

# Council of the Isles of Scilly Planning Application

Ref: P/23/107/COU

## Consultation Response

**Date:** 21.12.2023  
**Ref:** P/23/107/COU  
**Site:** Shed, Trench Lane, Old Town, St Mary's, Isles of Scilly  
**Proposal:** Change of use from a storage shed to a dog grooming salon.

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](mailto:planning@scilly.gov.uk) by the **15<sup>th</sup> January 2024**.

Link to application: <https://scilly.gov.uk/planning-application/planning-application-p23107cou>

I look forward to receiving your comments in due course. If I have not heard back from you by the **15<sup>th</sup> January 2024** then I will assume you have no comments to make.

**Consultee Name: Stephen Swabey**

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The applicant has provided a flood risk assessment that acknowledges the flood risk to the site and proposes how flood warnings may be received and identifies an escape route from the building.

The escape route chosen would be towards the location of coastal flooding, so this may not be usable at the height of a storm causing coastal flooding. If the applicant is proposing not to occupy the site during flood risk periods, this would be sufficient to deal with the risk of not being able to exist the building.

The applicant also proposes that electrical fittings are raised to be 600 mm off the floor. The electrical fittings should also be wired from the ceiling down the wall, not from the floor up to the socket. This reduces exposure of the electrical wiring to saltwater flooding damage.

The applicant's business will include use of a bath for dogs. The entry/exit points into the building of drain and water supply pipework for the bath will be a potential ingress point for saltwater during flooding. Saltwater may also back up through the foul water drain from nearby locations during flooding.

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To reduce these risks, I suggest the applicant should install a backflow preventer on the foul water drain.

The applicant notes that finishings will be sealed to be watertight. I suggest the applicant should also ensure pipework entry/exit points into the building are sealed in such a way that they resist water ingress in the building around the fittings during flooding.

The applicant suggests that the building will be “13 feet above sea level”. The ground on the track adjacent to the building has been measured by LiDAR to be 2.24 m above the mean level of the sea (Ordnance Datum). At this site, this means the ground at the track is below mean high-water springs. The building is unlikely to be 13 feet above ‘sea level’ if ‘sea level’ is mean high-water springs (2.77 m in Ordnance Datum). The applicant should be cautious about design levels for their building if they are relying on the ‘13 feet above sea level’ statement to understand flood risk.

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**Name: Stephen Swabey**

**Date: 11 January 2024**

**Further comments received 5th February 2024 following submission of amended flood risk statement:**

The updated flood risk statement deals with the issues I raised earlier and I’ve had a chat with the applicant about how they might manage flood risk. The things we talked about are discussed and dealt with in the proposed mitigation actions in the flood risk statement.

I’m comfortable that the applicant understands the hazard, has identified ways to manage the risk to life and property appropriately and that evacuation from the property could be managed in the event of an unanticipated flood event.

Stephen