

Council of the Isles of Scilly Planning Application

Ref: P/25/008/FUL

Consultation Response

Date: 13.02.2025
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Site: South West Water Pumping Station, Little Porth, Hugh Town, St Mary's, Isles of Scilly
Proposal: Redevelopment of the Bishop and Wolf Sewage Pumping Station, including the construction of an enlarged wastewater infrastructure building and temporary construction compound on land at Parsons Field (Affecting the setting of a Listed Building)

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 **6th March 2025**.

Link to application: <https://scilly.gov.uk/planning-application/planning-application-p25008ful>

I look forward to receiving your comments in due course. If I have not heard back from you by the **6th March 2025** then I will assume you have no comments to make.

Consultee Name: Environment Services, Council of the Isles of Scilly

Lead Local Flood Authority Response

We note the comments and conditions provided by the Environment Agency. These should take precedence over the LLFA response.

The site is located in Flood Zone 3 with expected flood levels to reach 4.49mAOD; The MCC unit will be sat on a mountain frame set at 4.6mAOD, proving 100mm freeboard over the 1%AEP defended scenario with climate change.

The Flood Risk Assessment provided, is a good assessment and proportionate to the scale of development.

The applicant may consider using a flood door/gate on the walled entrance and using the external wall as a physical barrier to prevent water free flowing into the pump station via the surface gullies for rainwater disposal and overloading the pump station with brine water which can cause odours and reduce machinery longevity.

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Highway Authority

Whilst the development represents essential infrastructure required, there are concerns regarding the proposed traffic management plan. In particular, the proposed restrictions proposed for on street parking on Little Porth Road and Porthcressa View, and although not part of the classified Highway, the restrictions placed on residential parking at Parson's Green and the knock-on effect this will have to on street parking elsewhere in Hugh Town. This will compound existing car parking restrictions in close proximity to the area due to the closure of Silver Street and loss of car parking spaces at the rear of the Town Hall, due to the redevelopment of the Town Hall. Further concerns in the proposed restricted areas of Highway relate to access for emergency vehicles, and subsequently the knock-on effect for emergency service vehicle access from displaced parked cars elsewhere.

Sally Port is generally unsuitable for heavy goods vehicles and traffic and should not be used for access or a turning area due to its narrowness and restricted access.

Consideration on the time of year should be taken into account for this development proposal.

The Isles of Scilly is not a designated Civil Enforcement Area and so the Council is unable to enforce any parking suspensions arising from a Temporary Traffic Regulation Order/Notice (TTRO/N).

Waste Management

It is welcome the applicant has applied the waste hierarchy to this application to minimise waste disposal. However, details are required, when available, of the waste arisings from this development and how these will be managed. The Council manages the only waste transfer station on the islands and does not accept Construction and Demolition waste, so this should be taken into account.

We require an understanding of the anticipated volumes of screened waste proposed to be disposed of at the Council's waste transfer station so we can review acceptance of this material in line with our site permit.

Concerns regarding access for waste collection vehicles with the proposed Highway restrictions.

**A Licence to Occupy will need to be agreed with the Council before any works begin.
A TTRO/N will need to be applied for separately to the Highways Authority.**

Name: Rebecca Williams, Head of Environment, Council of the Isles of Scilly Date: 8/04/25