



**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 2015

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### **PERMISSION FOR DEVELOPMENT**

**Application No:** P/21/039/FUL      **Date Application Registered:** 23rd November 2021

**Applicant:** Mr Stephen Harding  
Water Meadow Barn  
Old Town Lane  
Old Town  
St Marys  
Isles Of Scilly  
TR21 0NG

**Site address:** Castle Farm Workshop Old Town Lane Old Town St Mary's Isles of Scilly  
**Proposal:** Partial demolition including roof and south elevation and rebuild to raise wall and roof height to accommodate a single bedroom dwelling above existing workshop for occupation in connection with joinery business.

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:**
- Plan 1 Location and Block Plan, date stamped 19th November 2021
  - Plan 2 Proposed North Elevation, date stamped 19<sup>th</sup> November 2021
  - Plan 3 Proposed South Elevation, date stamped 19<sup>th</sup> November 2021
  - Plan 4 Proposed West Elevation **AMENDED**, date stamped 28<sup>th</sup> March 2022
  - Plan 5 Proposed Section Plan **AMENDED**, date stamped 1<sup>st</sup> March 2022
  - Plan 6 Proposed Roof Section, date stamped 19th November 2021
  - Plan 7 Proposed First Floor Plan **AMENDED**, date stamped 28<sup>th</sup> March 2022
  - Plan 8 Proposed Ground Floor Plan, date stamped 19th November 2021
  - Plan 9 Existing and Proposed East Elevation, date stamped 17<sup>th</sup> May 2021
  - Plan 10 Proposed Window Layout, date stamped 12<sup>th</sup> January 2022
  - Design and Access Statement (Site Waste Management, Sustainable Design Measures), date stamped 9th December 2021
  - Preliminary Ecological Appraisal and Primary Roost Assessment

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

- C3** The accommodation hereby permitted shall not be occupied other than by a person solely or mainly employed in connection with the ground floor workshop business: **Castle Farm Workshop only. For the avoidance of doubt the accommodation shall not be occupied as a second or holiday home. The owner of the building shall maintain a record of the occupants of the accommodation, and shall make the records available to the Local Planning Authority on request to demonstrate compliance with this condition.**  
Reason: To ensure that the development is occupied as staff accommodation only, in accordance with Policy LC4 of the Isles of Scilly Local Plan 2015-2030.
- 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 external illumination 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 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 Isles of Scilly Local Plan 2015-2030.
- C5** **The scheme for the enhancement of biodiversity in the form of the installation of a kent style bat box on the apex of the south east facing gable, as set out in the Preliminary Ecological Appraisal and Preliminary Bat Roost Assessment [REF: BS43-2021] and dated 16th April 2021, shall be fully implemented prior to the first bat active season following the completion of the development, unless an alternative timetable is agreed in writing by the Local Planning Authority. Once installed the bat box shall be permanently maintained.**  
Reason: To promote measures to improve awareness of the value of biodiversity on the Isles of Scilly and in accordance with the requirements of Policies SS1(d) and SS2(g) of the Isles of Scilly Local Plan (2015-2030).
- C6** **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.
- C7** **Prior to installation of any new facing materials, including roofing materials and external facing material for walls, precise details of the finish and appearance, to include samples where possible, used in the construction of the development shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details only which shall be maintained as approved thereafter.**  
Reason: In order to ensure the appearance of the accommodation does not harm the setting of Ennor Castle as a Scheduled Monument, which has the highest status of protection and to ensure the development preserves the wider character of the conservation area in accordance with Policy OE7 of the Isles of Scilly Local Plan 2015-2030.
- C8** **The rooflights in the north east facing roof slope of the development hereby permitted shall be glazed in obscured glass (at Level 5 obscurity) with opening restrictors to permit opening up to 150mm and thereafter the rooflights shall be as**

**approved thereafter.**

Reason: To protect the amenities and privacy of adjoining residential properties.

**C9 The rooflights in the south west roof slope of the development serving the first floor accommodation, hereby permitted, shall be positioned at a height so the bottom edge of each roof light is positioned to be no lower than 2.1 metres relative to the internal floor of the first floor accommodation and thereafter the rooflights shall be retained as approved.**

Reason: To protect the amenities and privacy of adjoining residential properties.

### Further Information

1. **Party Wall:** As the proposed works affect the boundary with a neighbouring property, this decision does not convey any other form of consent or agreement that may be necessary in conjunction with these works and does not override or supersede any civil rights, which the neighbour may have. The attention of the applicant is drawn to the information contained in the Party Wall etc. Act 1996.
2. **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 2021.
3. **Fire Safety:** Access and Facilities for the Fire Service as detailed in B5 AD B Volume 2 will be required. You will be required to provide reasonable facilities for the Fire Service. In most circumstances this will mean providing vehicular access for fire appliances. It is important to remember that failure to do so may prevent the applicant from obtaining a completion certificate under the Building Regulations but more importantly, the lives of the occupiers will be put at risk.
4. **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 £234 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.
5. **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 £116 for each request to discharge condition(s) and is payable for each individual request made to the Local Planning Authority.
6. **Building Control** Please ensure that all building works accord with the Building Regulations and that all appropriate approvals are in place for each stage of the build project. Building Control Services for the Isles of Scilly are offered through Cornwall Council please contact them by email: [buildingcontrol@cornwall.gov.uk](mailto:buildingcontrol@cornwall.gov.uk) or telephone 01872 224792 (option 1).
7. **Registering for appropriate Business Rates/Council Tax:** To ensure appropriate contributions are made to fund services provided by or on behalf of the Council on the Isles of Scilly please ensure you contact the Council's Revenues Department: [revenues@scilly.gov.uk](mailto:revenues@scilly.gov.uk).
8. **Application to South West Water:** Please ensure an application is made to South West Water for new connections for both water and sewage: [developerservicesplanning@southwestwater.co.uk](mailto:developerservicesplanning@southwestwater.co.uk) or ring 01392 442836.
9. **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.

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:** 28<sup>th</sup> March 2022







# 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

Dear Mr Stephen Harding

## Please sign and complete this certificate.

This is to certify that decision notice: P/21/039/FUL and the accompanying conditions have been read and understood by the applicant: Mr Stephen Harding.

1. **I/we intend to commence the development as approved:** Partial demolition including roof and south elevation and rebuild to raise wall and roof height to accommodate a single bedroom dwelling above existing workshop for occupation in connection with joinery business at: Castle Farm Workshop Old Town Lane Old 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. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

**Name:** \_\_\_\_\_ **Contact Telephone Number:** \_\_\_\_\_  
**And/Or Email:** \_\_\_\_\_

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 install the facing external wall and roofing materials. 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-INTALLATION CONDITION(S)

C7 Prior to installation of any new facing materials, including roofing materials and external facing material for walls, precise details of the finish and appearance, to include samples where possible, used in the construction of the development shall be submitted to, and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details only which shall be maintained as approved thereafter.



# COUNCIL OF THE ISLES OF SCILLY

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Planning Department

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

☎01720 424455

✉[planning@scilly.gov.uk](mailto:planning@scilly.gov.uk)

**THIS LETTER CONTAINS IMPORTANT INFORMATION  
REGARDING YOUR PERMISSION – PLEASE READ  
IF YOU ARE AN AGENT DEALING WITH IS ON BEHALF OF THE  
APPLICANT IT IS IMPORTANT TO LET THE APPLICANT KNOW  
OF ANY PRE-COMMENCEMENT CONDITIONS**

Dear Applicant,

This letter is intended to help you advance your project through the development process. Now that you have been granted permission, there may be further tasks you need to complete. Some aspects may not apply to your development; however, your attention is drawn to the following paragraphs, which provide advice on a range of matters including how to carry out your development and how to appeal against the decision made by the Local Planning Authority (LPA).

**Carrying out the Development in Accordance with the Approved Plans**

You must carry out your development in accordance with the stamped plans enclosed with this letter. Failure to do so may result in enforcement action being taken by the LPA and any unauthorised work carried out may have to be amended or removed from the site.

**Discharging Conditions**

Some conditions on the attached decision notice will need to be formally discharged by the LPA. In particular, any condition that needs to be carried out prior to development taking place, such as a 'source and disposal of materials' condition, an 'archaeological' condition or 'landscaping' condition must be formally discharged prior to the implementation of the planning permission. In the case of an archaeological condition, please contact the Planning Department for advice on the steps required. Whilst you do not need to formally discharge every condition on the decision notice, it is important you inform the Planning Department when the condition advises you to do so 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.

**Please inform the Planning Department when your development or works will be commencing. This will enable the Council to monitor the discharge and compliance with conditions and provide guidance as necessary. We will not be able to provide you with any written confirmation on the discharge of pre-commencement conditions if you do not formally apply to discharge the conditions before you start works.**

As with the rest of the planning application fees, central Government sets a fee within the same set of regulations for the formal discharge of conditions attached to planning permissions. Conditions are necessary to control approved works and development. Requests for confirmation that one or more planning conditions have been complied with are as follows (VAT is not payable on fees set by central government). More information can be found on the Council's website:

- Householder permissions - £34 per application
- Other permissions - £116 per application

### **Amendments**

If you require a change to the development, contact the LPA to see if you can make a 'non material amendment' (NMA). NMA can only be made to planning permissions and not a listed building consent. They were introduced by the Government to reflect the fact that some schemes may need to change during the construction phase. The process involves a short application form and a 14 day consultation period. There is a fee of £34 for householder type applications and £234 in all other cases. The NMA should be determined within 28 days. If the change to your proposal is not considered to be non-material or minor, then you would need to submit a new planning application to reflect those changes. Please contact the Planning Department for more information on what level of amendment would be considered non material if necessary.

### **Appealing Against the Decision**

If you are aggrieved by any of the planning conditions attached to your decision notice, you can appeal to have specific conditions lifted or modified by the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Other Types - 6 months

You can obtain the appeal forms by calling 0303 444 5000 or submit an appeal through the Planning Portal <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

### **Building Regulations**

With all building work, the owner of the property is responsible for meeting the relevant Planning and Building Regulations. Building Regulations apply to most building work so it is important to find out if you need permission. This consent is to ensure the safety of people

in and around buildings in relation to structure, access, fire safety, infrastructure and appropriate insulation.

The Building Control function is carried out on behalf of the Council of the Isles of Scilly by Cornwall Council. All enquiries and Building Control applications should be made direct to Cornwall Council, via the following link [Cornwall Council](#). This link also contains comprehensive information to assist you with all of your Building Control needs.

