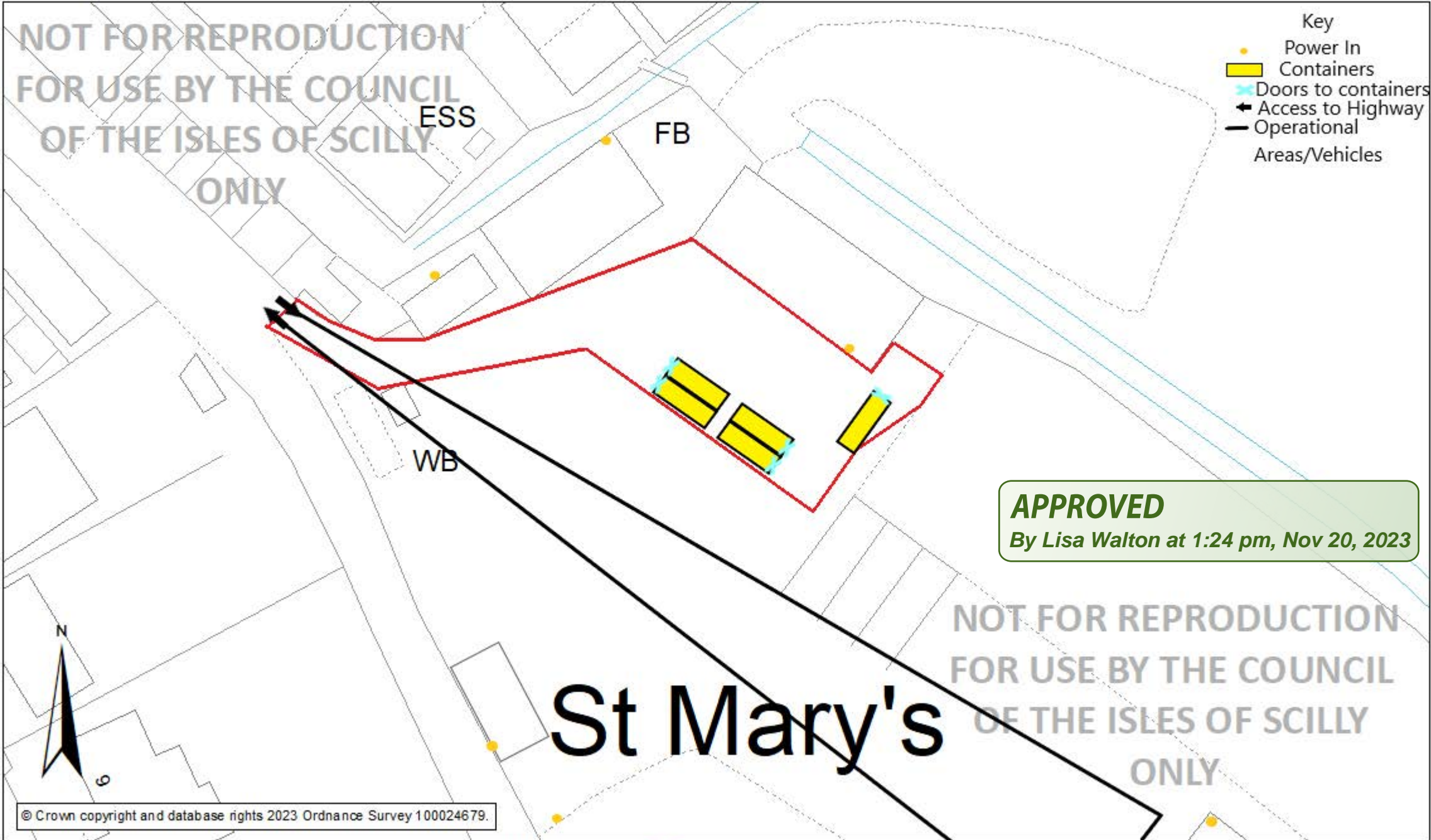
1:500 @A4 0 2.5 5 10 15 20 25 Meters



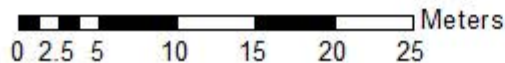


**RECEIVED**  
By A King at 4:08 pm, Sep 01, 2023

**BLOCK PLAN**



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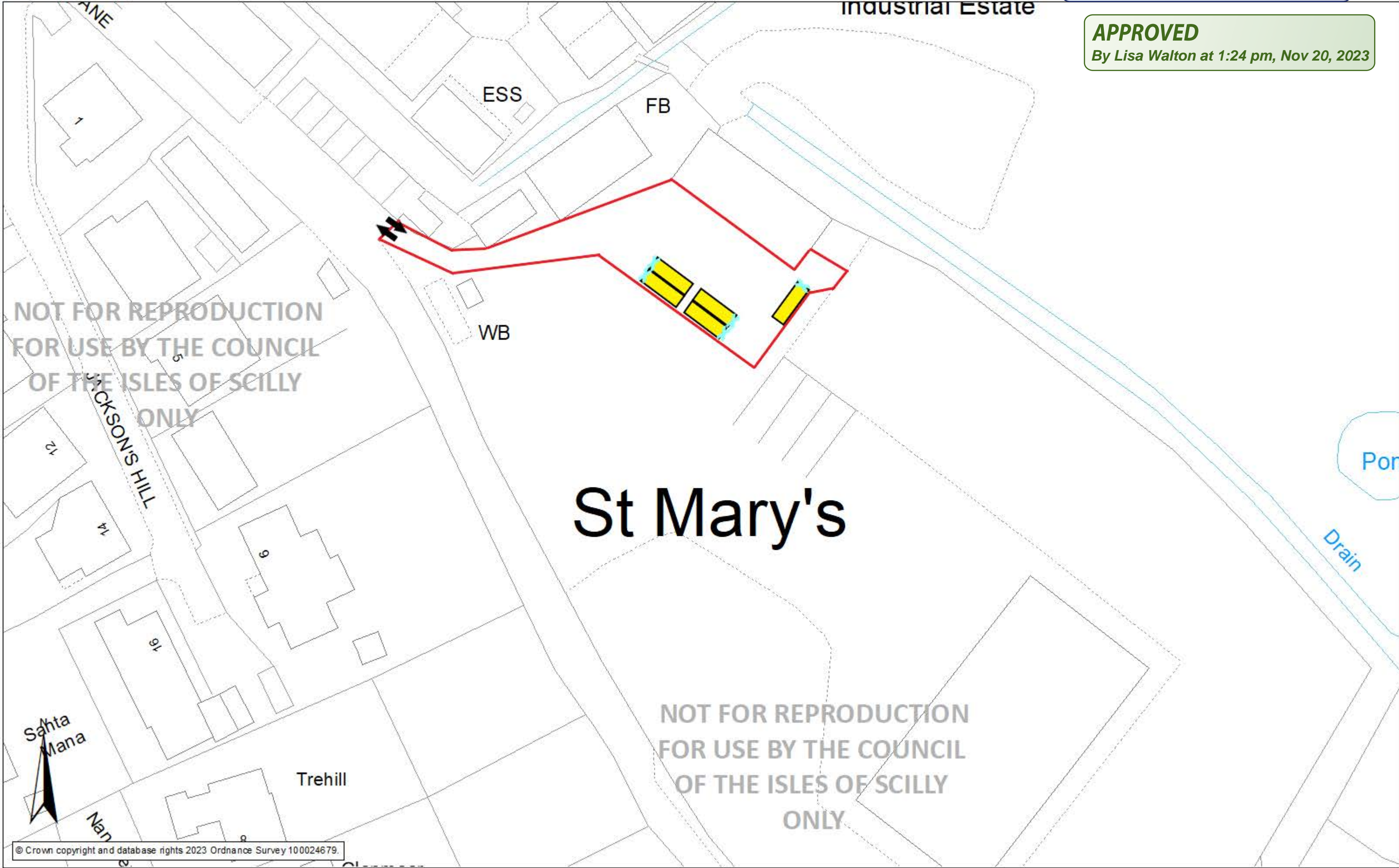




