



**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

## **COUNCIL OF THE ISLES OF SCILLY**

Town Hall, St Mary's TR21 0LW  
Telephone: 01720 424455 – Email: [planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

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

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### **PERMISSION FOR DEVELOPMENT**

**Application No:** P/20/102/HH      **Date Application Registered:** 11th December 2020

**Applicant:** Mark and Kate Ward  
49 Effingham Road  
St Andrews  
Bristol  
BS6 5AX

**Agent:** Robert Green  
Charlotte House  
Garrison Lane  
Hugh Town  
St Mary's  
Isles Of Scilly  
TR21 0JD

**Site address:** Reculver 4 Lower Strand Hugh Town St Mary's Isles Of Scilly  
**Proposal:** Removal of existing rear extensions, new rear extension and new rear dormer window (Amended Plans).

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:**

- Location and Block Plan, Drawing number: RC01 Dated Dec 2020
- AMENDED Proposed First Floor Plan, Drawing number: RC09B, Dated Dec 2020
- Proposed Ground Floor Plan, Drawing number: RC08A, Dated Dec 2020
- AMENDED Proposed Rear Elevation, Drawing number: RC13A, Dated Dec 2020
- Proposed Section 1, Drawing number: RC10, Dated Dec 2020
- Proposed Section 2, Drawing number: RC11A, Dated Dec 2020
- Proposed Section 3, Drawing number: RC12, Dated Dec 2020
- Bat Presence/Absence Survey, Ref: BS40-2020PAS Dated 9th June 2021 (avoidance, mitigation and enhancement)

**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 OE1 and Policy OE7(5) of the Isles of Scilly Local Plan (2015-2030).

**C3 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

- C4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended), (or any order revoking or re-enacting that Order) prior to installation, details of any external lighting, other than those included in the application, shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting shall thereafter be installed in accordance with the agreed details.**

Reason: To protect the amenities of the locality, including the amenities of neighbouring residential properties and to protect the amenities of this rural area and preserve the dark night skies of the Isles of Scilly and the Garrison Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Submission Draft Isles of Scilly Local Plan (2015-2030).

- C5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended) (or any Order revoking and re-enacting that Order with or without modification), no further extensions (Class A), alterations to the roof (Class B and C), porches (Class D), ancillary outbuildings (Class E), hard surfaces (Class F) or chimneys or flues (Class G) shall be erected or constructed, without the prior permission, in writing, of the Local Planning Authority through the submission of a further application.**

Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality and in the interests of the affordability of the dwelling and the local housing stock.

- C6 As part of the implementation of the development, hereby approved, a new bat roosting site should be installed upon completion of the development. This should comprise a free-standing 'Kent' style bat box which would be sited at the apex of the rear (south facing) gable end of the building, as high as possible but below the fascia board, in accordance with Appendix C of the Bat Presence/Absence Survey, dated 9th June 2021. The bat box shall be installed during the first bat inactive season, following the completion of the development, in order to ensure opportunities for roosting habitat are provided. The bat box should be permanently retained thereafter.**

Reason: In order to enhance habitats and to safeguard bats which are specifically protected by law. In the interests of securing appropriate and proportionate biodiversity net gains at this site in accordance with Policy OE2, SS1(d) and SS2(g) of the Isles of Scilly Local Plan (2015-2030).

- C7 Prior to the commencement of the development, hereby approved, a scheme including details of the disposal of all waste arising from the works 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.**

Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to fully understand the impact upon landscape and management of waste, to be submitted and agreed by the Local Planning Authority. This is to ensure those characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are not eroded by uncontrolled mineral extraction or the tipping of waste. In accordance with the requirements of Policy SS2 (2) of the Isles of Scilly Local Plan (2015-2030).

## Further Information

1. **Statement of Positive Engagement:** 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 2019.
2. **Non-Material Amendments:** 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.
3. **Discharge of Conditions:** 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 condition(s). The fee is payable for each individual request made to the Local Planning Authority.
4. **Discovery of Bats:** 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.

5. **Fire Safety and Holiday Rental Advice.** If the proposal is for a holiday rental premises. The Responsible Person should ensure the proposal complies with current Fire Safety Legislation and Guidance as this differs from Building Regulations before being used as a holiday rental.
6. **General Fire Safety Compliance:** The Fire Authority must be consulted when the proposal is submitted for its Building Regulation consultation. **ACCESS FOR FIRE APPLIANCES:** Access for fire appliances within the site will be considered satisfactory providing it complies with Part B5 of Approved Document B, Vehicle Access. **WATER SUPPLIES:** The proposed water supplies for firefighting purposes within the site do not appear to be satisfactory. Adequate water supplies for firefighting purposes will be achieved by: Compliance with Part B5 of Approved Document B, Fire Mains and Hydrants. **Residential Sprinklers:** Cornwall Fire and Rescue Service support the provision of domestic sprinklers into all new residential developments. These should be installed to BS9251 and will reduce the risk to life and significantly reduce the degree of damage caused by fire. This consideration if implemented will enhance the safety of the occupants and any attending firefighters whilst providing property protection and maintaining the buildings continuity. Important: We strongly recommend the installation of 32mm pipe (communication pipe) between the water main and all domestic premises to allow for the provision of fire sprinkler system to be installed in the future.