Building Control can be contacted via telephone by calling 01872 224792, via email [buildingcontrol@cornwall.gov.uk](mailto:buildingcontrol@cornwall.gov.uk) or by post at:

Building Control  
Cornwall Council  
Pydar House  
Pydar Street  
Truro  
Cornwall  
TR1 1XU

#### **Registering/Altering Addresses**

If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

#### **Connections to Utilities**

If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 08000831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.



# Plan 1

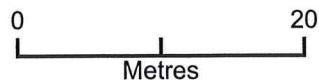
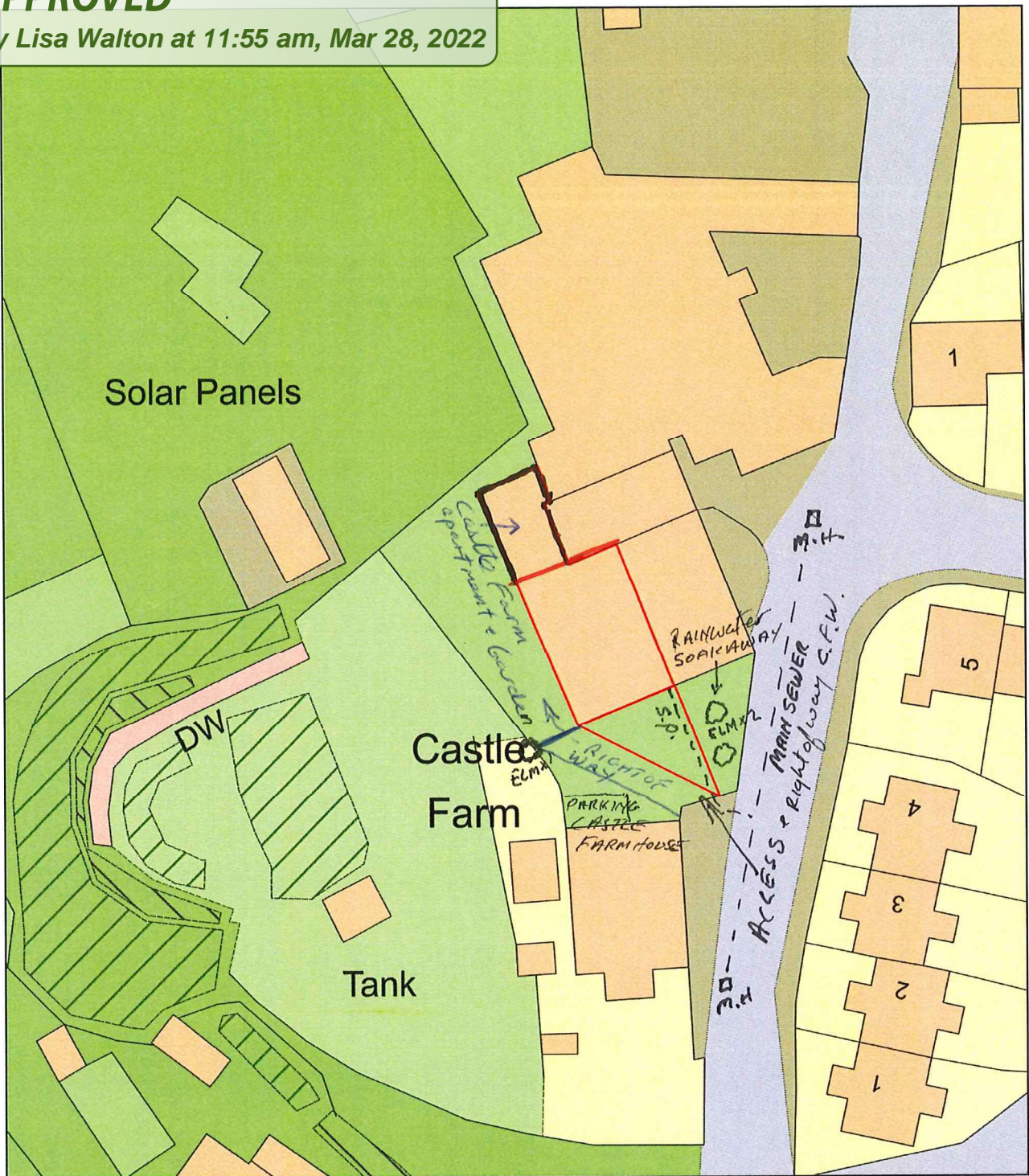
## CASTLE FARM WORKSHOP

RECEIVED

By Olivia.Rickman at 9:50 am, Nov 19, 2021

**APPROVED**

By Lisa Walton at 11:55 am, Mar 28, 2022



Plan Produced for: STEVE HARDING

Date Produced: 28 May 2021

Plan Reference Number: TQRQM21148172549184

Scale: 1:500 @ A4



Map Centre 91,465 10,362

0m 5m 10m 15m 20m 25m

N

Track

The Old Chapel

Castle Farm

Tank

8.8m

MILLERS STORE

CASTLE FARM WORKSHOP

DI. HELL

PARKING

ASLAND GYM

GARDEN

M.H.

MAIN SEWER

MILLERS R.O.W.

M.H.

1

2

3

4

5

6a

4

3

2

8

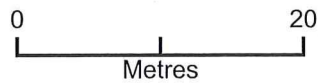
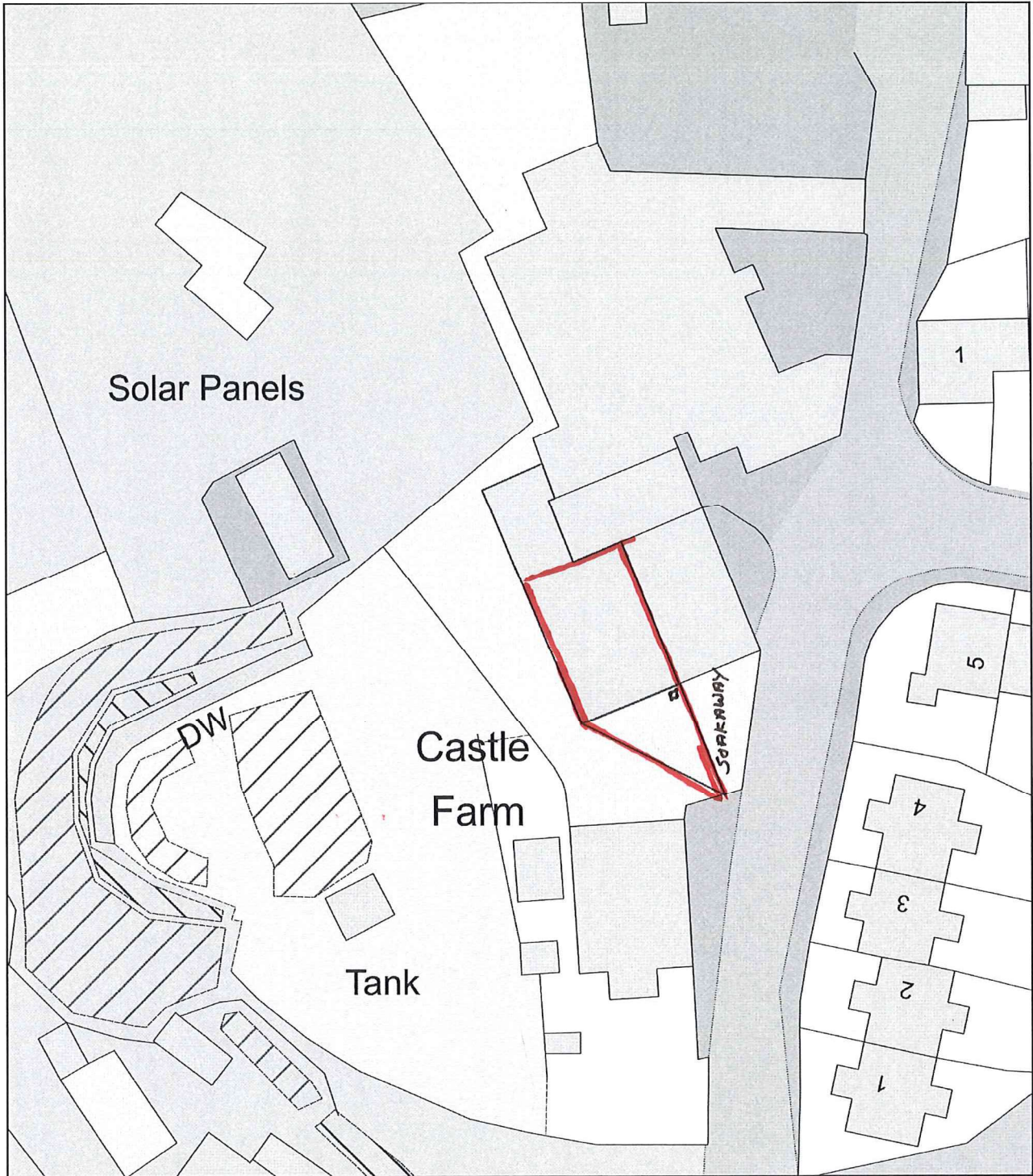


RECEIVED BY THE PLANNING DEPARTMENT  
20 MAR 2020  
20/014

Client:  
Project:  
Title: **Castle Farm Kitchen. Old Town, St Marys TR21 0NN**

Scale: 1:500 @A4 Date: 28 Mar 19  
Drawn By: NF Dwg no:

# CASTLE FARM WORKSHOP



Plan Produced for: STEVE HARDING

Date Produced: 28 May 2021

Plan Reference Number: TQRQM21148172549184

Scale: 1:500 @ A4



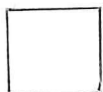
**APPROVED**

By Lisa Walton at 11:56 am, Mar 28, 2022

PROPOSED NORTH ELEVATION

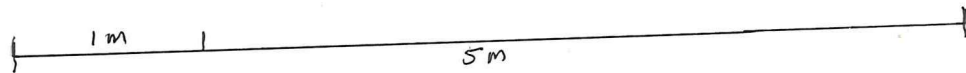
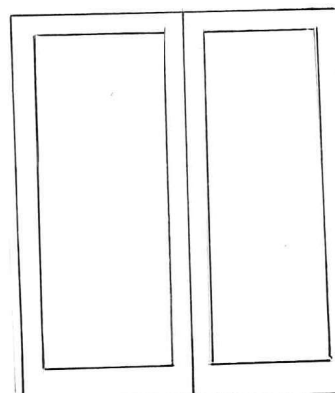
S  
S

