



COUNCIL OF THE ISLES OF SCILLY

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Application Number: P/24/006/FUL	Town and Country Planning (Environmental Impact Assessment) Regulations 2017
Screened by: Stella New, SDNPA Development Planning Lead, on behalf of Isles of Scilly	

This is a schedule 2 development by virtue of 3 (i) of Schedule 2 of the EIA Regs

1. The characteristics of development must be considered having regard in particular to:

a) the size and design of the whole development;	The works include the demolition of 2No single storey extensions and 2No outbuildings to the south-eastern elevation (side) and the erection of two new parallel single storey wings to the south-western (rear) elevation of the existing hospital building. The increase in new floor space equates to approximately 888sqm and an overall floor space of 1,904sqm. This is not considered to be significant for the purposes of EIA.
b) the cumulation with other development(s);	The scheme would be an addition to the existing Hospital, however does not raise cumulative impact concerns for the purposes of EIA.
c) the use of natural resources;	The proposal would have no significant material effects in respect of natural resources, apart from the use of land for development. The site is not within an area designated to safeguard mineral deposits. The development would involve the use of local natural materials in its construction.
d) the production of waste;	The proposal would produce waste during the construction phase and operational phases. However this would be subject to a site waste management plan such that any impacts would be appropriately mitigated.
e) pollution and nuisances;	The site is located in a residential area, and care will need to be taken to avoid impacts from noise, dust and light on residential uses

	<p>during the construction phase. This can be controlled through a requirement to adhere to an approved Construction and Environmental management Plan to manage and mitigate impacts.</p> <p>Although there will be some increase in traffic movements and lighting during construction and operation, this is not considered to be significant for the purposes of EIA</p>
f) the risk of major accidents / disasters relevant to the development concerned, including those caused by climate change	<p>The risk of accidents would be related to the construction phases. Mitigation measures could be put in place during the construction phase to reduce any significant effects. These risks are not considered to be major.</p> <p>In terms of climate change, any impacts would be to the local geographical area. The site is in an area where there would be very limited potential of a major accident/disaster.</p>

2. The environmental sensitivity of geographical areas likely to be affected by development must be considered having regard, in particular, to:

a) the existing and approved land use;	<p>For the purposes of the Regulations, the site is 'sensitive' because it is within the designated area of the Isles of Scilly AONB.</p> <p>The site is not within any areas designated pursuant to Directive 2009/147/EC on the conservation of wild birds, natural habitats, wild fauna or flora. The site is not within or adjacent to any 'sensitive sites' for ecological interest.</p> <p>Habitat within the site is predominately hard standing with areas of ornamental planting and semi-improved grassland.</p> <p>There would be a loss of some 1.3 ha of agricultural land which is not considered to be significant for the purposes of EIA.</p>
b) the relative abundance, quality and regenerative capacity of natural resources in the area	<p>There are no areas in the application site which contain high quality or scarce resources e.g. groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the development.</p>

<p>c) the absorption capacity of the natural environment, paying particular attention to the following areas:</p> <ul style="list-style-type: none"> i) Wetlands; ii) Coastal zones; iii) Mountain and forest areas; iv) Nature reserves and parks; v) Areas classified or protected under Member states' legislation; areas designated by Member States pursuant to Council Directive 79/409/EEC on the conservation of Wild Birds (a) and Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (b); vi) Area in which the environmental quality standards laid down in Community legislation have already been exceeded; vii) Densely populated areas; viii) Landscapes of historical, cultural or archaeological significance; 	<p>The development would take place partly within the settlement boundary of Hugh Town, on a site where there is an existing hospital building. The absorption capacity of the natural environment is not considered to be significantly affected for the purposes of EIA.</p>
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3. The potential significant effects of development must be considered in relation to criteria set out under paragraphs 1 and 2 above, and having regard in particular to:

<p>a) The magnitude and spatial extent of the impact</p>	<p>The proposed development is considered unlikely to affect the local geographical area surrounding the site, given its modest scale.</p>
<p>b) the nature of impact</p>	<p>The nature of any impacts would relate to the small increased physical presence of the development and its impact upon the Countryside, and associated noise and disturbance from its construction and operation.</p> <p>There is not considered to be any additional impact which would require an EIA or significant mitigation.</p>
<p>c) The transboundary nature of the impact</p>	<p>The proposal is considered unlikely to cause significant impacts to the wider area across particular boundaries.</p>
<p>d) The intensity and complexity of the impact</p>	<p>The construction works in type and scale would not be likely to cause significant permanent impacts. Dust and other</p>

	<p>construction emissions would be controllable and not large in magnitude.</p> <p>Landscape quality (including townscape) and visual amenity effects are likely to be the most notable given the AONB designation, however are limited in this case.</p> <p>The development is not likely to have complex or significant effects for the purpose of EIA.</p>
e) The probability of the impact	The probability of impacts highlighted are not considered to be notable or significant given the scale and nature of the development
f) The expected onset, duration, frequency and reversibility of the impact	The impacts from the construction phase would be temporary. Any impacts from the operational phase would be of a permanent albeit limited nature.
g) the cumulation of the impact	It is not considered that any cumulative impact would give rise to significant cumulative environmental effects locally.
h) the possibility of effectively reducing the impact	The mitigation measures included within the design will effectively reduce the impacts highlighted above.

- Q1 Is it a major development which is of more than local importance?
- Q2 Does it affect a particularly environmentally sensitive or vulnerable location?
- Q3 Does it have unusually complex and potentially hazardous environmental effects?

Conclusion

Environmental Impact Assessment

Not required