



COUNCIL OF THE ISLES OF SCILLY

Planning Department

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

☎01720 424455

✉planning@scilly.gov.uk

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

Email only: sian.greenlaw@scilly.gov.uk

3rd February 2023

Dear Sian,

Re: P/22/038/DISCON Application to discharge conditions C6 (Implementation of FRA and Drainage Strategy), C7 (Layout of Car Parking before Occupation), C8 (Layout of Proposed New Vehicular Access), C12 (Historic Landscape: Detailed and Targeted Trial Trenching), C13 (Submission of Written Scheme of Investigation), C15 (Submission of Ground Levels), C16 (Protected Species Enhancement Measures), C17 (Sustainable Design Measures), C18 (Site Waste Management Plan), C19 (Biodiversity Enhancing Landscaping Scheme) of planning permission P/21/002/OUT (Outline planning application for 12 detached and semi-detached self-build homes with appearance as a reserved matter (Major Development) (Amended Plans)).

Re: P/22/043/DISCON Application to discharge condition C14 (Construction Environmental Management Plan) of planning permission P/21/002/OUT (Outline planning application for 12 detached and semi-detached self-build homes with appearance as a reserved matter (Major Development) (Amended Plans)).

Site: Land To North Of Ennor Farm, Old Town Lane, Old Town St Mary's Isles of Scilly TR21 0NN

I write in response to your application received at this office on 9th June 2022 in relation to the discharge of the above conditions for the outline approval for 12 Self-Build Homes at this site in Old Town, St Mary's.

Conditions that are Fully Discharged

I can confirm that the information submitted has been considered acceptable, with respect to conditions:

- C6 (Implementation of FRA and Drainage Strategy)
- C12 (Historic Landscape: Detailed and Targeted Trial Trenching)
- C13 (Submission of Written Scheme of Investigation)
- C14 (Construction Environment Management Plan)
- C15 (Submission of Ground Levels)

The following conditions remain outstanding and **will require discharging as part of the Reserved Matters** applications:

- C17 (Sustainable Design Measures)
- C18 (Site Waste Management Plan)

The following Conditions are **compliance only**:

- C7 (Layout of Car Parking before Occupation)
- C8 (Layout of New Junction)

The Following Conditions are **partially discharged** and will require further compliance as part of the post-completion of the project:

- C16 (Protected Species Enhancement Measures)
- C19 (Biodiversity Enhancing Landscaping Scheme)

In terms of the installation of bat and bird boxes and any other protected species enhancement measures, as per condition C16 then plot specific measures will need to be submitted as part of the Reserved Matters and will need to be in place before the occupation of each dwelling. Condition C19 will not be fully discharged until the full site-wide biodiversity enhancing landscaping have been completed. Condition C19 requires the site-wide landscaping to take place once 50% of the site is built-out.

Yours sincerely,

Lisa Walton *MRTPI*
Chief Planning Officer