Signed:



**Chief Planning Officer**

*Duly Authorised Officer of the Council to make and issue Planning Decisions on behalf of the Council of the Isles of Scilly.*

**DATE OF ISSUE:** 24<sup>th</sup> June 2021



# COUNCIL OF THE ISLES OF SCILLY

Planning Department  
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW  
☎0300 1234 105  
✉[planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

Dear Mark and Kate Ward

## Please sign and complete this certificate.

This is to certify that decision notice: P/20/102/HH and the accompanying conditions have been read and understood by the applicant: Mark And Kate Ward.

1. **I/we intend to commence the development as approved:** Removal of existing rear extensions, new rear extension and new rear dormer window (Amended Plans) at: Reculver 4 Lower Strand Hugh Town St Mary's Isles Of Scilly **on:** ..... .
2. I am/we are aware of any conditions that need to be discharged before works commence.
3. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. If the site is found to be inaccessible then contact details of the applicant/agent/contractor (delete as appropriate) are:

**Name:** ..... **Contact Telephone Number:** .....

Print Name: .....

Signed: .....

Date: .....

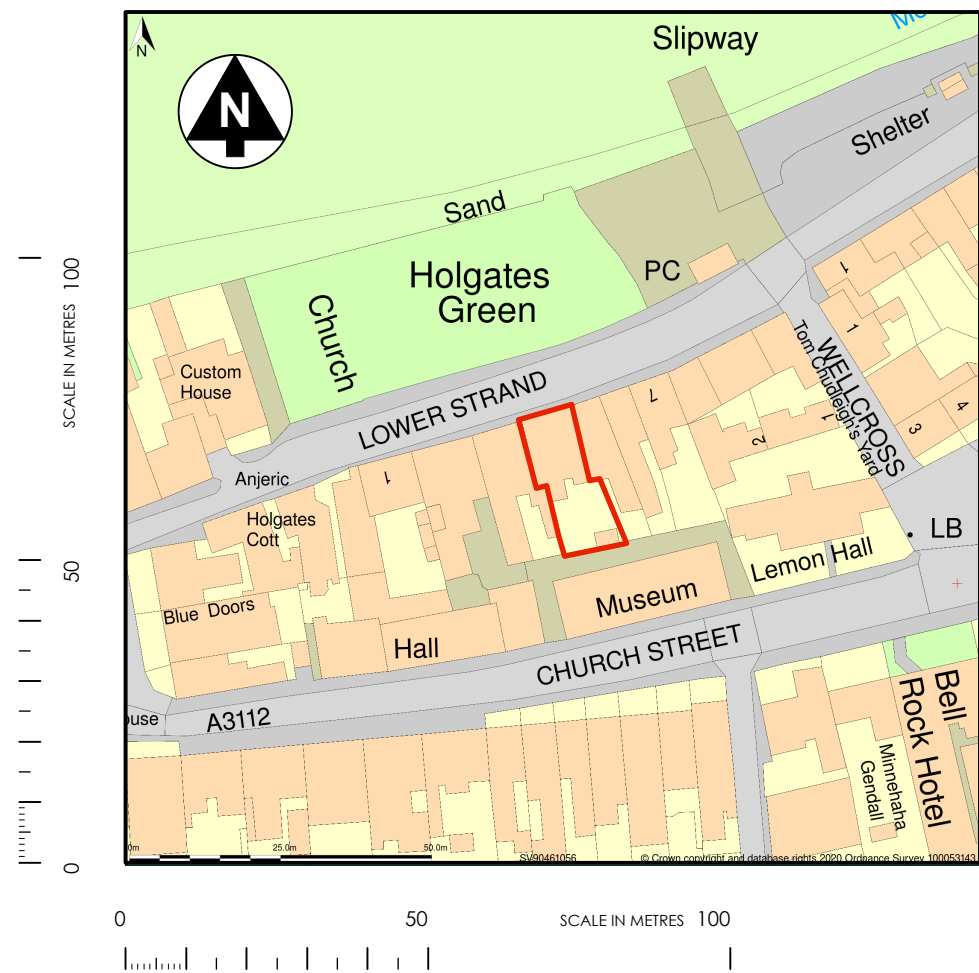
Please sign and return to the **above address** as soon as possible.

For the avoidance of doubt you are reminded to address the following condition(s) before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up to **8 weeks** for the discharge of conditions process.