GIN STORE



CASTLE FARM APARTMENT

OTI KITCHEN



DRN SAHARDING  
SCALE 1:40

REF C.F.W 2:P

**APPROVED**

By Lisa Walton at 11:57 am, Mar 28, 2022

**RECEIVED**

By Olivia.Rickman at 10:08 am, Nov 19, 2021

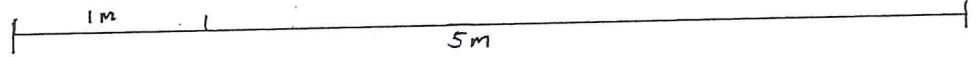
4800 mm. CASTLE FARM WORKSHOP  
PROPOSED SOUTH ELEVATION ISLAND GIN



ELEC SUPPLY METER

RAINWATER OUTLET TO EXISTING SOAKAWAY

DRN SA HARDING  
SCALE 1:40  
REF CFW 1:P



**APPROVED**

By Lisa Walton at 11:58 am, Mar 28, 2022

**RECEIVED**

By Lisa Walton at 11:47 am, Mar 28, 2022

PROPOSED WEST ELEVATION

HEIGHT OF ISLAND GIN

VENTED RIDGE

CENTRE PIVOT  
WINDOWS

TOP-HUNG WINDOWS GIVING  
LIGHT TO WORKSHOP

BLOCK WALL WITH CEMENT RENDER

GARDEN

AMENDED 19/3/22

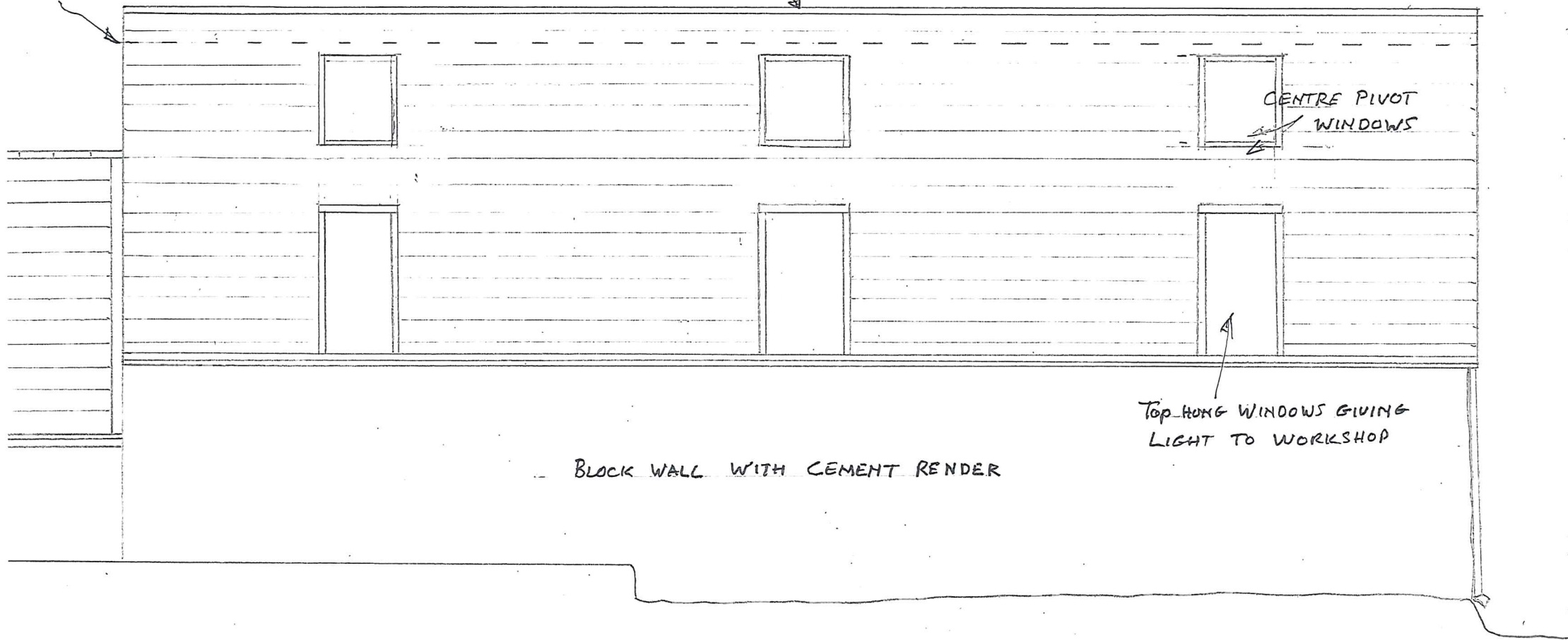
DRN. S.A. HARDING

SCALE 1:50

REF C.F.W. 3.8

1m

5m



**APPROVED**

By Lisa Walton at 11:59 am, Mar 28, 2022

