

Council of the Isles of Scilly Planning Application

Ref: P/24/006/FUL

Consultation Response

Date: 13.02.2024
Ref: P/24/006/FUL
Site: Hospital, Hospital Lane, Hugh Town, St Mary's, Isles of Scilly
Proposal: Extension of existing hospital to provide an integrated health and social care centre (Major Development)

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 the **5th March 2024**.

Link to application: <https://scilly.gov.uk/planning-application/planning-application-p24006ful>

I look forward to receiving your comments in due course. If I have not heard back from you by the **5th March 2024** then I will assume you have no comments to make.

Consultee Name: Cornwall Environmental Consultants

PEA and PRA report

- The PEA report refers to a lighting plan that should be read alongside this application, but this document does not appear to be available. This document will need to be submitted and approved before consent is given or could be conditioned to be submitted alongside the CEMP.
- The PEA recommends additional bat emergence surveys. If these are required, then they must be completed before this planning application can be determined as the potential impacts and mitigation measures need to be fully identified before a decision can be made. Additional protected species surveys cannot be conditioned if they are required as their findings are a material consideration in the planning process.

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- A desktop survey included an ERCCIS data search but the findings of this have not been discussed within the report. This information should have been summarised and discussed within the context of this proposal.

BNG report

- The planning application was validated before the BNG mandatory requirement however the development is expected to show a significant gain for biodiversity and the additional enhancement proposed are appropriate.
 - The BNG report should be accompanied by the BNG spreadsheet to allow a closer inspection of the data and the strategic multipliers that have been used. This was not available for review.
 - The executive summary of the PEA report states that boundary walls and hedges would be retained. However, the BNG report make no reference to hedgerows. It was not clear if hedgerows were present.
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Name: Dr Bruce Forrest

Date: 29.02.2024