**RECEIVED**  
By A King at 4:06 pm, Sep 01, 2023

**BLOCK PLAN**

**APPROVED**  
By Lisa Walton at 1:24 pm, Nov 20, 2023

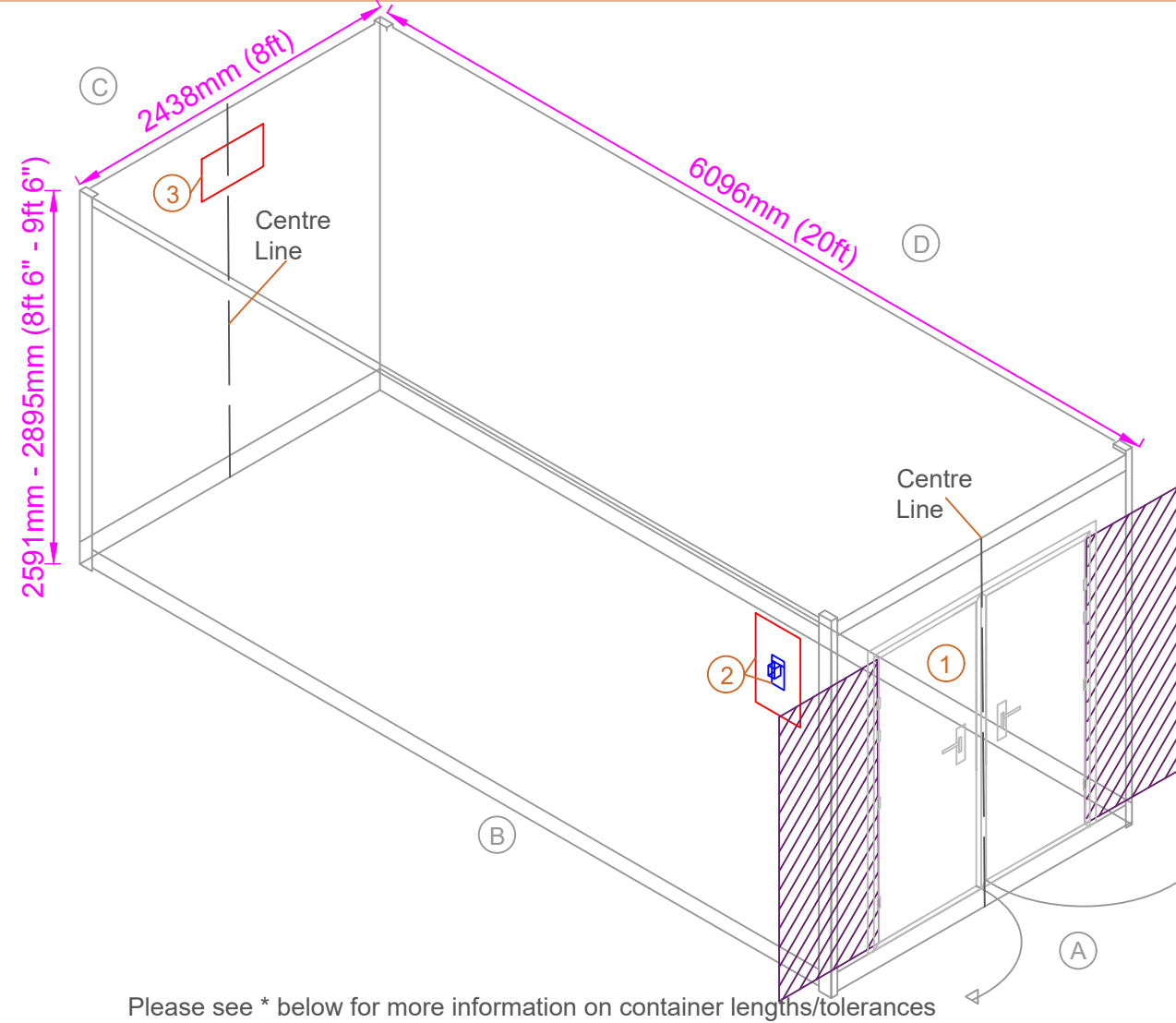


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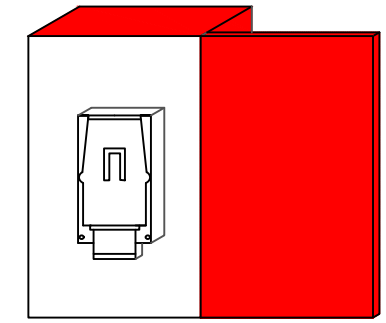
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**EXTERNAL VIEWPOINT**



All Aperture measurements are from outside of corner casting/ box section post to beginning of aperture opening. Measurement will not begin at Box Section Frame.

Please see \* below for more information on container lengths/tolerances



2

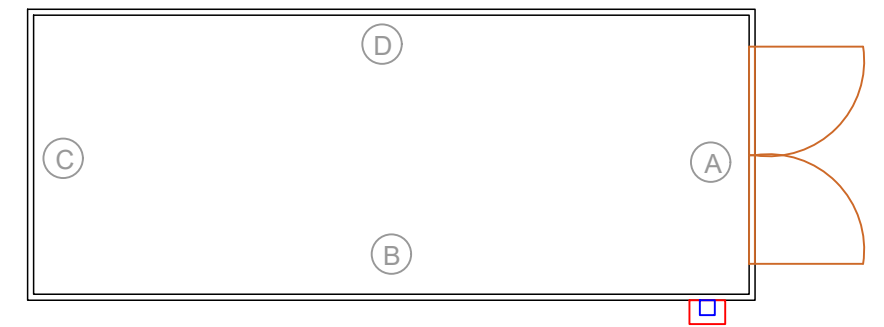
**APPROVED**  
By Lisa Walton at 1:24 pm, Nov 20, 2023

**RECEIVED**  
By A King at 4:47 pm, Aug 31, 2023

**Annotations:**

- ① Double Steel personnel door installed **Centrally** on **A**. Double Personnel door to measure 1780mm x 2075mm. **Please note doors will overhang container edge when fully open.**  
Box Section Frame - 50 x 50
- ② External hookup to mirror the internal consumer unit installed inside recessed box (size tbc) 250mm from furthest exterior edge of A and 250mm down from top of corner casting/box section post.
- ③ 500mm x 300mm (Size tbc) Aperture for air con unit. to be installed centrally along C and 250mm down from top of corner casing/ box section post.