**RECEIVED**

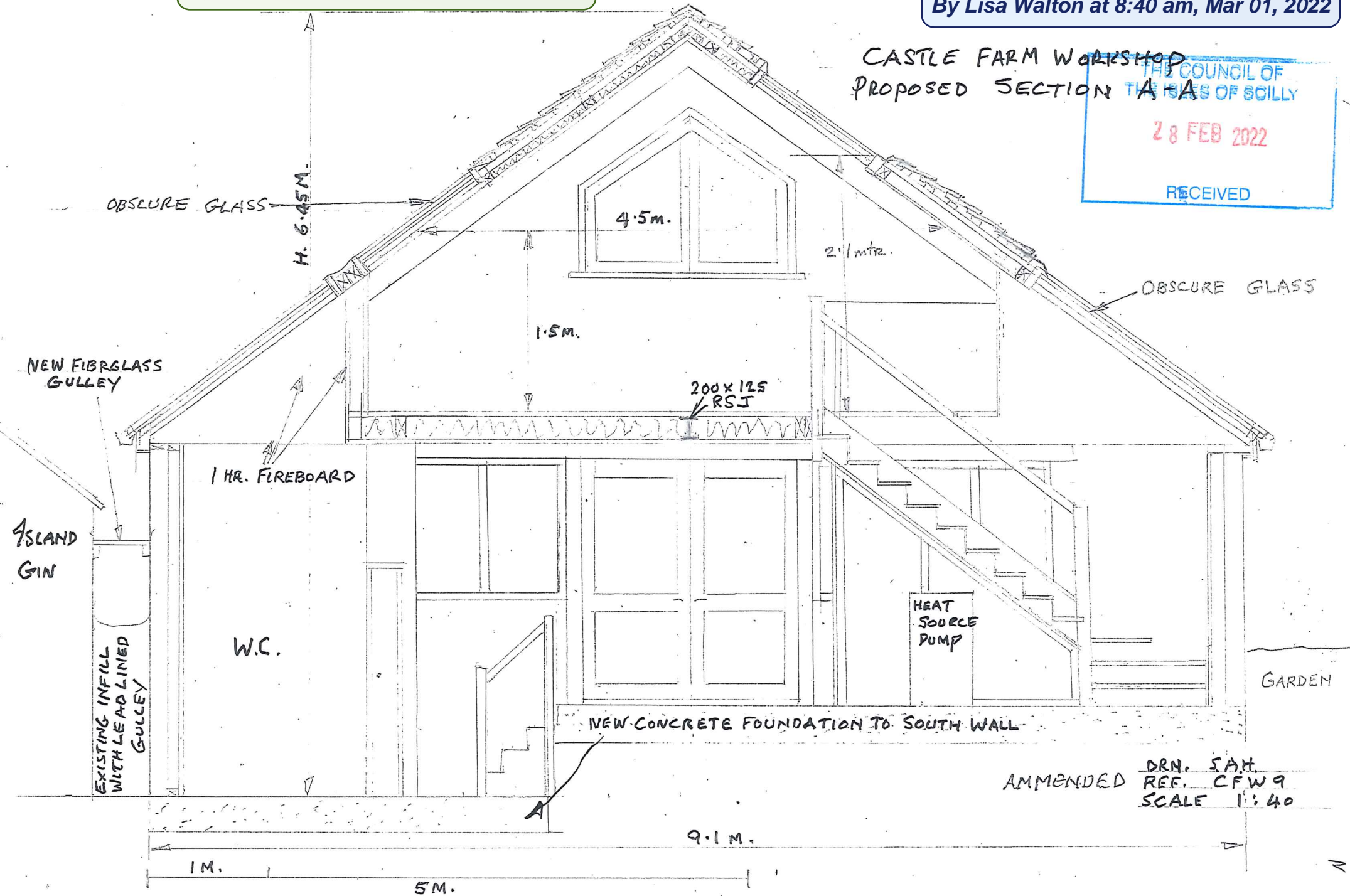
By Lisa Walton at 8:40 am, Mar 01, 2022

CASTLE FARM WORKSHOP  
PROPOSED SECTION A-A

THE COUNCIL OF  
THE ISLES OF SCILLY

28 FEB 2022

RECEIVED





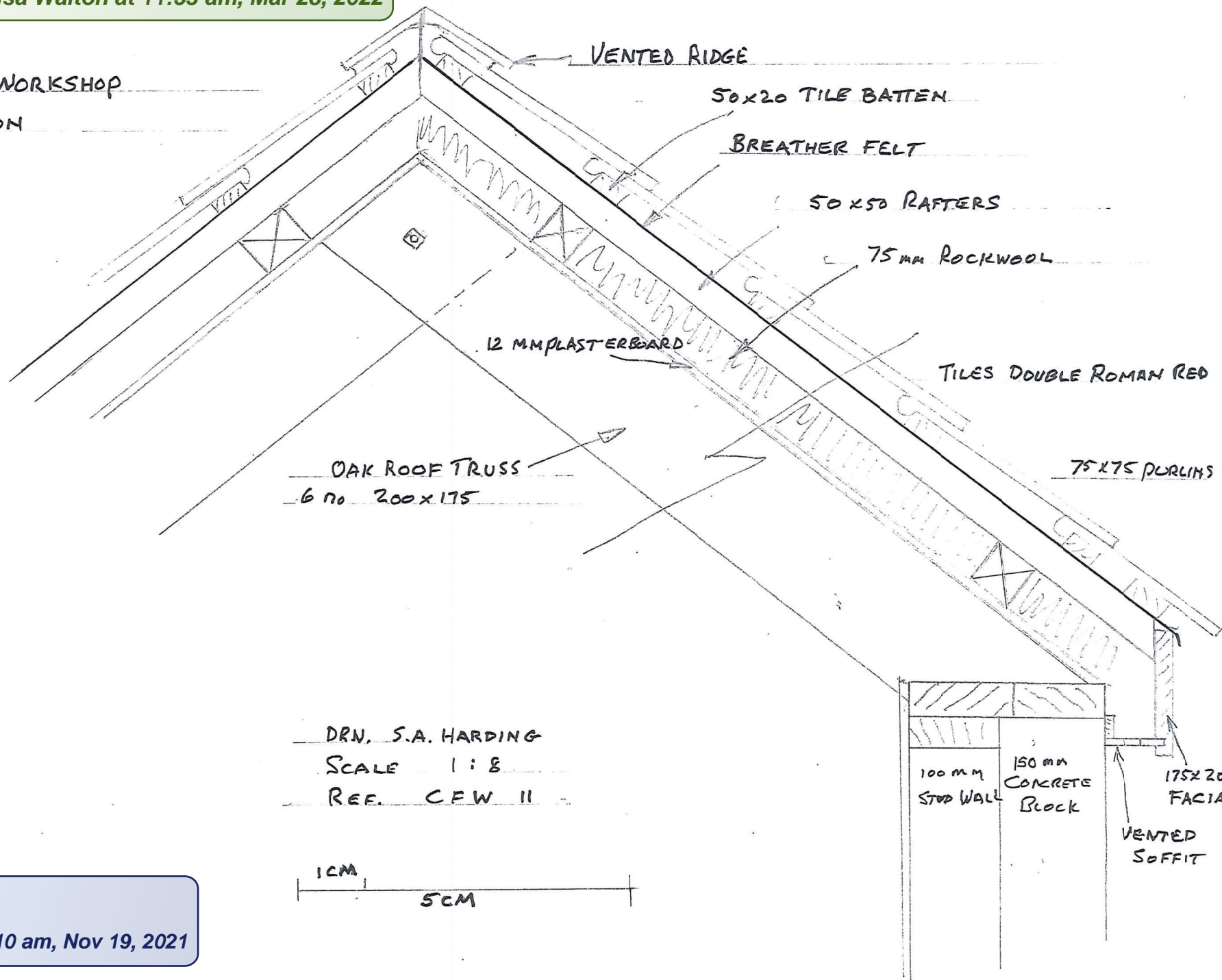


**APPROVED**

By Lisa Walton at 11:53 am, Mar 28, 2022

CASTLE FARM WORKSHOP

ROOF SECTION



OAK ROOF TRUSS  
6 no 200x175

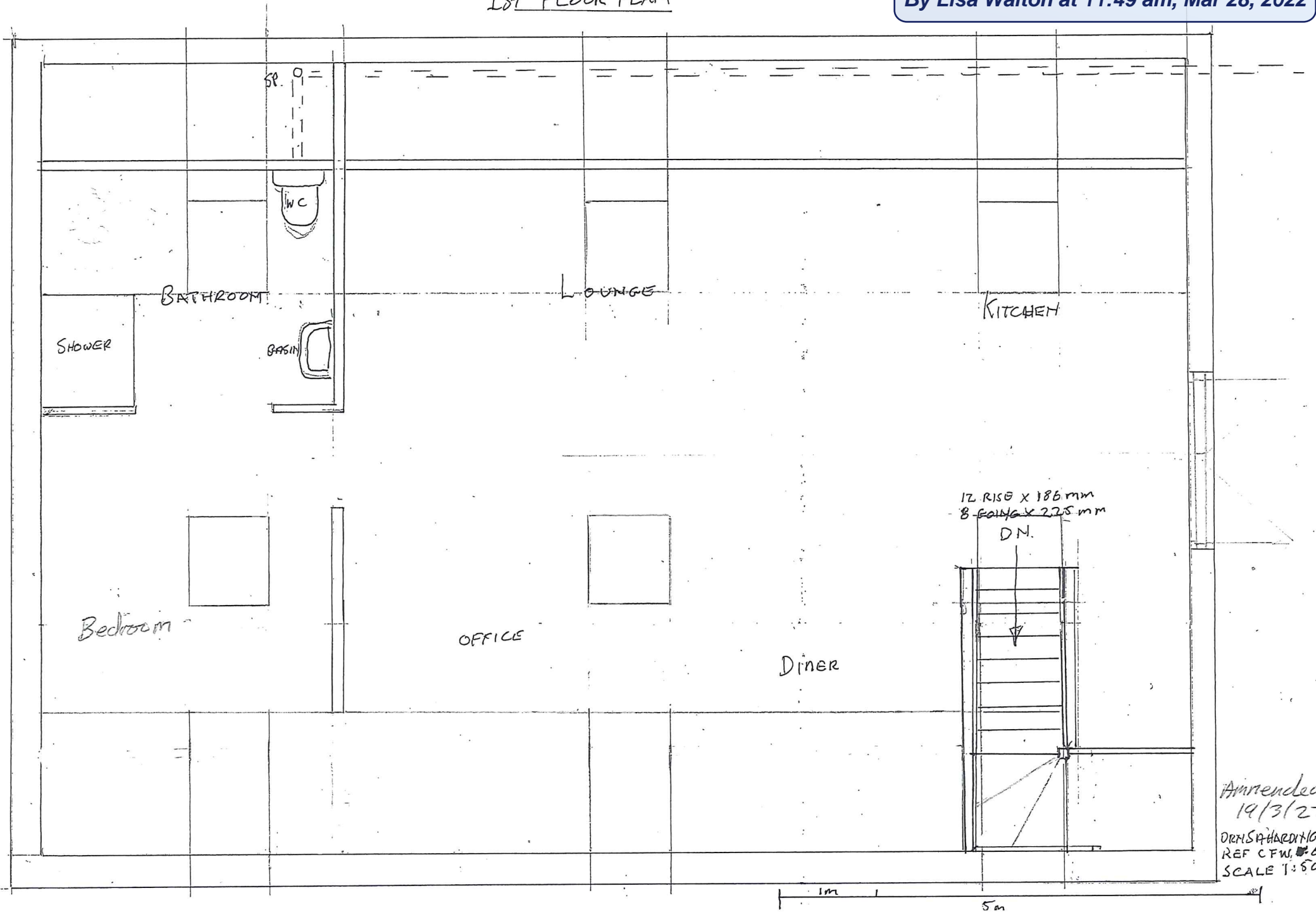
DRN. S.A. HARDING  
SCALE 1:8  
REF. CEW 11



**RECEIVED**

By Olivia.Rickman at 10:10 am, Nov 19, 2021

1st FLOOR PLAN



Amended  
 14/3/22  
 DRN: SPH/RED/16  
 REF: CFW, 6  
 SCALE 1:50

RECEIVED

By Olivia.Rickman at 10:03 am, Nov 19, 2021

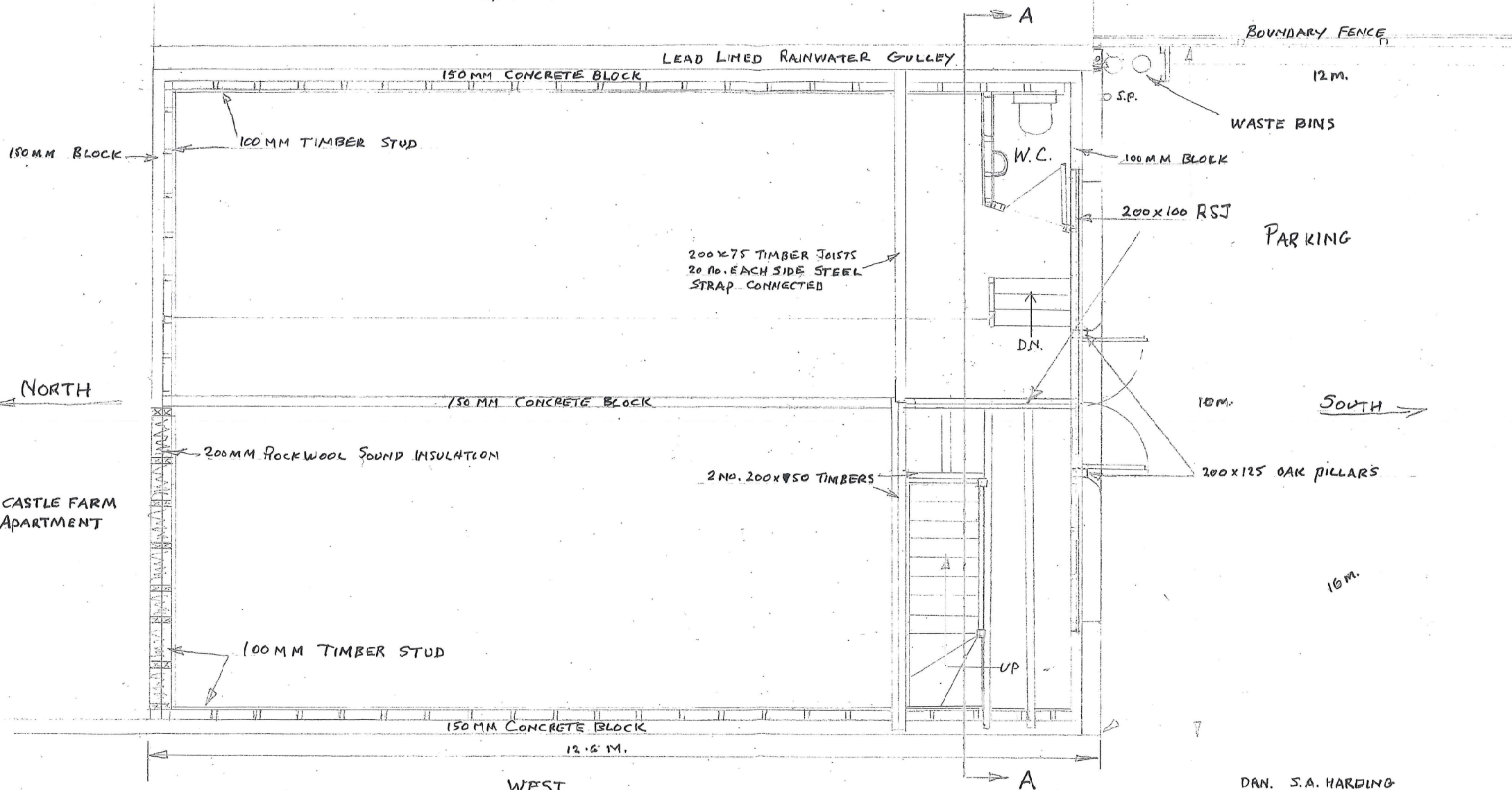
APPROVED

By Lisa Walton at 12:02 pm, Mar 28, 2022

PROPOSED  
CASTLE FARM WORKSHOP  
GROUND FLOOR PLAN

EAST

ISLAND FIN



BOUNDARY FENCE

12m.