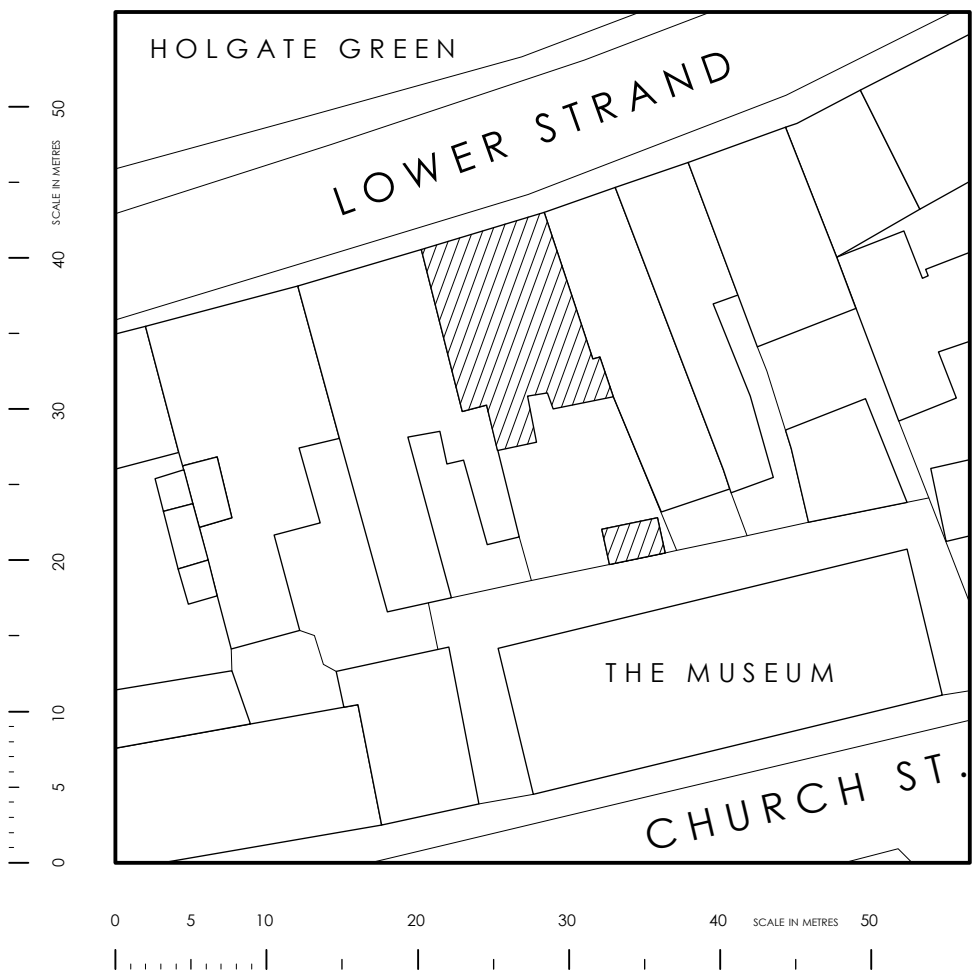
### PRE-COMMENCEMENT CONDITION(S)

- C7 Prior to the commencement of the development, hereby approved, a scheme including details of the disposal of all waste arising from the works 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.

**APPROVED**  
By Lisa Walton at 9:27 am, Jun 24, 2021



LOCATION PLAN - 1:1250



BLOCK PLAN - 1:500

DESIGN AND ACCESS STATEMENT. PART 1

'Reculver is situated on Lower Strand. It forms part of a row of granite built Scillonian cottages in various states of repair. Unlike the row of houses further along the Strand, these houses are not listed, with the exception of the neighbouring house No. 3. Known as Simpson's Shop, it has the following listing:

SV9010 LOWER STRAND, Hugh Town  
1358-0/8/66 (South side)  
No.3  
Simpson's Shop

GV II

House with shop. Early C19 with later C19 alterations. Coursed granite rubble with colourwashed pebbledash front; gabled slurried slate roof; rendered end stacks. Double-depth plan. 2 storeys; 3-window first-floor range. Ground floor has plate-glass sash to right of mid/late C19 tripartite shop front framed by thin outer pilasters to frieze and cornice; canted 8-pane windows flank 3-panel door (upper panel glazed) with 2 side lights to right. First-floor horned 2/2-pane sashes. Interior: plain C19 joists. Included for its good C19 shop front and for its group value.