**Plan View Wireframe**

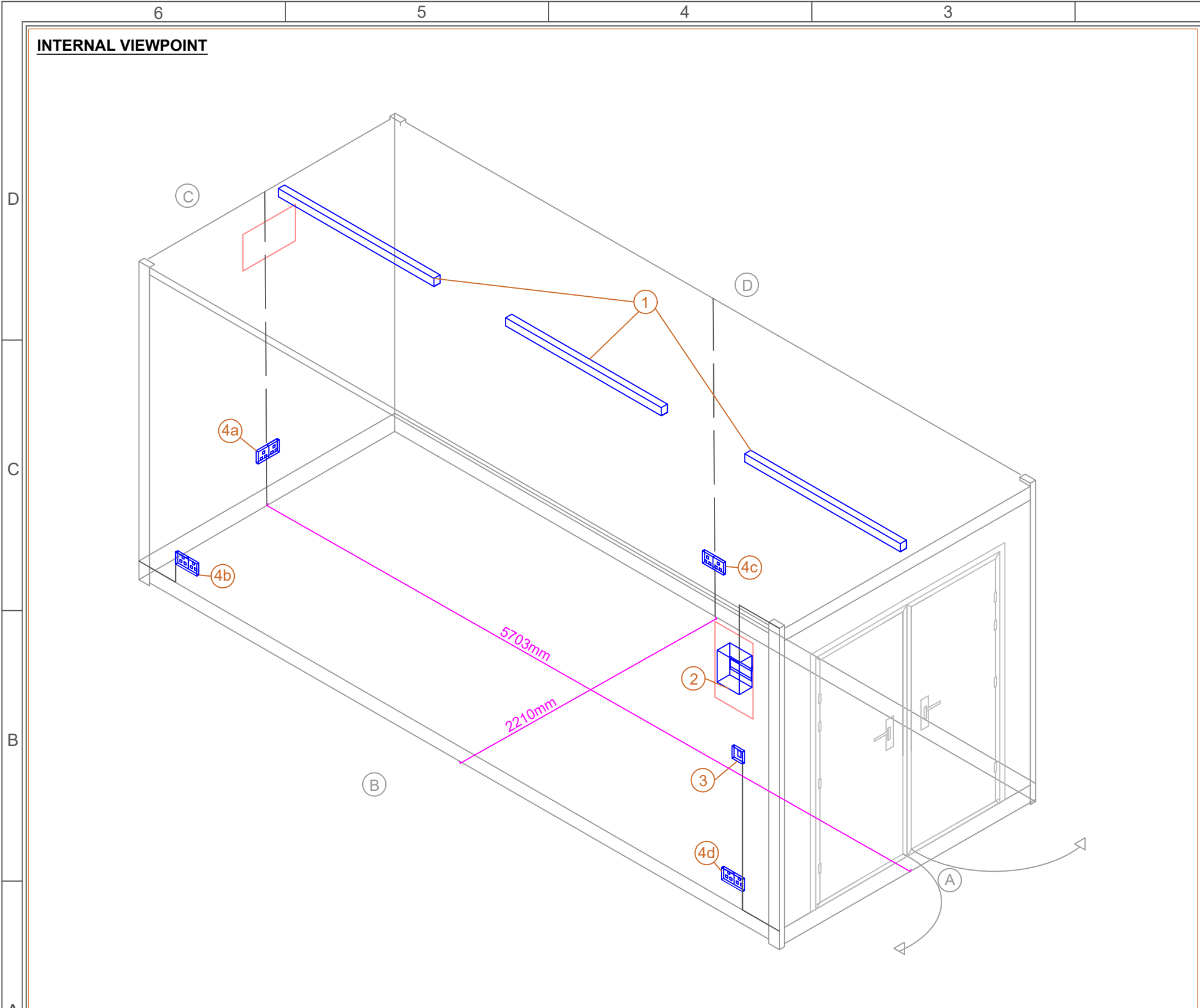


- If this CAD has any aperture(s) over 900mm in width x 2000mm in height (as a guide this would include a standard Personnel Door), you must ensure the bottom rail underneath the aperture(s) is fully supported when the container is sited to prevent any potential deflection.
- Due to stock availability container height may be HC (9'6") or DV (8'6")
- Aperture sizes are from opening to opening. Sizes are approximate and for guidance.
- All measurements are from furthest outside edge of the container.
- Note: The length of the container may vary in size due to the construction and cut down process. As a result, there is a tolerance of up to 152mm (6 inches) on cut down containers.

REF: 92864

Drawn: Ryan	Version: 1	28/07/2023
Checked: RS/NC	Scale: 1:50	Sheet 1 of 3
Approved: Customer		





**Annotations:**

9mm ply lined and insulation. To have Dacrylate clear acrylic glaze on all surfaces including the floor. Internal measurements to be based on finished surface of lining. Will reduce size as shown.\*

**Electrics:**

- ① 3no. LED batons installed across container ceiling evenly.
- ② Consumer unit to be installed on **B 380mm** away from furthest edge of **A** and **475mm** down from internal ceiling. Based on finished surface of lining. Please note external hook-up to mirror this on exterior of container.
- ③ 1no. Light switch installed on **B 250mm** away from furthest edge of **A** and **1200mm** up from internal floor height.
- ④ 4no. Double sockets to be installed. **4a** to be installed centrally on **C**. **4b** to be installed on **B 250mm** away from furthest edge of **C**. **4c** to be installed centrally on **D**. **4d** to be installed on **B 250mm** away from furthest edge of **A**. All to be **250mm** up from internal floor height.

*Internal Dimensions - Minimum*

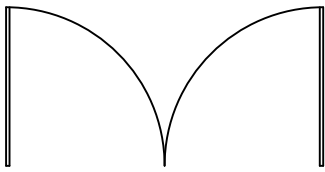
Length - 5703mm  
 Width - 2210mm  
 If Container is DV and Ply/Melamine lined  
 Internal Height - 2202mm  
 If Container is HC and Ply/Melamine lined  
 - Internal Height - 2473mm



- If this CAD has any aperture(s) over 900mm in width x 2000mm in height (as a guide this would include a standard Personnel Door), you must ensure the bottom rail underneath the aperture(s) is fully supported when the container is sited to prevent any potential deflection.
- Due to stock availability container height may be HC (9'6") or DV (8'6")
- Aperture sizes are from opening to opening. Sizes are approximate and for guidance.
- All measurements are from furthest outside edge of the container.
- Note: The length of the container may vary in size due to the construction and cut down process. As a result, there is a tolerance of up to 152mm (6 inches) on cut down containers.

