

From: [Walton Lisa](#)
To: ["Rory Flynn"](#)
Subject: RE: P/19/086/FUL Bank Cottage, Bryher Isles of Scilly
Date: 02 March 2020 16:34:13
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Rory,

Thanks for getting back to me. As the recommendation of the Preliminary survey suggests there is a potential for bats we are not able to approve this application until we fully understand whether or not bats are likely to be affected, and if they are what precautionary and mitigation measures we would need to condition. Unfortunately there is case law that highlights that it is not appropriate to make a decision without all the information. So unless we were looking to refuse this application we aren't able to conclude without the recommended emergence surveys.

I can confirm that whilst we would rather not have this application 'live' in our system until July, we do take into account that this is a resubmission of an earlier scheme. So there would be no further 'free go' if you were to resubmit this application, once the emergence surveys have been carried out. I would therefore confirm that an Extension of Time until 31st July 2020 would be acceptable.

Thank you for the update in terms of the pre-commencement conditions. If you are able to provide these between now and 31st July then that would avoid the need to have pre-commencement conditions. If you aren't able to provide the below before the application is determined then I will take your response as being happy with the need for this information, pre-commencement, and will impose them should the information not be provided before the expiration of the EoT date.

Please do let me know if you have anything further, in the meantime I will await the report of the emergence surveys (and additional information requests).

Thanks
Lisa

From: Rory Flynn <rory@dualchas.com>
Sent: 02 March 2020 16:14
To: Walton Lisa <Lisa.Walton@scilly.gov.uk>
Cc: Mary Lowth <mary@lowths.com>
Subject: Re: P/19/086/FUL Bank Cottage, Bryher Isles of Scilly

Lisa,

Thanks you for your letter of 27.01.2020.

I note that you have indicated that subject to the resolution of the bat survey issue, you are likely to recommend for approval. Is it possible for the bat survey to be a pre-commencement condition of the approval, or does it have to be in place prior to approval?

If there is a requirement for the Bat Survey to be carried before approval we would like to request an Extension of Time in order for this to be carried out. The programme that has been outlined by the Isles of Scilly Wildlife Trust is

- Survey 1 – May 26
- Survey 2 – June 23
- Report – June 30

- All dates are weather dependant.

Therefore an extension would be required until July.

On the conditions listed – a few comments below:

- Written Statement of Investigation – we will prepare this, with advice.
- Site Waste Management plan – appointed main contractor to prepare.
- Biodiversity Enhancements - we will prepare this, with advice.
- Sustainable Design Measures - we will prepare this, with advice.
- Foul Drainage – we understand the house shares a system with Hell Bay Hotel although we will seek further information from the Tresco Estate on this. No changes or additional demands will be made to the foul drainage systems.

Regards,

Rory

Rory Flynn
Director



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Ailtireachd Gàidhealach

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From: Walton Lisa <Lisa.Walton@scilly.gov.uk>

Date: Thursday, 27 February 2020 at 15:41

To: info-dualchas <info@dualchas.com>, Rory Flynn <rory@dualchas.com>

Subject: P/19/086/FUL Bank Cottage, Bryher Isles of Scilly

Dear Rory

Please find attached a request for further information and proposed pre-commencement conditions. Please get back to me if you wish to discuss any of the issues raised.

Many thanks

Lisa

Lisa Walton MRTPI
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and Chartered Town Planner
Council of the Isles of Scilly

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