**RECEIVED**  
By Tom Anderton at 4:56 pm, Dec 10, 2020

RECVLVER

THE STRAND ST MARY'S

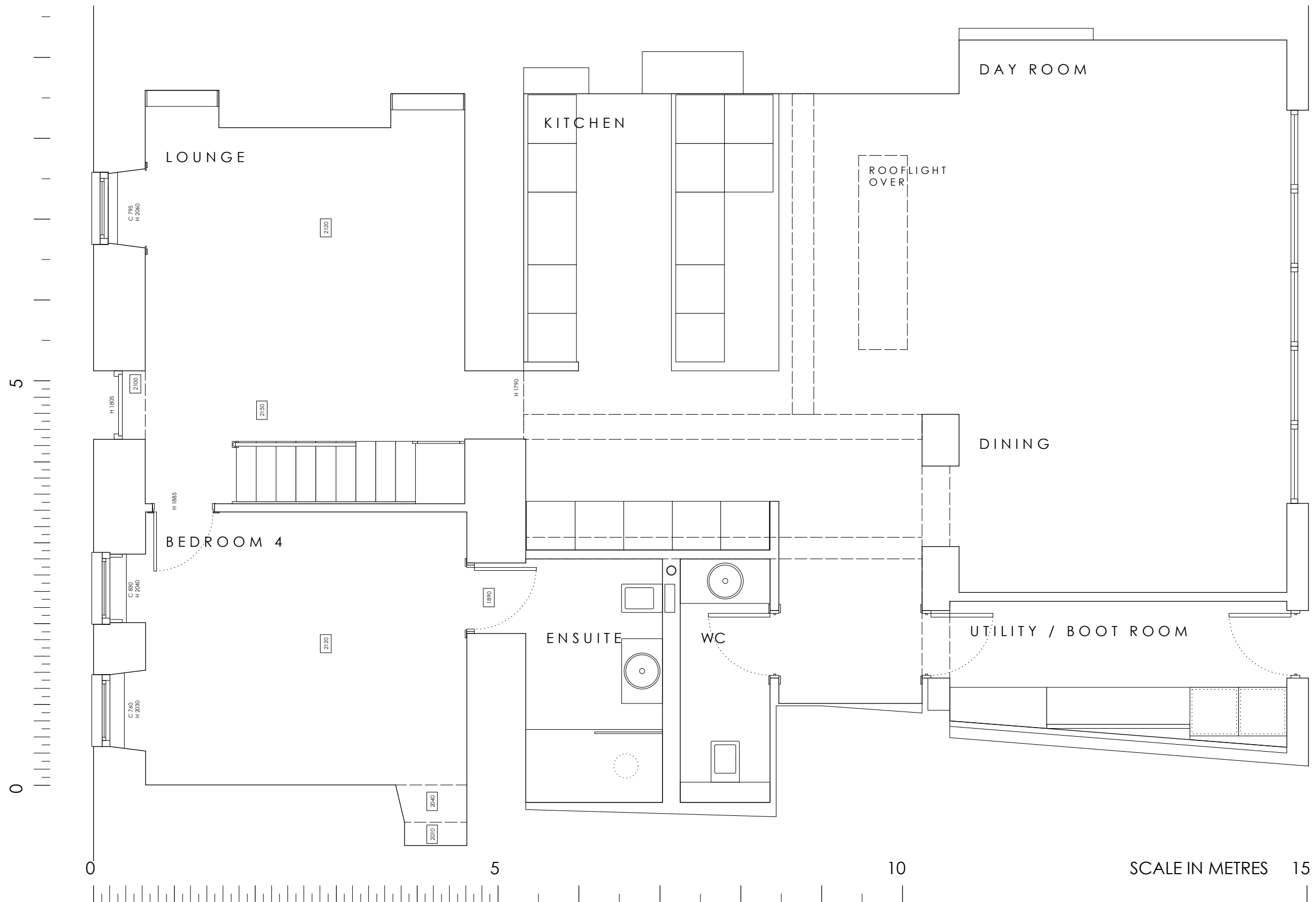
EXISTING  
SITE PLANS

DRAWING NO. RC01

DATE - DEC 2020

SCALE - AS SHOWN @ A3





AREA  
GROUND FLOOR-112.9SQM  
REVISION A - GROSS AREA RECALCULATED

## DESIGN AND ACCESS STATEMENT. PART 5

The proposal is to create a new open plan area at the rear of the property which will include a KITCHEN, DAYROOM and DINING AREA, together with a UTILITY ROOM.

The KITCHEN will be in the heart of the plan and will be lit by a new rooflight adjacent. The darkest part of the plan will incorporate the ground floor bathroom facilities. The rear elevation will have large folding sliding windows out to the South facing garden.

The new extension will be set out 1.2m past the line of the existing extensions. Properties on both sides of the building line have solid extensions past this point on each boundary.

**APPROVED**

By Lisa Walton at 9:30 am, Jun 24, 2021

**RECVLVER**  
THE STRAND ST MARY'S

PROPOSED  
GROUND FLOOR

DRAWING NO. RC08A

DATE - DEC 2020

SCALE - 1:50 @ A3



**RECEIVED**

By Lisa Walton at 2:28 pm, Jun 11, 2021

**APPROVED**

By Lisa Walton at 9:30 am, Jun 24, 2021



**REVISED**

2:28 pm, Jun 11, 2021

REVISION A - 11.06.21 - W7 CHANGE TO  
TIMBER SASH IN EXISTING OPENING

**RECVLVER**  
THE STRAND ST MARY'S

PROPOSED  
REAR ELEVATION

DRAWING NO. RC13A

DATE - DEC 2020

SCALE - 1:50 @ A3

## DESIGN AND ACCESS STATEMENT. PART 7

The new rear flat roofed extension will have a simple cohesive design spanning the width of the existing yard. A set of 5 folding sliding doors will access into the DAYROOM. A single door will access into the UTILITY / BOOT ROOM. The doors will be powder coated aluminium with double glazing. The copings will be powder coated aluminium. The extension will be clad in multi width timber cladding.

New timber sash window to BEDROOM 3 and a new dormer to the ENSUITE with multi pane timber windows and a scantle roof to match the existing.