REF: 92864	
Version: 1	28/07/2023
Scale: 1:40	Sheet 2 of 3

Drawn: Ryan  
 Checked: RS/NC  
 Approved: Customer



Double Personnel door



5ft LED Light



DB Board 380mm Down



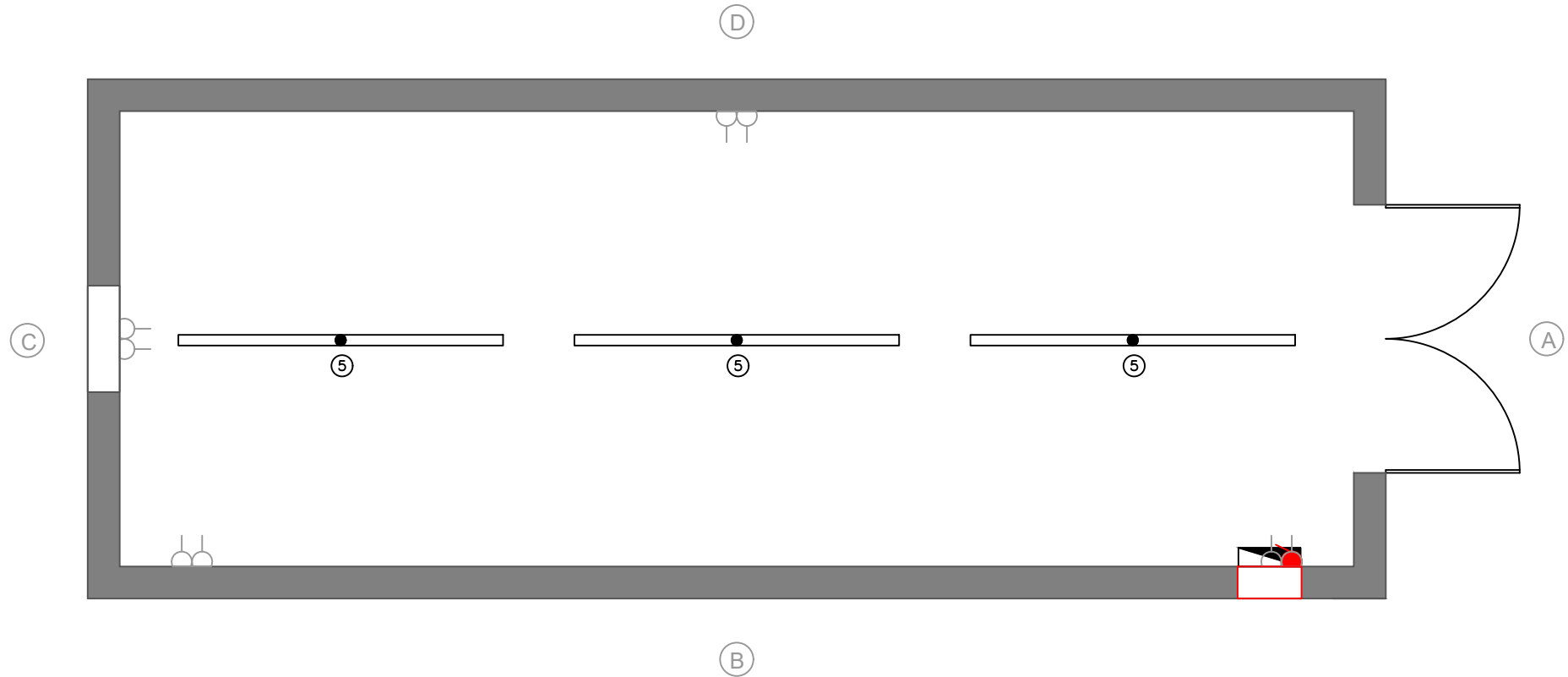
Light Switch 1200mm AFFL



Recessed Box 250mm Down



Double Socket 250mm AFFL



Fittings	Yes	No	General Specifications:		Amendments/Additions to Specifications:					
Fork pockets:		X	Wall boards:	9mm Ply	3 coats of Dacrylate clear acrylic glaze on all surfaces including the floor					
Wiring System:			Flooring:	Standard						
6242YH to BS 6004			Cabin Profile:	Container conversion						
Checked and Signed			Insulation:	50mm Standard insulation	INTERNAL HEIGHT APPROX. 2202/2473mm		1	28.07.23	FIRST ISSUE	RK
Authorised:	RS 28/07/2023		Paint Code:	TBC			Issue	Date	Amendments	Drawn
Sales:			Drawing No:		20FT x 8 FT					
Depot:			Job No:	92864						



**APPROVED**

*By Lisa Walton at 1:25 pm, Nov 20, 2023*

**RECEIVED**

*By A King at 4:11 pm, Sep 01, 2023*

## **Porthmellon Waste Site, St Mary's**

### **Design and Access Statement**

*Proposed three-year location for five storage containers.*

#### **Containers**

- Space is required for five 20ft x 8ft x 8ft hardstanding storage containers, which will be connected to an existing, accessible power supply.
- The containers are adapted on the mainland and shipped to us complete, so there will be no waste produced on-island.
- Three-year storage to enable work on wider Council project and support transitional arrangements required for the redevelopment of the Town Hall into a Cultural Centre and Museum.
- The colour of the containers will be Agate Grey RAL 7038 for solar gain control and to blend in with the surrounding buildings.

#### **Ventilation/Extraction**

- Each container will have an air conditioning unit to control fluctuations in temperature and humidity and provide adequate storage conditions during the transition from the Town Hall building.