WASTE BINS

S.P.

100MM BLOCK

200x100 RSJ

PARKING

200x75 TIMBER JOISTS  
20 NO. EACH SIDE STEEL  
STRAP CONNECTED

DN.

10m.

SOUTH

2 NO. 200x75 TIMBERS

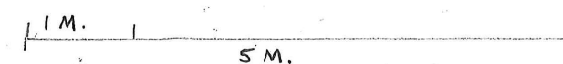
200x125 OAK PILLARS

10m.

UP

WEST

A



DAN. S.A. HARDING  
REF. C.F.W. 7  
SCALE 1:50

NORTH

CASTLE FARM  
APARTMENT

150MM CONCRETE BLOCK

150MM BLOCK

100MM TIMBER STUD

150MM CONCRETE BLOCK

200MM ROCKWOOL SOUND INSULATION

100MM TIMBER STUD

150MM CONCRETE BLOCK

12.6 M.



**APPROVED**

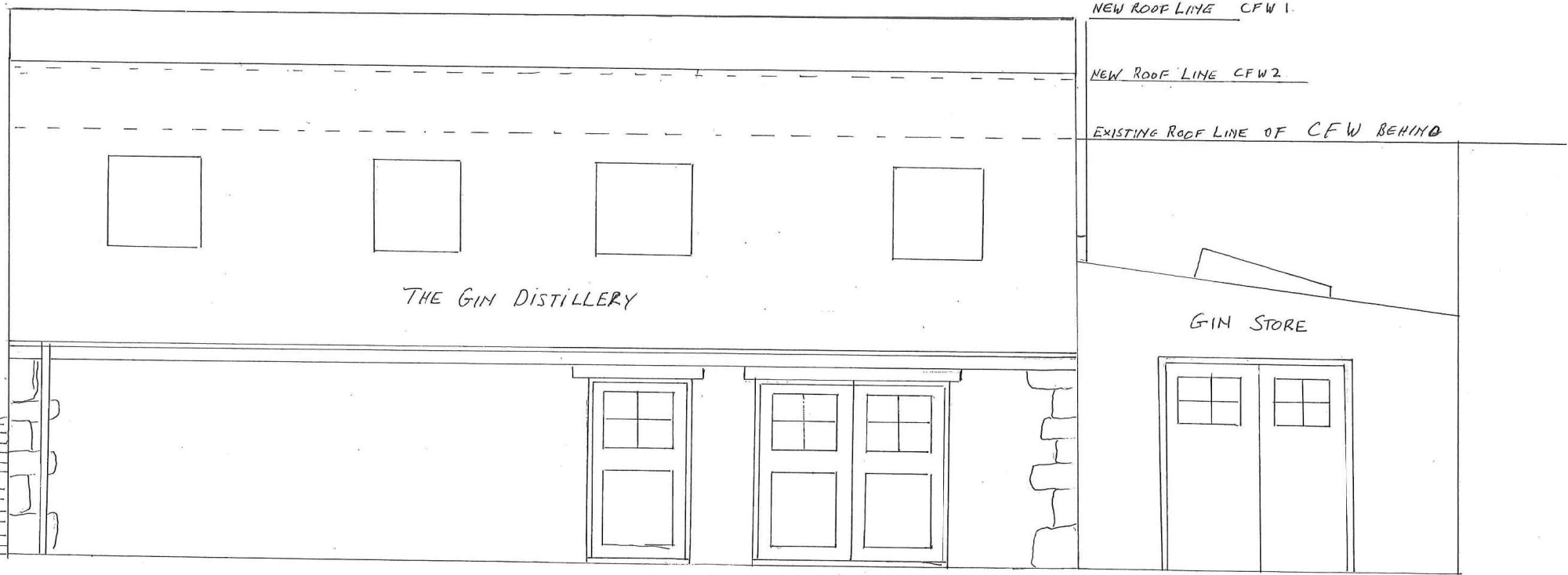
By Lisa Walton at 12:05 pm, Mar 28, 2022

**RECEIVED**

By Emma Kingwell at 4:07 pm, May 17, 2021

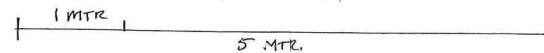
EAST ELEVATION

CASTLE FARM WORKSHOP BEHIND



OLD TOWN LANE

DRN S A HARDING  
 SCALE 1:150  
 REF ~~CFW~~ C.F.W.E. 4



**RECEIVED**

By Olivia.Rickman at 1:01 pm, Jan 12, 2022

**APPROVED**

By Lisa Walton at 12:51 pm, Mar 28, 2022



CASTLE FARM WORKSHOP  
PROPOSED WINDOW  
LAYOUT

MILLER GIN  
EXISTING

OBSCURE

OBSCURE

OBSCURE

DRN SAH  
SCALE 1:100

**APPROVED**

By Lisa Walton at 12:06 pm, Mar 28, 2022

RECEIVED

By A King at 9:49 am, Nov 19, 2021

Castle Farm Workshop Proposed Development

Design and Access

Existing: The building (Castle Farm Workshop) is a concrete block and timber structure outwardly featuring 2 sets of wooden entrance doors, vertically clad in T & G boarding. The front (south) wall is concrete block to the height of the roof sole plate. Then cedar shingle on timber framework above. It is attached to Island Gin on the eastern side by concrete on ram infill to create a gully. Castle Farm Apartment joins and extends to the north. The east is Castle Farm Apartment garden. Internally is a central partition of concrete block and timber frame above along the length of the building to apex height. The floor is split level, the west side being  $\frac{3}{4}$  metre higher and extending 1.2 metres into the east side. East and West walls are 150mm concrete block. The rear (northern) wall is concrete block from ground to apex on the eastern half and timber frame stud partition on the west half. There is a mezzanine floor covering  $\frac{2}{3}$  of the eastern half. Access is to the south, to the right of Castle Farmhouse and is shared with Castle Farm Apartment and Castle Farmhouse (parking).

Proposed: To the access (south) there will be ground works along the length of the east boundary fence, for provision of sewerage soil pipe to connect in the road.

Building Works Plan: Removal of the roof structure and front south wall. Removal of timber stud frame partition in one piece to be fixed to the <sup>western</sup>~~eastern~~ internal wall. The concrete block partition base to be removed and reused (80%) to increase the height of the eastern block wall. Excavate the full width of the south front wall to 300mm depth x 400mm width for foundation. Build new front wall from 100mm block to new wall plate height. The top of the south frontage will be 150mm timber frame faced with horizontal cedar cladding. The bottom block will be faced in granite. There are double front entrance doors, giving access to both sides of the workshop and upstairs. Fenestration as shown in CFW 1:1 to similarly resemble next door. The east and west walls will increase in height by 800mm. There will be the same height timber frame stud walls internally alongside east and west block walls. The rear wall will have a new timber frame stud wall fixed to it across the whole width and up to new apex height. Pitch new roof with 6 oak A-frame trusses, purlin, rafter, breather felt and batten. Cover in terracotta double roman tile. Velux roof windows 3 on each side with top hung skylights below giving light to the workshop. The velux on the eastern side will be obscured glass. Build new 150 mm <sup>concrete block</sup>~~timber stud~~ partition along centre of the building from the rear wall to within 2 metres of the front wall, ~~sheathed in 1 hour fire board~~. Lay first floor joists 200mm x ~~75~~<sup>75</sup>mm x 4.8m timbers lapped over central partition and bolted together. 1 hour fire board under, rockwool insulation

between and weyroc flooring over. Outside the cedar cladding fascia, barge board and soffits will be painted white. Oak exterior joinery will be neutral clear finish.

Planning Statement: The proposed building provides 1 bedroom living accommodation for whoever works the space below. Currently myself, ie: staff accommodation.

Floor Space: Intended use is 1 bedroom 1 person (myself). However internal living and storage space complies with 1 bedroom 2 person criteria.

Heritage Impact Assessment: I think I have shown that the visual changes from the proposed development are more sympathetic to the surrounding buildings than the existing. It is of no visual consequence to Ennor Castle as it cannot be seen from the eastern side and nobody is permitted to visit the privately owned site.

Site Waste Management:

Existing tiles (concrete) and concrete block front wall will be taken to the quarry and crushed for aggregate and hard core (Ned Rogers has agreed to this).

150mm x 50mm roof timbers will be re-sawn and used for 50x50mm rafters.

The top half of the existing central partition timber frame will move alongside the internal eastern wall.

The bottom block partition will be cleaned and reused for increasing the wall height, 80% recovery.

Bat Survey: The Bat Survey has been completed and I believe you have already received Darren's report. No further action required.



## **Archaeological Assessment**

Trenching for the foundation of the south wall (front entrance): the existing foundation is inadequate and needs to be increased by 200mm in width and 150mm in depth. Only half of this, the west side, falls within the 15m limit.

## **Infrastructure**

I need a sewage connection to mains in the road (see Q.S block plan). The workshop needs a W.C. and washing facility now. Previously I used the facilities in my Castle Farmhouse Flat before I sold it. The Q.S. map also shows the rainwater soakaway installed by R Chiverton on construction of the now Island Gin building.

There is adequate electricity connection which will need separating for domestic use

There is existing water supply fed by the tank on the carn above. I will need to change to South West Water supply.

## **Light Assessment**

There is some minimal light restriction to the south-west roof light of Castle Gin Flat for approximately 2 hours between 3-5pm for 2 months in mid-summer. Due to the tree line on the carn to the west, the sun is obscured at other times.

## **Sustainable Design**

The use of ½ flush toilet and eco-function on my washing machine is the limit of my water saving.