**APPROVED**  
By Lisa Walton at 9:30 am, Jun 24, 2021

**RECEIVED**  
By Tom Anderton at 4:56 pm, Dec 10, 2020

**RECVLVER**  
THE STRAND ST MARY'S

PROPOSED  
SECTION 1

DRAWING NO. RC10  
DATE - DEC 2020  
SCALE - 1:50 @ A3



**APPROVED**  
By Lisa Walton at 9:31 am, Jun 24, 2021

**RECEIVED**  
By Tom Anderton at 2:18 pm, Dec 15, 2020

REVISION A - DORMER CHEEK INFORMATION ADDED

**RECVLVER**  
THE STRAND ST MARY'S

PROPOSED  
SECTION 2

DRAWING NO. RC11A  
DATE - DEC 2020  
SCALE - 1:50 @ A3



**APPROVED**  
By Lisa Walton at 9:31 am, Jun 24, 2021

**RECEIVED**  
By Tom Anderton at 4:56 pm, Dec 10, 2020

RECVLVER  
THE STRAND ST MARY'S

PROPOSED  
SECTION 3

DRAWING NO. RC12  
DATE - DEC 2020  
SCALE - 1:50 @ A3

**APPROVED**

*By Lisa Walton at 9:27 am, Jun 24, 2021*

**RECEIVED**

*By Lisa Walton at 1:21 pm, Jun 23, 2021*

# BAT PRESENCE/ABSENCE SURVEYS OF:

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RECVLVER  
LOWER STRAND  
ST MARY'S  
ISLES OF SCILLY  
TR21 OPS

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*Client: Mr and Mrs Ward c/o Rob Green*

*Our reference: BS40-2020PAS*

*Planning reference: P/20/102*

*Report date: 9<sup>th</sup> June 2021*

*Author: Darren Mason BSc (Hons)*

*Report peer reviewed: Sarah Mason.*

*Report signed off: Sarah Mason.*

**REPORT ISSUED IN ELECTRONIC FORMAT ONLY**

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## Non-Technical Summary

- On 8<sup>th</sup> January 2021, the Isles of Scilly Wildlife Trust (IoSWT) conducted a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) of 'Reculver', Lower Strand, St Mary's, Isles of Scilly, TR21 0PS (BS40-2020) to establish baseline conditions, determine the importance of any ecological features within and around the survey area and to establish the actual or potential use of the building by bats to help inform the determination of planning application P/20/102.
- Two presence/absence surveys were recommended, and the results of these surveys are outlined in this Presence/Absence (PAS) report.
- A dusk emergence survey conducted on the 11<sup>th</sup> of May 2021 did not identify any bats emerging from potential roost sites associated with the building but did identify a small number of bats commuting in the general area of the development.
- A dawn re-entry survey conducted on the 8<sup>th</sup> of June 2021 did not identify any bats returning to potential roost sites associated with the building.
- The results confirm the likely absence of bats using Reculver as a roost.
- The recommendations from the PEA/PRA along with this report, suggest no further surveys and no requirement to obtain an EPS license.
- Both the PEA/PRA and PAS reports should be considered together to provide a comprehensive assessment of nature conservation issues at the site.
- Mitigation measures for bats should include the installation of a single free-standing 'Kent'-style bat box erected at the gable end of the rear of the building and the inclusion of bat friendly planting to the garden.



## **1.0 Introduction**

### **1.1 Background**

A Preliminary Roost Assessment report (BS40-2020) dated 8<sup>th</sup> January 2021 identified that the building under consideration provided low roosting potential for bats. Additional presence/absence surveys were recommended to meet best practice guidance to support a future planning application. This report outlines the results of these additional surveys.

### **1.2 Survey Objectives**

The objectives of this Presence and Absence Survey (PAS) report, is to provide further ecological information to support the planning proposal by:

- Ascertaining if roosting bats are present at the application site.
- To identify the location of these bat roosts (including exit/entry points)
- Subjecting this information (and the information from the PEA and PRA) to evaluation and impact assessment
- To provide advice on the potential for contravention of legislation/policy
- To provide recommendations on any further actions needed (i.e., further surveys, licensing, mitigation or enhancement)

### **1.3 Surveyor details**

The survey was undertaken by Darren Mason BSc (Hons) of the Isles of Scilly Wildlife Trust. Darren has undertaken professional Bat Licence Training and holds a Natural England WML-A34-Level 2 (Class 2 License); registration number: 2020-46277-CLS-CLS which permits him to survey bats using artificial light, endoscopes, hand, and hand-held static nets.

## 2.0 Methodology

### External Dusk emergence and Dawn re-entry surveys

The objective of the activity surveys was to detect active bat use of the site and identify any exit locations being used around the building. Survey effort was concentrated on areas of the site where suitable features or bat field signs were noted from the PRA. The survey involved.