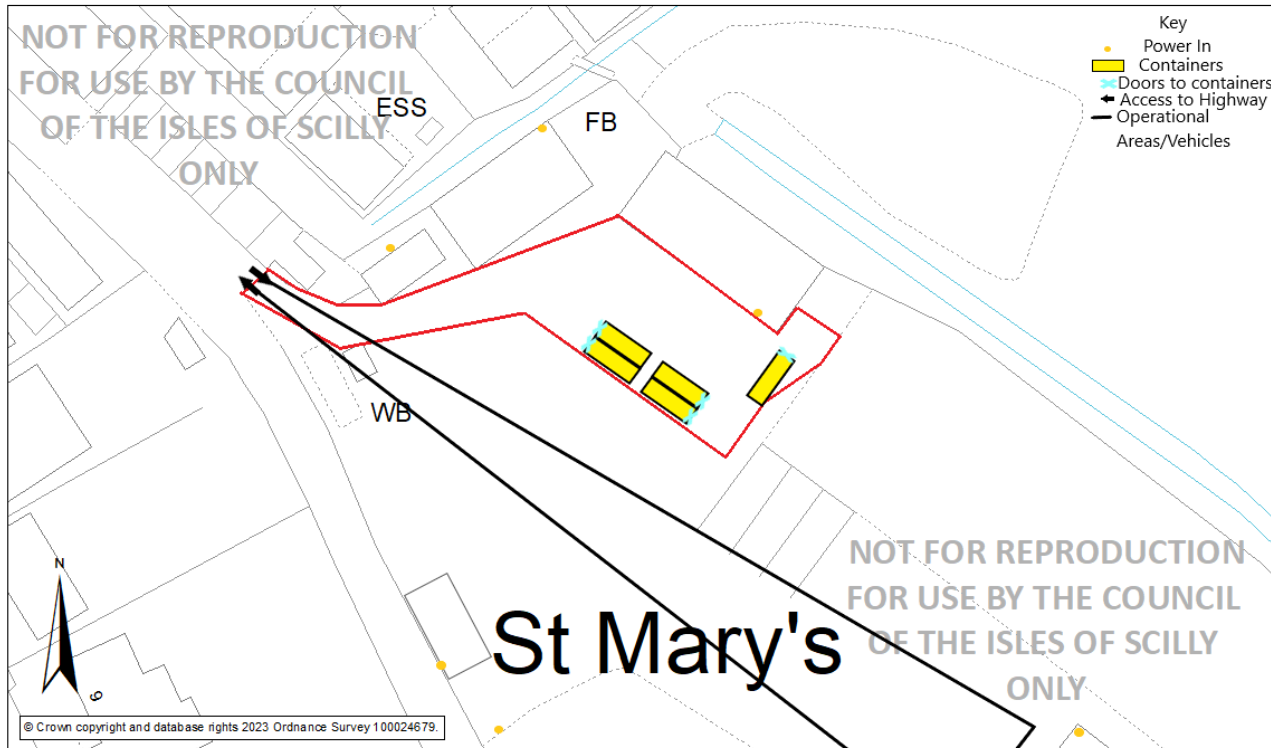
#### **Proposed Site and Access**

- The proposed site is the Porthmellon Waste Site. This is an operational waste site, but also contains storage, is accessible, has an existing power supply, and will be unaffected visually or operationally by the addition of containers.
- **Entrances to site** – The containers will be accessed through the main entrance to the waste site in line with the operational site access requirements.
- **Access to site** – The containers will be outside of the operational areas and not affect waste operations or vehicular access. The containers will be in the engineering area, which already contains storage. Access to the containers will be infrequent and arranged in advance with the site operators.
- **Approval from site users** – Works are currently underway at the site to rationalise the space. The site managers have assessed the site use and available space to determine the best location that will have minimal impact on day-to-day waste operations. This is in line with Policy OE5, ensuring that development proposals do not affect the use of waste sites.
- **Visual Impact** – None of the containers will be visible to the public as they will be in the engineering area.

# Site Access

**Porthmellon Waste & Recycling Centre, Moorwell Lane, St Mary's, Isles of Scilly**

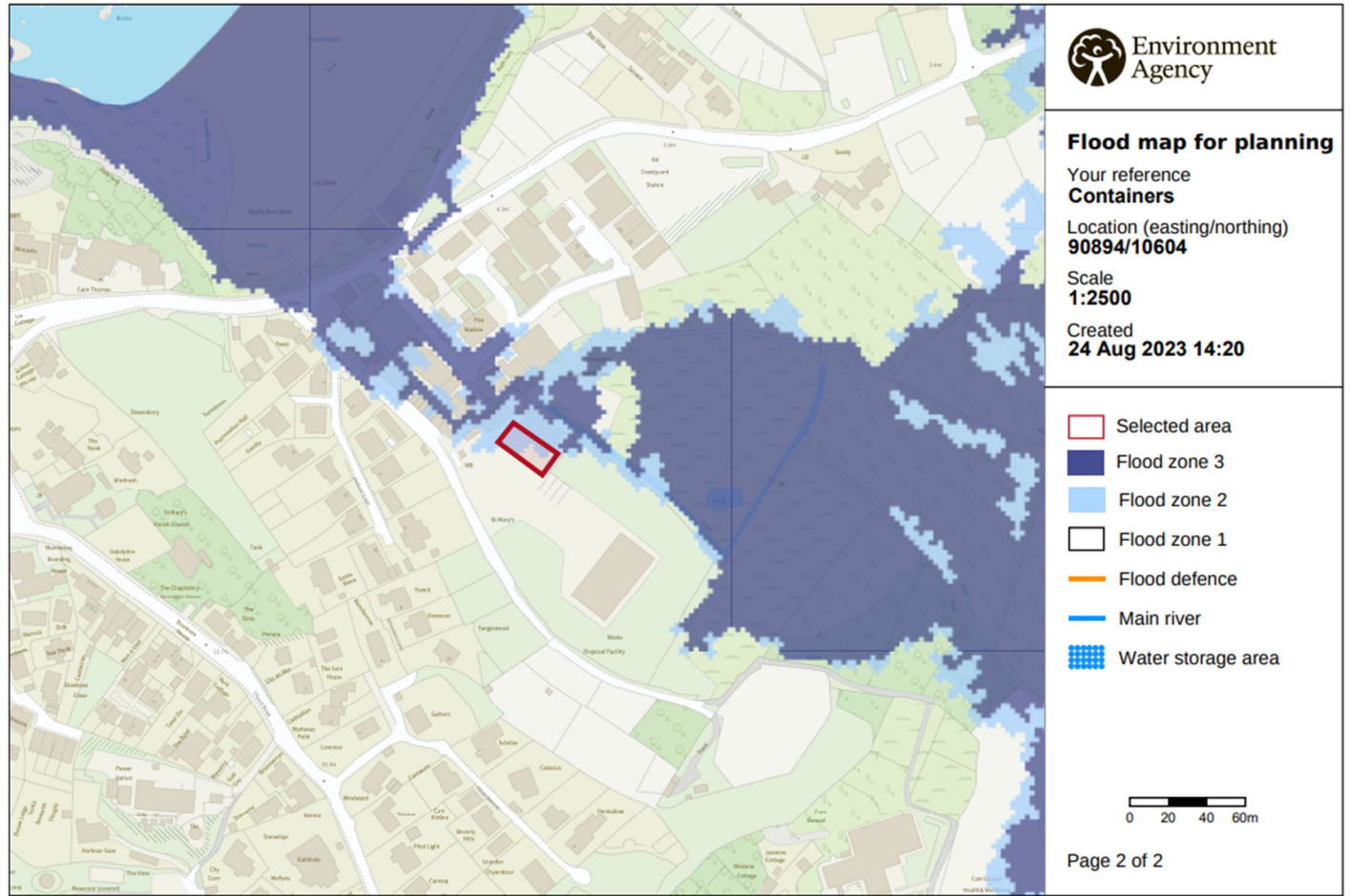
## **BLOCK PLAN**



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



# Flood Risk Assessment



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A Flood Risk Assessment is included in this submission as the containers are within Flood Zone 2.

Photos



Similar container for reference



Colour of containers



**APPROVED**

By Lisa Walton at 1:25 pm, Nov 20, 2023

**RECEIVED**

By A King at 4:13 pm, Sep 01, 2023

## Flood Risk Assessment

### Development Proposals

We are proposing to locate five 20ft x 8ft x 8ft storage containers at the Porthmellon Waste Site. The containers will support the transitional arrangements required for the redevelopment of the Town Hall into a Cultural Centre and Museum.

The containers will be in situ for the anticipated build time of two years, and permission is sought for 3 years to allow for the transition of stored items to and from the Town Hall.

### Development Site

The proposed development site is the Porthmellon Waste Site, St Mary's, TR21 0JY. The containers will be at grid reference [90884,10603], and are within Flood Zone 2, and therefore a Flood Risk Assessment is required. The site's flood risk vulnerability classification is less vulnerable due to its use as a waste treatment site. The containers are also classed as less vulnerable because they are storage.



## **Sequential Test (exception test not required)**

Not required as per Footnote 56 as minor development/change of use.

## **Site Specific Flood Hazards (as per Stoneyard's)**

### **Surface Water Flooding**

The containers are temporary and moveable and will not generate any additional surface water. They will be raised on concrete blocks so the surface water can flow underneath.

Surface water at the Porthmellon Waste Site is managed by a series of interlinking Acco drains throughout the site which all link to an interceptor before being pumped into the neighbouring leat. The leat is managed and maintained by site operatives and the Wildlife Trust where it becomes SSSI.

