



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Town Hall, The Parade, St Mary's TR21 0LW
Telephone: 01720 424455 – Email: planning@scilly.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2010

PERMISSION FOR DEVELOPMENT

Application No: P/18/054/FUL

Date Application Registered: 11th July 2018

Applicant: Mr Ken Rokison
Trelawney
Churchtown
St Martin's
Isles Of Scilly
TR25 0QL

Agent: Mr Adam Blackwell
Blackwell Building Services
6 Porthmellon Industrial
Estate
St Mary's
Isles Of Scilly
TR21 0JY

Site Address: Trelawney Churchtown St Martin's Isles of Scilly TR25 0QL

Proposal: Replacement of scantle slate roof covering with natural dry-laid slate.

In pursuance of their powers under the above act, the Council hereby **PERMIT** the above development to be carried out in accordance with the following Conditions:

C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

C2 The development hereby permitted shall be carried out in accordance with the approved details only including:

- **Site Location Plan**
- **River Grey Slate Sample**
- **Site Waste Management Plan**

These are stamped as APPROVED

Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy 1 of the Isles of Scilly Local Plan 2005.

C3 The development, hereby permitted, shall be carried out in accordance with the following bat mitigation measures:

- **All work should avoid the main breeding and mating season of Common pipistrelle bats. Removal and re-laying of the roof should be carried out from the 1st November to the 1st April inclusive;**
- **Ensure all workers on site (including sub-contractors) are made familiar with bat legislation and agree to work in accordance with and fully follow best practice measures;**

- Carry out prior to demolition careful checks of any cracks/crevices and cavities in or on the building. Signs of usage include; bat droppings, dis-colouration or polishing of access points where bats rub against them, urine stains and a lack of cobwebs, particularly if other crevices around them have plenty;
- Individual bats may be found in/under; cladding, between timber boards, between corrugated sheeting, in soffit boxes, behind lead flashing and sometimes just clinging to timber beams around joins as well as others areas. When any of these are removed, please do so carefully, lifting outwardly, and checking for bats continually. If in doubt, consult a licensed bat worker; and
- In the unlikely event that a bat is found please see below informative.

Reason: On the basis that the application building is suitable for and has potential to be a bats' roost. The condition is required to retain control over the development to safeguard bats and their roosts which are specifically protected by law and in accordance with Policy 1 of the adopted Isles of Scilly Local Plan 2005.

C4 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.

Reason: In the interests of protecting the residential amenities of neighbouring properties.

Further Information

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 the National Planning Policy Framework 2018.
2. In accordance with the Town and Country Planning (fees for Application and Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. The fee is £34 for each request to discharge conditions(s). The fee is payable for each individual request made to the Local Planning Authority.
3. In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment (for which a fee of £34 would be required) or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer.
4. You are reminded that the works will need to comply with the Building Regulations
5. The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005.
 - Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted.
 - Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.
 - At no point should a worker handle a bat. Untrained handling may cause undue stress and injury to the bat, and if bitten may expose the worker to rabies-related European Bat Lyssavirus.

- Where possible replace any covering without damaging the bat, then halt works and contact Natural England (Tel: 0845 601 4523), or the Bat Conservation Trust Helpline (0845 1300 228), or IoSWT (01720 422153) for advice.
- Any bats that go to ground should be covered with a box and left alone until a licensed bat worker arrives to assess the condition of the bat.
- If the bat attempts to fly at any point allow it to do so. Preventing natural behaviour will cause unnecessary stress and may cause injury. Attempt to see where bat goes. If the bat returns to the building, halt works and report the escaped bat to the local bat work .

Signed

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke.

Senior Manager: Infrastructure and Planning

DATE OF ISSUE: 14/09/18



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

Dear Mr Ken Rokison

Please sign and complete this certificate.

This is to certify that decision notice: P/18/054/FUL and the accompanying conditions have been read and understood by the applicant: Mr Ken Rokison.

I/we intend to commence the development as approved: Replacement of scantle slate roof covering with natural dry-laid slate at: Trelawney Churchtown St Martin's Isles Of Scilly TR25 0QL

on: and I
am/we are aware of any conditions that need to be discharged before works commence. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

Print Name:

Signed:

Date:

Please sign and return to the **above address** as soon as possible.