- The survey timings accord with best practice guidance, with dusk surveys commencing 15 minutes before sunset and continuing for approximately 1.5-2 hours after<sup>1</sup>. Dawn re-entry surveys commenced 1.5 hours before sunrise and continued until 15 minutes after sunrise<sup>1</sup>.
- Identification of further bat species primarily through the use of ultrasound characteristics. To aid identification flight and habitat characteristics were also noted (where possible) to determine the species.
- The surveys were designed with sufficient surveyors appropriately positioned to ensure that all potential access points to the building could be observed simultaneously (see Figure 1 for locations).
- The surveys also identify the number of bats leaving or entering the building.

### 2.2 Equipment

The following equipment was used for the dusk emergence survey at the site:

- Anabat Express (Frequency Division) static bat recorder
- Elekon Batscanner Stereo Heterodyne
- Elekon Batscanner Heterodyne
- Magenta Bat 4 Bat Detector
- Bestguarder WG-50 Night vision camera

Sound recordings were analysed using Anabat Insight software (version 1.9.2) to confirm surveyors' identification of species.

### 2.3 Survey Limitations

Surveys carried out during a specific season can only provide information on bat presence at that particular time, as bats are highly mobile in nature and may only use buildings at certain times of the year that favour a particular part of their roosting, maternity and hibernating requirements.

## 3.0 Results

### 3.1 Weather conditions, temperatures, and timings

Survey Information:	Start and End Times:	Conditions (Start):	Conditions (End):
<b>Dusk emergence:</b> 11/5/21	Start: 20:43 Sunset: 20:58 End: 22:13	Temp: 11°C Humidity: 85% Wind speed: mph – 19WSW Cloud cover: 80% Rain: none	Temp: 10°C Humidity: 80% Wind speed: mph – 17WSW Cloud cover: 5% Rain: none
	<b>Surveyors</b>		
	1. Darren Mason	Notes: Light Lux 2 at 21:33	

Table 1. Site conditions for dusk emergence survey 11-5-21

Survey Information:	Start and End Times:	Conditions (Start):	Conditions (End):
<b>Dawn Re-entry:</b> 8/6/21	Start: 03:48 Sunrise: 05:17 End: 05:32	Temp: 13°C Humidity: 79.5% Wind speed: 7mph Cloud cover: 0% Rain:	Temp: 14.5°C Humidity: 63.5% Wind speed: 5mph Cloud cover: 0% Rain:
	<b>Surveyors</b>		
	1. Darren Mason		

Table 2. Site conditions for dawn re-entry survey 8-6-21



Figure 1. Surveyor location for both presence/absence surveys 11-5-21 and 8-6-21

### 3.2 Dusk emergence roost survey results

During the dusk emergence survey (11-5-21) no bats were seen exiting or leaving the development from those potential roost features identified during the PEA/PRA, or any other area of the building affected by the planning application proposal. All bat activity was confined to commuting behaviour only. All species recorded were Common Pipistrelle (*Pipistrellus pipistrellus*).

In total 5 bat passes were recorded, the first 35 minutes after sunset, well within the normal temporal parameters of this species<sup>2,3</sup>. No bats were observed in flight (See Appendix A for all contacts). Activity levels were deemed low however this may be because of the relatively low temperatures. Bats are known to fly when temperatures rise above 8°C if insects are active, but as flight is energetically demanding and if insect levels are low hunting may not be profitable<sup>4</sup>, therefore low numbers of prey may also be a reason for reduced bat activity during the survey.

The dawn re-entry survey undertaken on the 8<sup>th</sup> of June recorded no bats entering or exiting the building. Only 5 passes, all by Common Pipistrelle were recorded. All passes were unseen, recorded audially and consisted of commuting behaviour/calls only. The first contact was recorded at 4:00am, with the last at 4:31am, one hour prior to sunrise (for all contacts please refer to Appendix A).

### **3.3 Summary**

The results of the dusk emergence and dawn re-entry surveys have confirmed the likely absence of bats at Reculver. However, the results can only be based on presence/absence at a particular time as bats are highly mobile in nature may use the building at other times of the year. Avoidance measures set out under Section 5 will help to reduce the probability of committing an offence if bats were found during the demolition phase of the works.

#### 4. Evaluation of Results

To identify which ecological features are important and which could potentially be affected by the proposed project, an evaluation of their importance for example, in a geographical context, degree of scarcity or level of protected status needs to be undertaken<sup>5</sup>. The table below outlines those features identified as important, the nature conservation legislation relevant to those features and an assessment of the level of impact from the proposed development on those features.