Tree works are currently underway to a section of the leat to enable dredging and better surface water drainage.

The storage containers will not have a detrimental impact on surface water drainage as no changes to the ground conditions are proposed.

### **Flood Risk Management**

The development's lifetime is very short (three years) and therefore is likely to be safe from flooding over that time span.

### **Flood Control and Mitigation Measures**

In the unlikely event of a flood, there are safeguards in place to ensure the safety of people accessing the containers, the site users, and the contents of the containers.

- The containers will be raised off the ground on concrete blocks.
- Access to the containers will be during the operational hours of the Porthmellon Waste site, and therefore the emergency protocol of the site will be followed in case of a flood.
- In case vehicular access is required during a flood for the removal of the contents, vehicular access/egress is per the Stoneyard's Flood Risk Assessment: through the waste site to the south-west and then up Jackson's Hill, an elevated street, or along Porth Mellon access road.
- We will sign up to the EA flood warning service.
- The containers are temporary, and moveable. In the event of a flood warning, the containers can be moved to higher ground.

## Appendix A – Flood Map for Planning

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### Flood map for planning

Your reference	Location (easting/northing)	Created
Containers	90894/10604	24 Aug 2023 14:20

**Your selected location is in flood zone 2, an area with a medium probability of flooding.**

#### **This means:**

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see [www.gov.uk/guidance/flood-risk-assessment-standing-advice](http://www.gov.uk/guidance/flood-risk-assessment-standing-advice))

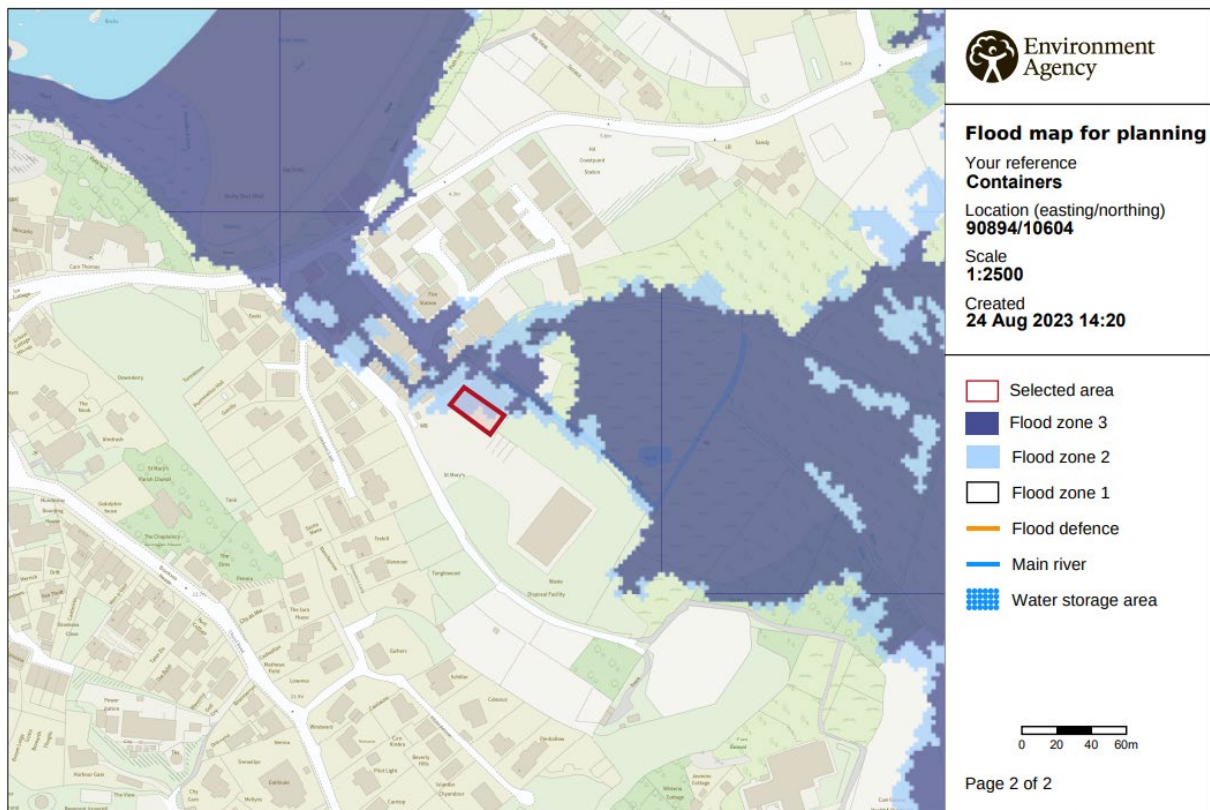
#### **Notes**

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2022 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>



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## Appendix B – Flood Modelling Output

These maps are taken from the Flood Risk Assessment for the Stoneyard, showing the modelling undertaken by JBA in 2019 on behalf of the EA, and adapted to show the site for this proposed development.

The proposed development site is outlined in RED

Pedestrian access/egress routes from Stoneyard for emergency planning shown in light BLUE (left in just in case, but less necessary for this application)

Vehicular access/egress routes for emergency planning shown in ORANGE

Flood extents identified on the extracts







### Flood risk, Stoneyard site

Green outline - modelled 150 year flood extent  
Purple outline - modelled 1:100 year flood extent  
Pink outline - modelled 1:200 year flood extent  
(Source: EA Flood Modelling Study 2019)



**RECEIVED**

*By A King at 4:45 pm, Aug 31, 2023*

# Flood Risk Assessment (FRA): Stoneyard Porth Mellon, St. Mary's, Isles of Scilly

**December 2022**



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# 1. Introduction

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Teignmouth Maritime Services Ltd. (TMS) have been appointed by the Council of the Isles of Scilly (CIOS) as principal contractor to undertake Flood and Coastal Defence works on the Islands of St. Mary's, St. Agnes, Bryher and St. Martin's, under the Climate Adaption Scilly programme.

The works will be carried out over a period of approximately 52 weeks, spanning 2 summer seasons. During these summer seasons particularly, the visitor accommodation facilities on the islands are almost fully booked circa 2 years in advance.

Whilst TMS will aim to utilize local workers where possible, we will need to provide accommodation for a number of specialist Marine Operatives, Site Engineers and Project Managers during the works. TMS propose to provide temporary portable accommodation units to house the transient workers for the duration of the contract works.

Following discussion with the CIOS, the best site for this temporary accommodation to be located was determined to be a site known as "Stoneyard", which is currently leased to the CIOS from the Duchy of Cornwall.

## 2. Development site

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The proposed development site is located at Stoneyard, Moor Well Lane, Porth Mellon, TR21 OJY [Grid ref. 90884, 10610] and is currently a brown field site used as an adhoc storage for rock.

Looking over the lifetime of the proposed development, the site lies within Flood Zone 3 and therefore a Flood Risk Assessment (FRA) is required.

## 3. Development proposals

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The development proposal for the above site is to install 7 prefabricated 'portable' accommodation units (PAU), commonly known by the tradename "Bunkabin", plus a communal kitchen PAU and a portable steel storage unit (to be used as a drying room and secure store) on a temporary basis, for a period of up to 2 years whilst the coastal defence works are undertaken.