I have incorporated a heat source pump in the under-stairs cupboard for underfloor heating to the flat and hot water support.

## **Amenity Issues**

The only possible issue to affect the community is noise from the wood working machines which will now be reduced due to the new construction. There has never been a noise issue or complaint in the last 24 years I have been there.

**RECEIVED**

By Olivia.Rickman at 10:01 am, Nov 19, 2021

# PRELIMINARY ECOLOGICAL APPRAISAL & PRELIMINARY BAT ROOST ASSESSMENT OF:

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CASTLE FARM WORKSHOP  
OLD TOWN  
ST MARY'S  
ISLES OF SCILLY  
TR21 0NN

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*Client: Mr Steve Harding*

*Our reference: BS43 - 2021*

*Report date: 16<sup>th</sup> April 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 16<sup>th</sup> April 2021, the Isles of Scilly Wildlife Trust (IoSWT) conducted a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) of Castle Farm Workshop, Old Town, St Mary's, Isles of Scilly, TR21 0NN (BS43-2021), for which there is a proposal to convert the existing barn to provide 1<sup>st</sup> floor accommodation and ground floor workshop, including raising of the existing ridgeline by approximately 1m.
- This report outlines the findings of the PEA and PRA assessment and provides advice based on the surveys' conclusions.
- The findings from the desk study revealed that 6 species of bat have been recorded and 21 known roosts are found within 2km within the zone of interest 3 within 500m of the proposed development.
- The desk study found that no bats had been recorded at Castle Farm Workshop in the past.
- During the PRA an external/internal inspection of the building was undertaken (where accessible).
- The immediate area around the development provides optimal feeding and commuting habitat for bats which is also linked to the wider countryside and falls within the typical core sustenance zones of all 6 species of bat.
- No evidence of nesting birds was found.
- House Mouse and Lesser White-toothed Shrew droppings were found during the inspection.
- The proposed development, both externally and internally presented with negligible roost features for all recorded species of bat; therefore, the characteristics of the building and the surrounding habitat suggest **negligible roost potential for bats.**
- To assist in meeting both national and local planning policy obligations for net gains in biodiversity the proposed development should undertake at least one of the suggested enhancement measures outlined in this report.
- The recommendations of this PEA and PRA are that no further surveys or an EPS license application are required.
- Other than bats, if the recommendations given in this report are adhered to, there should be no further ecological constraints to the proposal.
- **This report is sufficient to support a planning application.**

## 1.0 Introduction

### 1.1 Survey and reporting

This report details the results of a preliminary ecological appraisal (PEA) and a preliminary bat roost assessment (PRA) of Castle Farm Workshop, Old Town, St Mary's, Isles of Scilly TR21 0NN. The survey, carried out on 16<sup>th</sup> April 2021.

### 1.2 The application site

Castle Farm Workshop is located on the north-west edge of Old Town, St Mary's (National Grid Reference SV9144910360). The application site is comprised of a 1 and half storey, semi-detached barn set back from the main throughfare (see Figure 1 below).



*Figure 1. Castle Farm Workshop general location*



### 1.3 Details of proposed works

The application proposes to convert the existing one and a half storey barn to provide 1<sup>st</sup> floor accommodation and a ground floor workshop, which includes raising the existing ridgeline by approximately 1m to match the semi-detached property to the north-east.



*Photo 1. Castle Farm Workshop south-east elevation*



## 2.0 Methodology

### 2.1 Preliminary Ecological Appraisal - Desk Study

A desk study data search was undertaken. This involved carrying out a review of the Local Records Centres (LRC) available records for bat species and publicly available datasets and citations of statutory designated sites of importance for nature conservation for sites within the zone of influence (ZOI) of the survey area (considered to be a maximum of 2km in this case). The desk study was also undertaken to identify habitats and features that are likely to be important for bats and assess their connectivity through the use of aerial photographs.

### 2.2 Preliminary Bat Roost Assessment

The Preliminary Bat Roost Assessment comprised a survey of the building for bats, signs of bats and features potentially suitable for use by roosting bats, and an assessment of the surrounding habitat in terms of its suitability for commuting and foraging bats.

The survey consisted of a ground-based inspection and a detailed search of the interior and exterior of the building (from ground level), looking for bats and/or evidence of bats including droppings (on walls and windowsills and in roof and loft spaces), rub or scratch marks, staining at potential roosts and exit holes, live or dead bats and features, such as raised or missing tiles, potentially suitable for use by roosting bats. Binoculars, a ladder a high-powered torch and endoscope were used as required.

### 2.3 Classification of building

The building was classified according to its suitability for use by roosting bats. The classification was dependent on a number of factors including (but not limited to):

- Bats and/or signs of bats
- External and internal features potentially suitable for use by roosting bats (e.g. raised or missing tiles, gaps behind fascia boards etc).
- Setting
- Night-time light levels
- Disturbance levels
- Proximity of suitable foraging habitat and commuting routes (e.g. ponds, streams, woodland, large gardens, hedgerows).

The categories used to classify buildings and the survey effort required to determine the presence or absence of bats (as per the Bat Conservation Trust's Bat Survey Guidelines<sup>1</sup>, referred to by Natural England in their standing advice to planning officers) are described in Table 1 (see below).

#### **2.4 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.

**Table 1 – Description of the categories used to classify a building’s bat roost potential and the survey effort required to determine the likely presence or absence of bats**

Bat Roost Potential	Description	Survey effort required to determine the likely presence or absence of bats
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger number of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat	Three dusk emergence and/or pre-dawn re-entry surveys between May and September. Optimum period May – August. Two surveys should be undertaken during the optimal period and at least one survey should be a pre-dawn survey.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat	Two or three dusk emergence and/or pre-dawn re-entry surveys between May and September (but only if features will be affected by the proposals).
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. But these sites do not provide appropriate conditions or surrounding habitat to be used on a regular basis or by larger number of bats	One or two dusk emergence and/or pre-dawn re-entry surveys between May and September (but only if features will be affected by the proposals).
Negligible	Negligible habitat features on site likely to be used by roosting, commuting or foraging bats	No further surveys required.

*Table 1. Categorising and classifying a building’s bat roost potential*

1 Collins, J. (ed.) (2016). Bat Surveys for Professional Ecologists: Good Practice Guidelines (3<sup>rd</sup> edn). The Bat Conservation Trust



## 3. Results

### Preliminary Ecological Appraisal

#### 3.1 Pre-existing information on bat species

The desk study showed that no bats have previously been recorded within Castle Farm Workshop. A data search of LRC records for bats also revealed information on 6 species of bat recorded within the 2km ZOI of the site. The species conclusively identified were Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*) and Brown Long-eared Bat (*Plecotus auritus*) both UK Biodiversity Action Plan (BAP) priority species, Whiskered Bat (*Myotis mystacinus*) and the rare Leisler's Bat (*Nyctalus leisleri*) and Nathusius Pipistrelle (*Pipistrellus nathusii*). 21 bat roosts are known to exist within 2km of the proposed development, with 3 within 500m of the property.

#### 3.2 Statutory and non-statutory sites

In addition, the desk study revealed the presence of the following statutory designated sites within the 2Km ZOI of the site:

- i.) **Lower Moors SSSI** – Situated 365m due west of Mainland Marketing lies Lower Moors SSSI. A topogenous mire that has a range of wetland habitats supporting a diverse range of wetland wildflower species, including the Nationally Scarce Tubular Water-dropwort (*Oenanthe fistulosa*). The site also holds locally important populations of Royal Fern (*Osmunda regalis*) and Southern Marsh Orchid (*Dactylorhiza praetermissa*) and is particularly important feeding for passage and wintering birds including Corncrake (*Crex crex*) and Spotted Crake (*Porzana porzana*).
- ii.) **Higher Moors & Porth Hellick Pool SSSI** – 445m north-east of the proposed development is Higher Moors SSSI. A topogenous mire designated for several rare and notable plant species) including; Bog pimpernel (*Anagallis tenella*), Star Sedge (*Carex echinata*) and Marsh St John's-wort (*Hypericum elodes*).
- iii.) **Peninnis Head SSSI** – Lying 915m south-west of the proposed development is Peninnis Head SSSI. The site designated primarily for its maritime heathland, maritime grassland and scrub habitats together with good populations of a number of rare plant and lichen species, in addition to its significant quaternary geomorphology.

- iv.) **Porthloo SSSI** – Situated 1.1km north-west of the proposed development lies Porthloo SSSI designated for its geology, particularly for its Quaternary sediments in the cliffs that show changes in the climates and environments of the Quaternary period in Scilly.
- v.) **Watermill Cove SSSI** – Lying 1.8km north-east of Mainland Marketing, Watermill Cove SSSI is designated for its cliff exposures of Quaternary sediments, that clearly show the sequence of changes in the climate and environment during the Quaternary period.

### 3.3 Habitats surrounding the application site

Castle Farm Workshop is found in the south of St Mary's, sitting on the north-west edge of Old Town, a small conurbation of approximately 75 dwellings, gardens and associated outbuildings. The land east of the development comprises solely of the airport apron, including the tower, main building, runways and its surrounding open, well-mown neutral grassland that extends to approximately 500m. Further east lies the open, conservation grazed coastal headland of Salakee Down, along with Inner and Outer Blue Carns which consist of a mosaic of coastal grassland, heathland and scrub. To the north-east the habitat consists primarily of small, cultivated fields used for flower-farming. These fields which are bound by mature hedgerows of *Pittosporum* (*Pittosporum tenuifolium*). These hedgerows make an almost contiguous habitat which adjoins the linear shelterbelts of Monterey Pine (*Pinus radiata*), Lodgepole Pine (*Pinus contorta*) and rarely Sitka Spruce (*Picea sitchensis*) along with mature copses of Dutch Elm (*Ulmus x hollandica*) and English Elm (*Ulmus procera*).

The two wetland SSSI's of Lower & Higher Moors both lie within 500m and due north-west and north-east of the workshop. These sites consist of a mosaic of fen, bog, reedbed, willow carr and open water habitats. Both sites are connected to the wider countryside by the flower-fields and their hedgerows. Further west of Lower Moors SSSI the habitat becomes more urban with the wider conurbation of Hugh Town. An urban area which has a variety of sized properties and gardens. 256 and 1000 metres south-west and east respectively are the shingle beaches of Old Town and Porth Hellick Bay with their well-developed strandlines. These connect with the farmed grazed pasture on the eastern slopes of Penninis Head SSSI and its conservation-grazed coastal headland and wind-pruned 'waved heath habitats of Porth Hellick and Normandy Downs.