Ecological Feature	Relevant Legislation	Evaluation (of importance)	Mitigation Hierarchy	Impact Level
Bats	CHSR, W&CA	Local	A, & E	Low
	<p><b>Impact to roost site:</b> Confirmed likely absence of a bat roost at Reculver suggests that the impact to a roost site at this location is low. However, if a roost were located this would have a negative effect on the population status of Common Pipistrelle bats on the Isles of Scilly. Therefore, consideration and due care must be considered and undertaken at the following stages:</p> <p><b>Impacts to bats:</b></p> <p><b>Demolition:</b> – Undertaking Reasonable Avoidance Measures (RAM) can reduce the likelihood of negatively effecting the local population status and minimise the probability of committing an offence with respect to bats and their roosts if measures are adhered to.</p> <p><b>Construction:</b> – A positive impact on the local population of Common Pipistrelle bats may result through the incorporation of new roost(s) in the new buildings<sup>6</sup></p>			
Key to Legislation and Mitigation Hierarchy				
<p>CHSR – Conservation of Habitats and Species Regulations 2017<sup>7</sup> - <a href="http://www.legislation.gov.uk/ukxi/2017/1012/made">http://www.legislation.gov.uk/ukxi/2017/1012/made</a></p> <p>W&amp;CA – Wildlife &amp; Countryside Act 1981 (as amended)<sup>8</sup> - <a href="http://www.legislation.gov.uk/ukpga/1981/69/contents">http://www.legislation.gov.uk/ukpga/1981/69/contents</a></p> <p>HRA – Hedgerow Regulations Act 1997<sup>9</sup> - <a href="https://www.legislation.gov.uk/ukxi/1997/1160/made">https://www.legislation.gov.uk/ukxi/1997/1160/made</a></p> <p><b>A</b> – Avoid, <b>M</b> – Mitigate, <b>C</b> – Compensate, <b>E</b> – Enhancement</p>				

## 5. Recommendations and Mitigation

The recommendations in this section are provided as information only and specialist legal advice may be required. If works are delayed for more than one year, then re-assessment may be required.

### 5.1 Survey constraints

The surveys were undertaken at an appropriate time of year, during the main summer active season.

### 5.2 Further survey requirements

**No further surveys** are recommended with regards to the proposed development – it is considered that this report, alongside the PRA (BS40) constitute a comprehensive ecological baseline from which to assess the impacts of the application.

### 5.2 EPS Licence requirement

For any development that is likely to commit an offence (or offences) in respect to a European Protected Species (EPS) i.e., bat, or their habitat, a licence will be required. In this instance based on sufficient survey work **no licence is required**. If, in the unlikely event a bat was found during the demolition phase of the project, Reasonable Avoidance Measures (RAM) must be followed and will determine any further action, such as licensing if necessary.

### 5.4 Planning Recommendation(s)

The information gathered in the PRA (BS40-2020) and this report is sufficient to support a planning application with regards to protected species in accordance with relevant best practice guidelines.

It is considered that the impacts of the proposed works on protected species can be mitigated sufficiently to ensure that the conservation status of Common Pipistrelle on St Mary's is not negatively impacted. The mitigation outlined in Section 5.5. would represent appropriate measures.

It is recommended that planning permission be granted if compliance with the recommendations in Section 5.5 of this report is conditioned.



## 5.5 Mitigation Proposals

### 5.5.1 Avoidance (A) – Bats

As there is a very low risk that bats may roost within the building, prior to demolition, precautions should be taken to reduce the probability of committing an offence. By undertaking Reasonable Avoidance Measures (RAM), if affected RAM should include:

- i. When roofing works are planned these should avoid the main breeding and mating season of *Vespertilionidae* bats, work should typically take place between the 1<sup>st</sup> November and 1<sup>st</sup> May inclusive, however the months of **November to February should be avoided where possible** as this is when bats enter a time of reduced activity and torpor which makes disturbance impacts more significant.
- ii. 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.
- iii. 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.
- iv. 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 other 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.
- v. Try to minimise any dust generated from demolition works from entering off-site buildings and gardens.
- vi. In the unlikely event that a bat is found please see below:

1. 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
2. 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.
3. 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.
4. If the bat attempts to fly at any point allow it to do so. Preventing natural behavior 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 worker.

### 5.5.2 Enhancement (E) – Bats

The Isles of Scilly have the most southern population of Common Pipistrelle (*Pipistrellus pipistrellus*) bats in the United Kingdom. The islands also hold small populations of Soprano Pipistrelle (*Pipistrellus pygmaeus*) and Brown Long-eared Bat (*Plecotus auritus*) both UK Biodiversity Action Plan (BAP) priority species and holds records for the rare Nathusius Pipistrelle (*Pipistrellus nathusii*). Any loss of roosting, commuting or foraging sites could have a detrimental effect on these species distributions as a whole and cause a net loss in biodiversity on the islands.

Each local planning authority in England and Wales has a statutory obligation under Part 3 Section 40 of the Natural Environment & Rural Communities Act 2006<sup>10</sup> (NERC 2006) to have due regard for biodiversity when carrying out their functions and under Section 15 paragraph 170(d) of the NPPF 2019<sup>11</sup>, all planning policies and decisions shall contribute to and enhance the natural and local environment by providing net gains in biodiversity. **Therefore, to assist in meeting these obligations the following suggestion should be undertaken:**

- i. Erect one free-standing 'Kent' style bat box developed for crevice-dwelling species (see Appendix B for supplier details) at the apex of rear (south-facing) gable end of the building. Erect as high as possible, but below the level of the fascia.
- ii. Consider enhancing the garden with bat-friendly plants, that are attractive to a wide variety of insects and that provide, colour, scent and invertebrate interest throughout the year (see Appendix C for ideas).