The proposed development is therefore classified as "Water-compatible development" as it falls in under the description of 'Essential ancillary sleeping or residential accommodation for staff required by uses in this category', with the works being 'Flood control infrastructure'.

The lifetime of the proposed development is assumed to be **2 years** (temporary accommodation specifically related to contract works).

## 4. Sequential Test

In accordance with Table 2 of the Flood Risk and Coastal Change Guidance, with the site in Zone 3a and categorised as Water-compatible, a Sequential Test is to be used to demonstrate that the site has been selected to avoid flood risk.

Can development be allocated in areas of low flood risk both now and in the future? (Level 1 Strategic Flood Risk Assessment)



It is understood that the current Local Plan was developed prior to the defining of Flood Zones and is therefore not supported by a Strategic Flood Risk Assessment.

Therefore, we have to assume that as the current zoning puts the site into Zone 3, this first stage is not automatically passed.

Other sites have been considered for the temporary accommodation to be located on the island of St. Mary's however those other sites which are available are green field locations generally, without suitable infrastructure (power, water, telecoms) to support the temporary development.

The Stoneyard site has been chosen as it can be supported with power, and water services from the adjacent Industrial Estate and Council waste handling facility. In addition as the works are of a marine nature and therefore working hours will follow the tidal pattern, with the nearest neighbouring properties being industrial in nature, any noise disturbance from our staff coming and going will have very little impact on residential properties.

Can development be allocated in areas of medium flood risk both now and in the future? (Level 2 Strategic Flood Risk Assessment) – lowest risk sites first



Again without the supporting Strategic FRA and the site being considered in Zone 3, which is considered a zone of high risk of flooding, that this test is also negative.

Can development be allocated within the lowest risk sites available in areas of high flood risk both now and in the future?



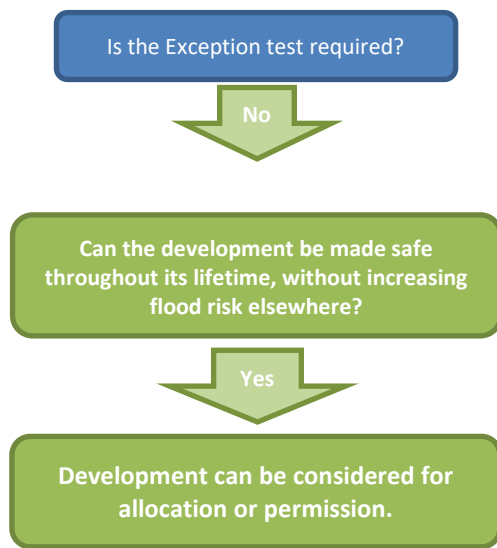
There has been extensive flood modelling undertaken on behalf of the Environment Agency (EA), by JBA in 2019.

This modelling demonstrates that the selected site is not within an area at risk of flooding for the 1 in 50, 1 in 100 or 1 in 200 year events, please see Appendix 2 for pictorial output from the modelling.

Progress to Diagram 3



Therefore we consider the answer to this question to be YES.



Based on the categorisation of Water-compatible development and that the site has a very short (2 year) expected lifetime, Table 2 says that an Exception test is NOT required

The temporary nature of this proposed development and the use of modular PAU for the development mean that the development proposals can be made safe throughout the short (2 year) expected lifetime without increasing flood risk elsewhere.

## 5. Exception Test

The development is considered Water-compatible and therefore only requires the Sequential test to be carried out. Please see Flood Control Measures & Flood Mitigation Measures sections below for details on how the development will be safe and not increase flood risk elsewhere.

## 6. Site specific flood hazards

The proposed development site lies within Flood Zone 3 with the main risk of flooding coming from a tidal (sea) source. The site is not considered at potential risk from surface water or groundwater flooding.

### Tidal flooding

Flood model data for the site suggests that over the lifetime of the development, flood depths of around 0.00m can be expected within the development site boundary. The modelling shows flood water immediately adjacent to the proposed development site which will be of less than 0.5m depth and of low velocity. Flooding of this nature is likely to cause less than danger for some according to table 13.1 of FD2320.

According to the 2019 modelling the form of flooding is from overtopping of coastal margins by high seas. Flooding to land to the South and East of the proposed development originates at Old Town Bay and Porthloo. Flooding to the north of the Porth Mellon Industrial Estate originates from Porth Mellon.

No flood velocity is expected through any part of the site because any flooding is the distal extent of water ponding following coastal overtopping. Flood waters are expected to spread slowly about 650m from Old Town Bay in the South, about 900m from Porthloo to the North-east and more quickly about 65m from

Porth Mellon in the North following a series of high Spring tides in storm conditions. The spread of water from the south is likely to take several hours to arrive because the seawater would need to travel through narrow ditch drainage systems and spread out through the vegetated marshes of the Lower Moors as the tide rises.

Flooding would be tidally locked until the high tide has fallen. Flood waters would drain back to the sea through the leat outlet at Old Town Bay and through the entrance to Porth Mellon beach and the stormwater drainage system from the road at Porth Mellon onto the beach. The tidal range is approximately 5m on the Isles of Scilly, so the period over each high tide when tidal locking may occur would be relatively short, probably 2 to 3 hours.

### **Fluvial flooding**

There is no significant fluvial flooding source on the island and therefore flooding from this source is considered to be highly unlikely.

### **Surface water flooding**

Surface water at the site is currently managed by percolation into the non-metalled surface, and excess run-off into drainage ditches to the west and north of the proposed development site. The proposals for surface water management are to remain unchanged, with surface water being discharged from the roofs of the PAU to ground and allowed to infiltrate to ground or run-off to the drainage ditches. The hard-surface roofs are a very small percentage of the otherwise permeable ground area of the site and therefore it is considered that there will be negligible effect on the surface water system.

### **Groundwater flooding**

Ground water is considered unlikely to contribute to the modelled flood extents.

## **7. Flood Risk Management**

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This section describes how this development will be safe from flooding over its short 2 year lifetime, and details how any off-site impacts will be prevented. It will advise how any residual risks to the site will be managed for the duration of its lifetime.

### **Flood control measures**

Whilst the flood modelling indicates that flooding will not occur on the proposed development site within the 2 year lifetime of the proposed development, the following measures will be implemented to safeguard the development and people using the facilities, along with ensuring the development does not pose any additional flood risk elsewhere.

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- The portable accommodation units 'Bunkabins' will be raised off the ground approximately 600mm on 4 steel 'jack-legs'. The units will be accessed by steps.
- There will be no change to the site ground conditions with the permeable stone surface retained.
- Surface water from the roofs of the PAUs will be directed to discharge on the ground to percolate into the existing porous surface.
- Two sewage holding tanks will be located underneath the PAUs thus not increasing the hard surface area. These will have a footprint of approximately 7.5m<sup>2</sup> and a volume of just over 4m<sup>3</sup> each (900gallon).

Should the site flood during the lifetime of the development, the displacement of flood water from these two sewage holding tanks will be so insignificant that it would be unmeasurable. The area of the tanks is around 1.3% of the development site area, therefore for every 1mm of flood water, it would raise the flood water on the rest of the development site by 0.013mm. In reality this would be significantly lower again as this crude assessment ignores the fact that any flood water would spread over a much larger area of the Lower Marsh initially as well.