Street lighting is at a relatively low level within the conurbation of Old Town, however the nearest to the proposed development is set 22m east of the property and with the main concentration of street lighting located south-east of the property.

In summary, the habitat surrounding the proposed development provides optimal foraging habitat for species in the *Pipistrellus* genus, Leisler's Bat and Whiskered Bat, as it has been shown that these species of bat require 'edge' habitat such as hedgerows, tree-lined lanes or woodland edge to both feed from and to use as commuting routes to other feeding areas<sup>2,3&4</sup>. The continuity of small hedgerow-bound fields, particularly to the north and north-east is also important for both Soprano and Nathusius Pipistrelle as it provides feeding corridors to their preferred habitat of open water and water courses<sup>2,3&4</sup>; habitats such as those found at both Lower and Higher Moors SSSIs and Holy Vale. The location of Castle Farm Workshop makes it suitable as a potential roost site as it falls within the core sustenance zones of all 3 pipistrelle species these being 1.7km, 1.5km and 3km respectively<sup>5</sup>.

Brown Long-eared bat have been shown to prefer to feed in open canopy deciduous woodland typically located close to their roosts, with larger tracts of woodland available to feed no greater than .5km away<sup>6</sup>. Therefore, the large willow carr blocks 500m to the north-west at Lower Moors SSSI and the linear shelterbelts immediately to the north-east that link to the large Elm woodland at Holy Vale, are potential feeding sites. All these sites fall within this species core sustenance zone of 1.1km<sup>7</sup>, but the lack of tree cover in the immediate area of the property may limit the sites' use as a roost. However, Brown Long-eared bats are known to emerge from their roosts much later than other species of bat due to their method of feeding and the prey taken which reduces the need for cover to avoid the risk of predation<sup>8</sup>. Likewise, both Leisler's and Whiskered Bat will also take advantage of woodlands, particularly woodland edge, making these woodland blocks suitable as sites to feed as would the woodland blocks at the Garrison 1.7km due west and the large shelterbelt at Trenoweth 2km due north for the former species as is known to have a large core sustenance zone of 4.2-4.7km<sup>9</sup>.

In England both Leisler's Bat and particularly Whiskered Bat utilise open areas of semi-natural grassland and grazed pasture with scattered hedgerows to feed<sup>10,&11</sup>, making the airstrip and Salakee down immediately to the south potential feeding sites. However, though the maximum core sustenance zone of Whiskered Bat has been shown to be 2.3km<sup>11</sup>, which would provide a greater selection of feeding sites

such as Penninis Head and Porth Hellick and Normandy Downs, typical foraging distances are normally within the region of 0.8km which may limit their ability to utilise these sites. However, the adaptability of Whiskered Bat to use small woodland blocks and scattered hedgerows may enable them to travel further afield<sup>11&12</sup>. Feeding in open areas is in contrast to most other species of bat which typically avoid this type of habitat, particularly during peak times of prey abundance (dusk and dawn) to avoid predation<sup>13&14</sup>. However, it has been shown that island species of bat including Common Pipistrelle in the UK will utilise open spaces to feed, including the strandline along beaches<sup>15</sup>, thereby providing further feeding opportunities for this species within 500 to 1000m of the proposed development.

Lighting levels from street lighting which has been shown to negatively impact upon a bats commuting and foraging routes<sup>16</sup> is minimal both within the immediate area of the proposed development as well as further afield, therefore likely not to impact upon bats which might be at the property. Instead, the location of the nearest streetlights, the habitat they are found in and their relatively low light emitting levels may provide feeding opportunities for both Common Pipistrelle and Leisler's bat which are both known to take advantage of the insectivorous prey that often congregates around them<sup>17</sup>.

### **3.4 Habitats within the application site**

Castle Farm Workshop is semi-detached, with buildings on both its north-west and north-east elevations. These buildings face the main road and have no gardens. Immediately to the south-east of the property the area is laid to grass, consisting of typical improved grassland species including Perennial Rye-grass (*Lolium perenne*), Broad-leaved Plantain (*Plantago major*) and the occasional Dandelion (*Taraxacum officinale*) and Three-cornered Leek (*Allium triquetrum*). Immediately to the south-west a small garden of raised beds, lawn and hardstanding is present. However, no planted species were present. Within 10m of the property to the south-west and 5m to the south several mature, regularly pollarded Elm trees are present. Those to the south-west link to a much larger copse which has developed on Ennor Castle. The understorey here consists of young Elm regeneration and occasional Alexanders (*Smyrniolus olusatrum*) and hybrid Bluebell (*Hyacinthoides hispanica x non-scripta*). Immediately south-east is the two-storey building of Castle Farm, with 4 windows on its north-west elevation that could spill light directly onto the south-east elevation of the workshop.

In summary, the immediate habitat within the proposed development footprint is of limited ecological value with few species that may attract a wide variety of invertebrates which bats may prey upon. The



south-east aspect will also be illuminated by the windows of the adjacent Castle Farm building, which may also limit roosting opportunities. However, the shelter provided by trees to the south-west and southeast could provide cover for bats leaving the roost as well as providing a link to the wider countryside, particularly the copse immediately to the south-west of the property to more suitable feeding and commuting habitat.

## Preliminary Roost Assessment

### 3.5 External

Castle Farm Workshop is one and a half storeys, single block-built, smooth-rendered (in parts) in construction. Set back from the main throughfare the workshop is semi-detached with buildings on its north-west and north-east elevations. Its main entrance has a south-east aspect, open gable ended and is part rendered and part timber clad with vertical hanging tiles (see Photo 1). The render is in good order throughout, with no cracks or lifting for bats to roost behind. The timber frames around each of the double doors fitted well to the surrounding blockwork and revealed no obvious gaps which bats may utilise to roost between. Likewise, the timber vertical hanging tiles were closely knitted together presenting with no gaps for bats to crawl behind. A small gap between the vertical tile and the fascia at the apex of the gable was present, but when inspected provided insufficient space for a bat to occupy.

The south-west elevation was built into the ground with the eaves level at almost ground level. The roof of the property has a south-west/north-east aspect with a pitch of approximately 30°. The roof is laid with interlocking concrete pantiles and capped with glazed cement ridge tiles. Throughout the tiles are tightly laid to one another. The ridge tiles are well mortared in place, with no obvious loss of cement to create a void and no ventilation to provide access into the internal space of the barn. On the south-west aspect there are two large velux windows. The flashing tying the windows into the roof is in good condition, with no obvious lifting that would provide a suitable roosting space for bats. On the north-east aspect a further 3 velux are present. The most south-easterly had lost two courses of tiles revealing the plywood sarking below and exposing gaps below the ridges of the interlocking tiles above, which could provide a suitable roosting space (see photo 2). The remaining windows appeared in good order, with no obvious potential roosting sites.



Photo 2. Gap between underlying sarking and roof tiles

### 3.6 Internal

Castle Farm Workshop is split into two distinct internal spaces. The first on the southwest of the workshop is fully open and used as a garage and for storage (see Photo 3.). The roof structure is exposed throughout the whole interior and is constructed of modern square-cut timbers and attached using modern butt joints. The roofing membrane throughout is in good condition with no obvious tears. Inspection of the joints revealed no staining and the gaps between the rafters and the gable end of the buildings were congested with many dust-laden cobwebs. Inspection of the roof plate at the eaves, the flooring below the rafters, the floor of the mezzanines and workbench surface revealed small mammal droppings of House Mouse (*Mus musculus*) and Lesser White-toothed Shrew (*Crocidura suaveolens*), but no bat droppings.



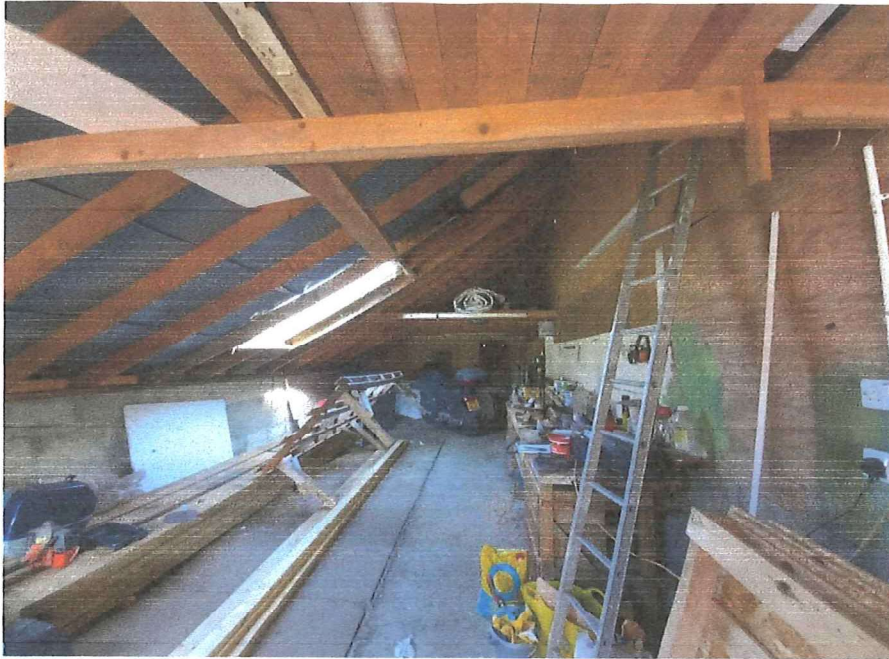


Photo 3.

The north-east half of the barn was larger internally (see Photo 4.), with the central section containing stairs leading to an enclosed mezzanine that comprised the buildings accommodation. The remaining area of the barn was taken up with a joinery workshop. Here, the roof construction was exposed revealing its modern trusses, the associated joints and roofing membrane. All were in a similar condition as the south-west internal roof space.

The regular use of this space as an active workshop has resulted in a large accumulation of dust which was revealed in the heavy dust laden cobwebs, which were prevalent throughout. Inspection of the machinery, floors, shelving and workbenches revealed no small mammal droppings. Climbing the mezzanine enabled the inspection of the gaps between the exposed tiling and plywood sarking above the velux window

recorded from the north-east aspect externally.

