



COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department

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

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Mr R Flynn
Dualchas Architects
Fas Building
Sabhal Mor Ostaig
Sleat
Isles of Skye
IV44 8RQ

27th February 2020

Dear Rory,

**PLANNING REFERENCE
DEVELOPMENT PROPOSED:**

P/19/086/FUL

Alteration and extension of the main house to provide two bedroom house. Renovation and extension of the Cottage to improve ancillary accommodation. Create new workshop/studio to replace existing shed.

LOCATION:

Bank Cottage, South'ard, Bryher, Isles Of Scilly, TR23 0PR,

Further to the submission of the above application I am writing to advise you following an assessment of the submitted information we are currently unable to conclude positively on this proposal. This is on the basis that further bat emergence surveys are recommended in the Preliminary Bat Roost Assessment. Until such time as we can be confident on the likely impact upon bats we will be unable to positively determine this application. I would therefore like to request that you arrange for two further bat emergence surveys to be carried out. These should be undertaken by persons suitably qualified to carry out such surveys, and at the appropriate time of year (bat active season which generally runs between May and September). In order to avoid a refusal of this application I would like to request that you confirm whether or not the applicant is willing to undertake these.

I would therefore suggest that there are 2 options to moving this forward. The first would be to (a) agree a further Extension of Time on this application, to factor in the timing of the emergence surveys, or (b) we determine the application where it is likely to be refused on the grounds of missing information on which to determine the impact with respect to bats, as statutorily protected species.

I am hopeful that a resolution can be found with respect to this outstanding issue, so we can avoid a refusal. Having reviewed the submitted information, I am broadly otherwise likely to recommend the application for approval. Notwithstanding the above issue I have set out below the conditions identified that would need to be of a pre-commencement nature. Some of which could be addressed before a decision is reached, if the applicant is able to arrange the bat emergence survey and is agreeable to an extension of time on this application.

**Pre-commencement conditions
Building Recording – Level 2**

A) No demolition shall take place until a programme of historic building recording work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions, and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation

B) No demolition shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

D) The historic building recording condition will normally only be discharged when all elements of the WSI including on site works, analysis, report, publication (where applicable) and archive work has been completed.

Site Waste Management Plan

Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.

Biodiversity Enhancements

Prior to the first use of the extension, hereby approved, details of measures to promote biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority, this shall include details of any new landscaping, where required, to comprise native species from sustainable sources, the installation of bat boxes and bird nesting opportunities appropriate to species found on the Isles of Scilly. The approved details shall be installed for the first full season, following the completion of the development and be retained as approved thereafter.

Sustainable Design Measures

Prior to the commencement of the development hereby permitted a detailed scheme indicating the sustainable design measures to be incorporated into the proposal shall be agreed in writing with the Local Planning Authority and should include water conservation and harvesting measures and energy reduction measures as well as any potential energy microgeneration, where appropriate. The sustainable design scheme shall be implemented in strict accordance with the details as agreed prior to the occupation of the development hereby permitted.

Details of foul drainage

This is not currently a recommended condition but I note that the application form states unknown. Presumably the foul drainage is connected to a private package treatment plan or similar. Please can you confirm this. If a new treatment/connection is proposed then I would require these details in order to avoid a further condition.

If you agree with the conditions we can issue the grant of approval as soon as we receive your written agreement (and following the submission of the bat emergence surveys). If you do not send a written agreement we cannot issue the decision until the end of the notice period which is 10 working days after the day following the date of this notice.

If you disagree with the conditions any substantive response (disagreeing with the conditions or providing comments) must be received within 10 working days after the day following the date of this notice.

- If we receive a substantive response within this time frame we may then decide to either amend, remove or change the condition to post commencement or we may refuse the application.
- If we do not receive a response in this time period we will then issue the decision with the pre-commencement conditions as set out above, assuming the matter of bats has also be resolved.

I look forward to your response in due course.

Yours sincerely,



Lisa Walton

Senior Officer: Planning and Development Management