## **Flood mitigation measures**

This section should include information about any flood mitigation measures, such as flood resistant and resilient construction techniques, subscription to the Environment Agency flood warning service, reference to a "Site Flood Plan" for the development etc.

As the above assessments have identified, whilst the modelling indicates that over the 2 year lifetime of this proposed temporary use development, the site is not expected to flood, the Flood Map still zones the site within Flood Zone 3. Therefore in addition to the above development measures to control flood risk, the following mitigation measures shall be included to control any residual risks from flooding.

- The site will register with the EA flood warning service
- Site services, particularly electrical facilities shall be located off the ground level, and even above the raised floor level of the units.
- An Emergency Evacuation Plan shall be provided to the residents of the units. This plan has identified both vehicular (shown in blue on the attached modelling extracts contained in Appendix 2) and pedestrian (shown in brown on the attached modelling extracts contained in Appendix 2) escape routes:-
  - Vehicular access / egress route 1 – shall be through the waste site to the South-west of the site then up Jackson's Hill, an elevated street.
  - Vehicular access / egress route 2 (primary fire or ambulance route) – shall similarly be through the waste site, then along the Porth Mellon access road. Whilst the flood modelling indicates this access road would be flooded, the 1:200 year event depth is less than 200mm, with low velocity and therefore be feasible for these larger vehicles.

- Pedestrian route 1 – North over the footbridge, passing beside Richard Hand Haulage buildings, into the Porth Mellon Industrial Estate and then East through the estate to the main road a The Store.
- Pedestrian route 2 - South-westerly through the waste site, then Southerly towards the School and Hugh Town along the existing public footpath.

## 8. Conclusions

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This FRA concludes that EA flood modelling undertaken by JBA in 2019 demonstrates that the proposed development of a 2 year long temporary change of use of Sui Generis land known as The Stoneyard, behind Porth Mellon Industrial Estate and adjacent to the waste management site, to allow the placement of 7 portable accommodation units for workers engaged on Flood and Coastal Defence works during the contract works, will not be at risk of being itself flooded, nor will it risk effecting flooding elsewhere as a result of its temporary use.

The development is proposed to solely facilitate construction of essential coastal defences that have been designed to reduce the risk of tidal flooding and flood impact from climate change, to the residents and commercial enterprises on St. Mary's, St. Agnes, Bryher and St. Martin's.

The use of portable accommodation units raised off the ground on jack-legs will ensure that the development is safe should a flood event occur that is outside the modelling, and an evacuation plan by vehicle or foot will be provided to ensure the workforce's safety should this event occur.

## **Appendix A – Flood map for planning**

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## Flood map for planning

Your reference	Location (easting/northing)	Created
Stoneyard	90906/10635	31 Aug 2022 19:32

**Your selected location is in flood zone 3, an area with a high probability of flooding.**

### This means:

- you must complete a flood risk assessment for development in this area
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (see [www.gov.uk/guidance/flood-risk-assessment-standing-advice](http://www.gov.uk/guidance/flood-risk-assessment-standing-advice))

### Notes

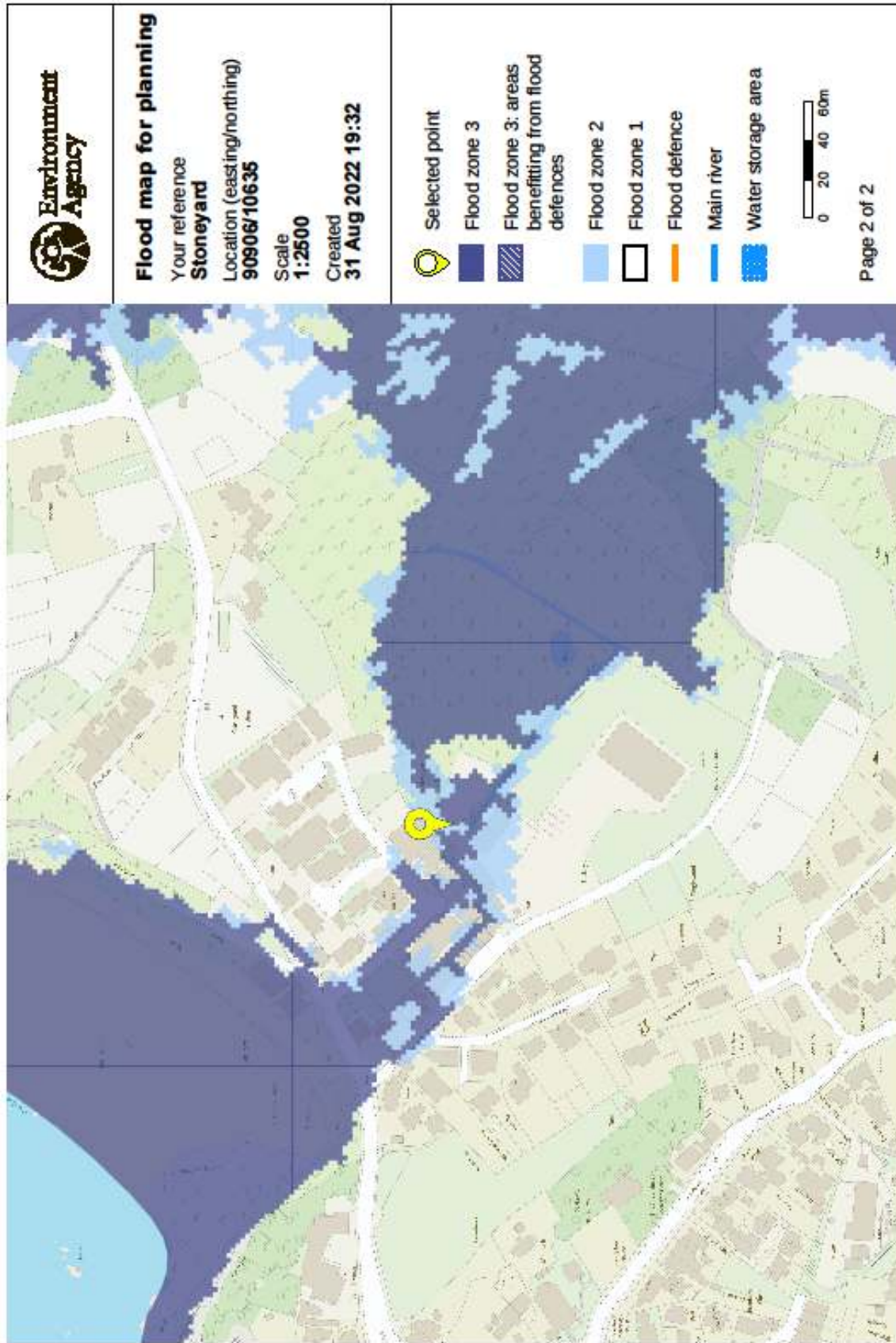
The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>





## Appendix B – Flood modelling output

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The following pages show the output from modelling undertaken by JBA in 2019 on behalf of the EA.

The proposed development site has been outlined in RED

Pedestrian access / egress routes for emergency planning are shown in light BLUE

Vehicular access / egress routes for emergency planning are shown in BROWN

Flood extents are identified on the extracts