The result revealed a very limited space between the tile and the plywood which a bat could occupy as a roost or gain entry into the building. At the same level of this velux a pendant light illuminating the steps up from the ground floor to the accommodation was present.



Photo 4.



In summary, it has been shown that all 3 pipistrelle species of bat along with Whiskered bat typically roost within buildings, utilising a very wide variety of features<sup>12 & 18</sup> including, crevices, cracks, holes etc either as individuals up to several hundred at a time. However, the feature identified of the gap between the interlocking tiles and the plywood sarking below above the velux window on the north-east aspect was very limited in size to use as a roost. Though these gaps could provide access into the interior of the building the regular heavy use of the building as a workshop, the high levels of dust created (which is highlighted by the large amount of dust laden cobwebs) and the use of the light used to illuminate the stairs to the accommodation which is regularly used suggests the level of disturbance limits the opportunity for bats to utilise the interior of the building as a roost.

In contrast, Brown Long-eared bats prefer to roost in roof voids that provide flight space within their chosen roost, or roofs that are divided into several smaller compartments. Brown Long-eared bats also typically roost between the joints where the rafters meet the ridge board, or along the ridge board itself<sup>6</sup>. Due to the likely day time disturbance and the lack of droppings below favoured roosting perches suggests that Castle Farm Workshop is not likely to be used by Brown Long-eared Bats.

Leisler's bat in contrast to the other species is a typical tree dwelling species, particularly during the non-breeding season with roosts typically found in cavities such as mechanical breaks, rot cavities, loose bark and woodpecker holes of large live trees, in open conditions<sup>19</sup>. However, it has been shown that nursery roosts of Leisler's bat show a limited preference for buildings, but only those with lined with roof felt and are constructed of stone, rather than of block and brick<sup>20</sup>. Therefore, the potential use of Castle Farm Workshop by Leisler's Bat is very limited.

Castle Farm Workshop therefore presents with negligible features suitable for crevice-dwelling and perch dwelling species of bat.

## Assessment and recommendations (excluding bats)

### 4.1 Protected sites

The proposed development falls within the main SSSI Impact Risk Zones of Lower Moors and Higher Moors. Impact zones are used in the assessment of planning applications for likely impacts on SSSI's, Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites (England). However, the likely impact in this zone is for residential developments of 100, or 50 or more houses outside existing settlements/urban areas. Therefore, in this instance the development is not likely to impact on the surrounding SSSIs.

### 4.2 Nesting birds

All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended). Section 1 of this Act makes it an offence to kill, injure or take any wild bird, or intentionally to take damage or destroy the nest of any wild bird while that nest is in use or being built<sup>21</sup>. During this survey, no evidence of nesting birds was found. If demolition or building works are to commence between the months of March and August inclusive, the site would need to be checked first for nesting birds and if any evidence of breeding activity was found or other nests are identified, works which would disturb the adults, the nest or young must be postponed until all young have fledged the nest and it is no longer in use.

### 4.3 Ecological features of importance

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>23</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
<b>Habitats:</b>				
Building (roosts)	CHSR, W&CA, NPPF	Local	A & E	Low
<p><b>Impacts:</b></p> <p><b>Demolition:</b> – None predicted as long as Reasonable Avoidance Measures (RAM) are followed (see section 5)</p> <p><b>Construction:</b> – None. Positive impact may result through enhancement by creating/incorporating new nests in the building<sup>24</sup></p> <p><b>Operational impact:</b> - None predicted, however please note a summary of criminal offences with respect to bats and their roosts.</p> <p><a href="http://www.bats.org.uk/pages/bats_and_the_law.html">http://www.bats.org.uk/pages/bats_and_the_law.html</a></p>				
<b>Species:</b>				
Bats	CHSR, W&CA, NPPF	International	A & E	Medium
<p><b>Impacts:</b></p> <p><b>Demolition</b> – None predicted as long as Reasonable Avoidance Measures (RAM) are followed (see section 5)</p> <p><b>Construction/post-construction</b> - Positive impact may result through enhancement by increased roost availability<sup>24, 25</sup></p> <p><b>Operational impact:</b> - None predicted, however please note a summary of criminal offences with respect to bats and roosts.</p> <p><a href="http://www.bats.org.uk/pages/bats_and_the_law.html">http://www.bats.org.uk/pages/bats_and_the_law.html</a></p>				
Key to Legislation and Mitigation Hierarchy				
<p>CHSR – Conservation of Habitats and Species Regulations 2017<sup>6</sup> - <a href="http://www.legislation.gov.uk/uksi/2017/1012/made">http://www.legislation.gov.uk/uksi/2017/1012/made</a></p> <p>W&amp;CA – Wildlife &amp; Countryside Act 1981 (as amended)<sup>22</sup> - <a href="http://www.legislation.gov.uk/ukpga/1981/69/contents">http://www.legislation.gov.uk/ukpga/1981/69/contents</a></p> <p>NPPF – National Planning Policy Framework 2019<sup>25</sup> - <a href="https://www.gov.uk/government/publications/national-planning-policy-framework--2">https://www.gov.uk/government/publications/national-planning-policy-framework--2</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 survey was undertaken at a time of year suitable for undertaking preliminary bat roost assessments and it was possible to survey the whole area of the proposed development.

### 5.2 Further survey requirements

In the professional opinion of the author there are **no further surveys required**. The justification for this is; BCT guidance suggests that for buildings with negligible roost potential no further surveys are required<sup>1</sup>. The survey carried out to date follows this guidance, is proportionate to the scale of the development and the information provided is believed to be sufficient to inform the planning decision.

### 5.3 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 Mitigation – Further Action

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:

#### Avoidance – Bats

- i. When roofing works are planned these should (wherever possible) 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**.
- 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 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.
- 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

### **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>27</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, 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 could be undertaken:**

- i. Erect one free-standing bat box developed for crevice-dwelling species (see figure 2 for example and Appendix A for supplier details) at the apex of the south-east gable end of the development.

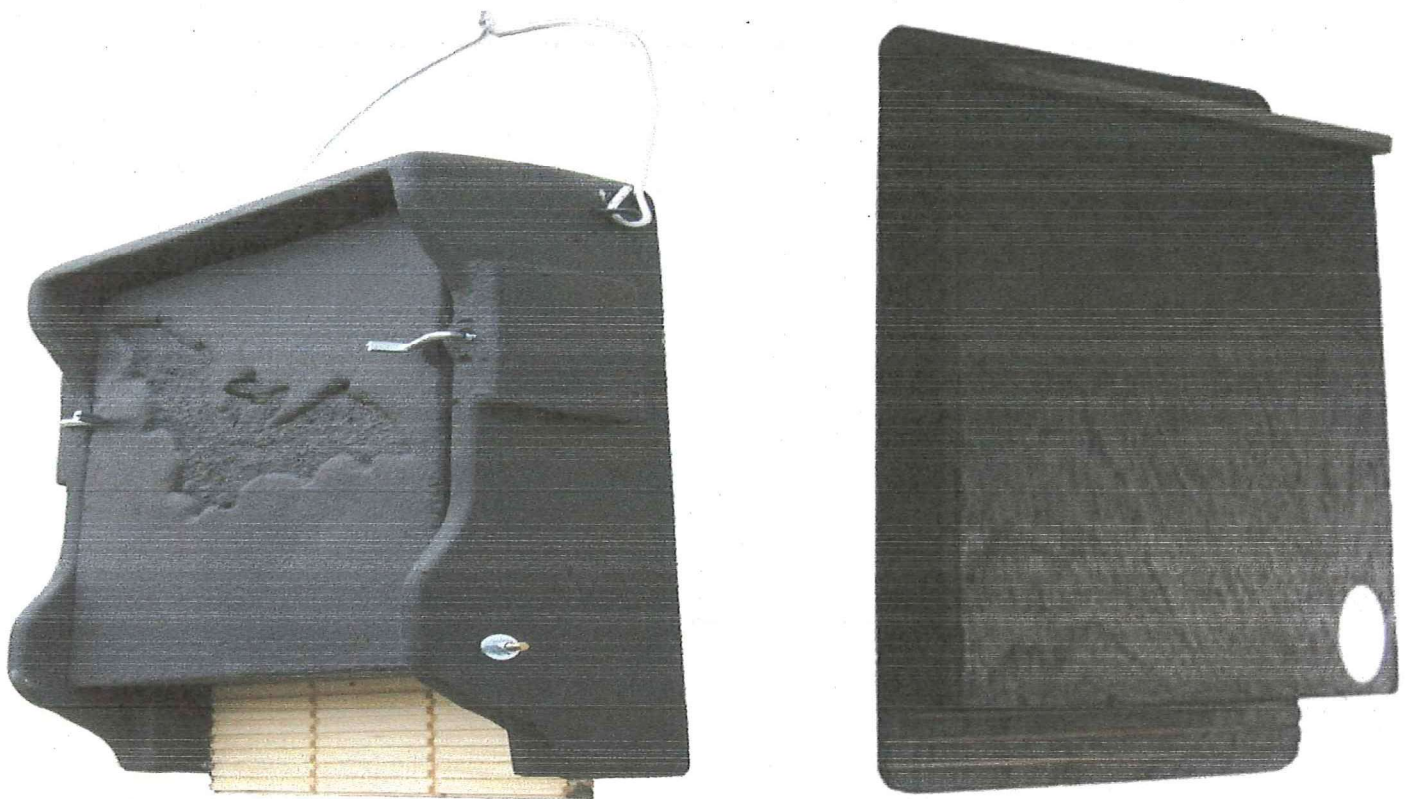


Figure 2. free-standing bat box examples

<https://www.nhbs.com/browse/search?q=bat%20boxes&hPP=30&idx=titles&p=0&is v=1&qtview=158636>

<https://www.nhbs.com/browse/search?q=bat+boxes&qtview=176916>

## 6. Summary

Castle Farm Workshop is found to have no suitable features likely to be used by roosting bats, therefore is deemed to have negligible roost potential. In the professional opinion of the author no further surveys are required, and no EPS license is required. However, to minimise the very low risk of disturbing bats during the demolition phase of the project reasonable avoidance measures should be undertaken. To enhance the area for local populations of bat and assist the local authority's obligation to provide net gain in biodiversity the erection of 1 free-standing bat box should be undertaken.

Aside from nesting birds, if the recommendations given in this report are adhered to, there should be no further ecological constraints to the proposal.



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## APPENDIX A – SUPPLIERS

1. 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. Habitat  
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)