## 6. Bibliography

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## APPENDIX A – BAT CONTACTS SURVEY TABLE

Date:	11/5/21 – Dusk emergence survey			
Survey Type:	Surveyor 1	Surveyor 2	Surveyor 3	Night vision camera
Location:	Unseen, unseen, unseen, unseen, and unseen			
Exit/Entry point:	None recorded			
Time(s):	21:33; 221:35; 21:36; 22:04 and 22:06			
Species of bat:	Common Pipistrelle			
Roost present:	None confirmed			

*(fb) – feeding buzz*

Date:	8/6/21 – dawn re-entry survey			
Survey Type:	Surveyor 1	Surveyor 2	Surveyor 3	Night vision camera
Location:	Unseen, unseen, unseen, unseen, and unseen			
Exit/Entry point:	None recorded			
Time(s):	04:00; 04:08; 04:27; 04:28 and 04:31			
Species of bat:	Common pipistrelle			
Roost present:	None confirmed			

## APPENDIX B – SUPPLIERS

### Natural History Book Service

1-6 The Stables  
Ford Road  
Totnes  
Devon, TQ9 5LE  
Tel: 01803 865913  
Email: [customer.services@nhbs.com](mailto:customer.services@nhbs.com)  
Website: <https://www.nhbs.com/>

2.     Habibat  
      Tel: 01642 724626  
      Email: <http://www.habibat.co.uk/contact>  
      Website: [www.habibat.co.uk](http://www.habibat.co.uk)
3.     Dreadnought Tiles  
      Dreadnought Works  
      Brierley Hilly  
      West Midlands, DY5 4TH  
      Tel: 01384 77405  
      Email: [sales@dreadnought-tiles.co.uk](mailto:sales@dreadnought-tiles.co.uk)  
      Website: [www.dreadnought-tiles.co.uk](http://www.dreadnought-tiles.co.uk)
4.     Wildlife & Countryside Services  
      Covert Cottage  
      Pentre Lane  
      Rhuddlan  
      North Wales, LL18 6LA  
      Tel: 0333 9000927  
      Email: [support@wildlifeservices.co.uk](mailto:support@wildlifeservices.co.uk)  
      Website: [www.wildlifeservices.co.uk](http://www.wildlifeservices.co.uk)
5.     Wildcare  
      Eastgate House  
      Moreton Road  
      Longborough  
      Gloucestershire, GL56 0QJ  
      Tel: 01451 833181  
      Email: [sales@wildcare.co.uk](mailto:sales@wildcare.co.uk)  
      Website: [www.wildcare.co.uk](http://www.wildcare.co.uk)

## APPENDIX C – BAT FRIENDLY PLANTING IDEAS

List of species taken from the Bat Conservation Trust Leaflet: "*Encouraging Bats. A Guide for Bat Friendly Gardening and Living*" (BCT 2015)<sup>10</sup>

*Plants marked \* are hybrids or exotics that may be useful in the garden*

### Flowers for Borders

\*Aubretia  
Bluebell  
\*Candytuft  
\*Cherry pie  
Corncockle  
Corn marigold  
Corn poppy  
\*Echinacea  
\*Evening primrose  
Field poppies  
\*Honesty  
\*Ice plant 'Pink lady'  
Knapweed  
Mallow  
\*Mexican aster  
\*Michaelmas daisy  
\*Night-scented stock  
Ox-eye daisy  
\*Phacelia  
\*Poached egg plant  
Primrose  
\*Red valerian  
Scabious  
St John's wort  
\*Sweet William  
\*Tobacco plant  
\*Verbena  
\*Wallflowers  
Wood forget-me-not  
Yarrow

### Flowering period

Spring to early summer  
Spring  
Summer to autumn  
Summer to autumn  
  
Summer to autumn  
Summer  
Spring  
Early autumn  
Summer to autumn  
Summer to autumn  
Summer to autumn  
Summer to autumn  
Summer  
Summer  
Summer to autumn  
Summer  
spring  
Summer to autumn  
Summer  
Spring  
Summer  
  
Summer to autumn  
Spring to early summer  
Spring  
Early summer

**Herbs**

Angelica  
Bergamot  
Borage  
Coriander  
Fennel  
Feverfew  
English marigold  
Hyssop  
Lavenders  
Lemon balm  
Marjoram  
Rosemary  
Sweet Cicely  
Thyme

**Flowering period**

Summer to early autumn  
Spring to early autumn  
Summer  
Summer to early autumn  
Summer to early autumn  
  
Summer to early autumn  
  
Summer  
Spring  
Spring to early summer  
Summer

**Trees, shrubs, and climbers**

\*Bramble  
Buddleia  
Common Alder  
Dog rose  
Elder  
Gorse  
Hawthorn  
Hazel  
Honeysuckle (native)  
Hornbeam  
Ivy  
\*Jasmine (night-scented)  
Grey Willow  
Rowan  
Silver birch

**Type**

climber  
shrub  
tree (suitable for coppicing)  
climber  
tree (small)  
shrub  
tree (suitable for coppicing)  
shrub (suitable for coppicing)  
climber  
tree  
climber  
climber  
tree (suitable for coppicing)  
tree  
tree