



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

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2015

PERMISSION FOR DEVELOPMENT

Application No: P/23/007/HH **Date Application Registered:** 30th January 2023

Applicant: Mr Michael Tappin
8 Dunstan Road
Oxford
OX3 9BY

Agent: Mr Ian Sibley
Porthcressa,
St Mary's,
Isles Of Scilly,
TR21 0JQ

Site address: Pine Trees The Town Bryher Isles Of Scilly TR23 0PR
Proposal: Removal of chimney.

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 Plan
- Plan 2 Block Plan
- Plan 3 Proposed Elevations SCS/PT/002, dated January 2023
- Plan 4 SWMP - Proposed Removal of Chimney January 2023
- Preliminary Roost Assessment, Ref 22.6.4 by IOS Ecology Dated, 24th July 2022

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 OE7 of the Isles of Scilly Local Plan (2015-2030).

C3 No construction plant and/or machinery shall be operated on the premises, as part of the implementation of this permission, before 0800 hours on Mondays through to Saturdays nor after 1800 hours. There shall be no works involving construction plant and/or machinery on a Sunday or Public or Bank Holiday.
Reason: In the interests of protecting the residential amenities of the islands.

Further Information

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 the National Planning Policy Framework 2021.
2. 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 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. There is a fee to apply for a non-material amendment and the most up to date fee will be charged which can be checked here: https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf
3. This decision is not a determination under the Building Regulations. 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. You can contact Building Control for further advice or to make a building control application: buildingcontrol@cornwall.gov.uk.
4. 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: 22nd March 2023



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 Michael Tappin

Please sign and complete this certificate.

This is to certify that decision notice: P/23/007/HH and the accompanying conditions have been read and understood by the applicant: Mr Michael Tappin.

1. **I/we intend to commence the development as approved:** Removal of chimney at: Pine Trees The Town Bryher Isles Of Scilly TR23 0PR 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.

colour, as agreed, and be retained as such thereafter.



COUNCIL OF THE ISLES OF SCILLY

Planning Department

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

☎01720 424455

✉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 un-authorised 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
- Planning Application – 6 months
- Listed Building Consent – 6 months
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Lawful Development Certificate – None (unless for LBC – 6 months)
- Other Types - 6 months

Note that these periods can change so you should check with the Planning Inspectorate for the most up to date list. You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

You find more information on appeal types including how to submit an appeal to the Planning Inspectorate by visiting <https://www.gov.uk/topic/planning-development/planning-permission-appeals> or you can obtain hard copy appeal forms by calling 0303 444 5000.

Current appeal handling times can be found at: [Appeals: How long they take page](#).

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 (Option 1), via email buildingcontrol@cornwall.gov.uk or by post at:

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

Inspection Requests can also be made online: <https://www.cornwall.gov.uk/planning-and-building-control/building-control/book-an-inspection/>

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.

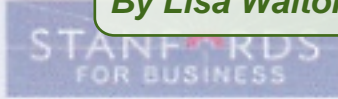
Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.

RECEIVED

By Liv Rickman at 1:01 pm, Jan 25, 2023

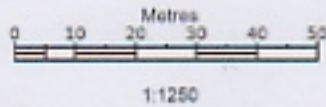
APPROVED

By Lisa Walton at 4:08 pm, Mar 22, 2023



Produced 01 Dec 2017 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revision available at this date.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



Pine Trees, Bryher, Isles Of Scilly
TR23 OPR

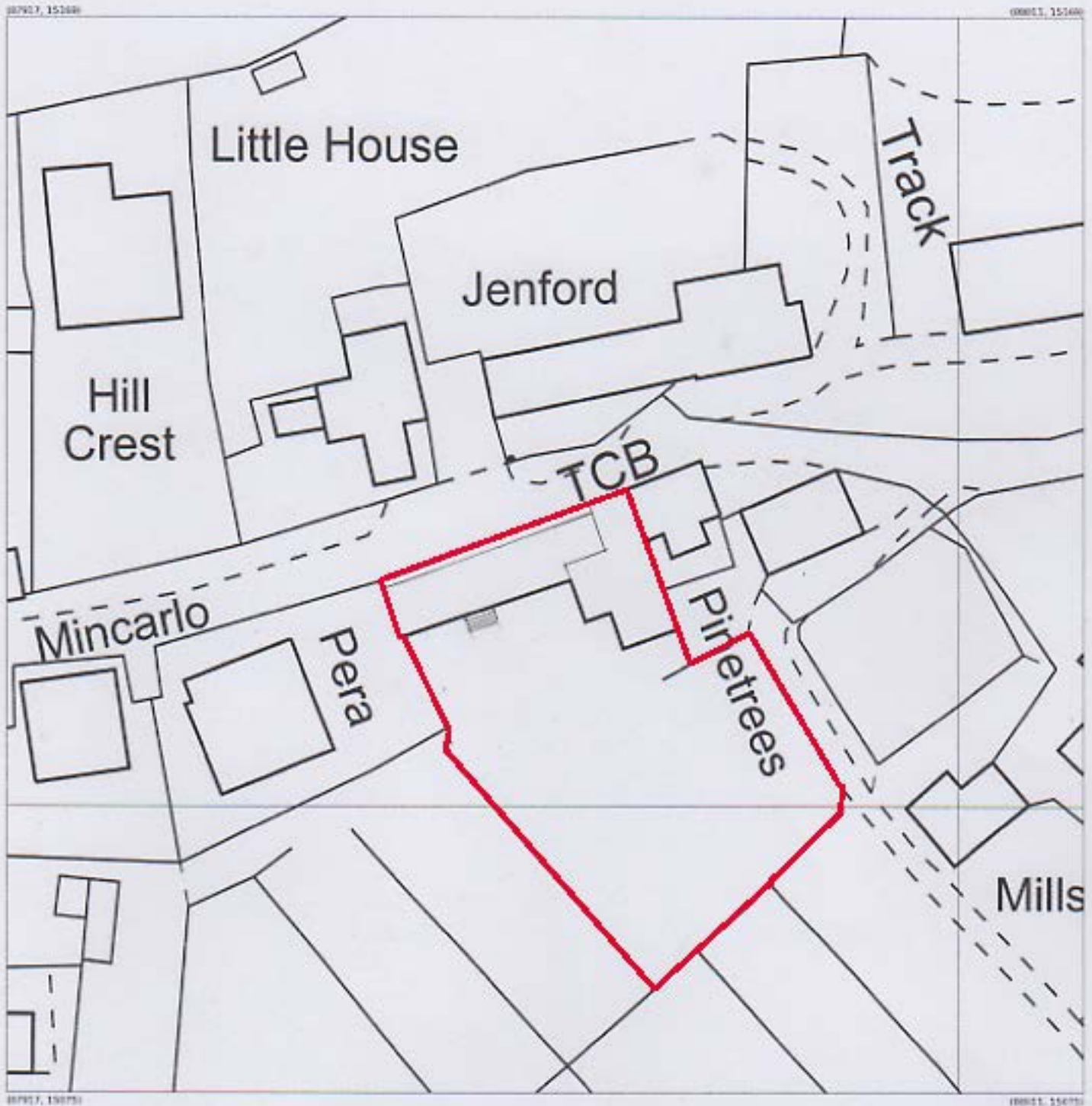
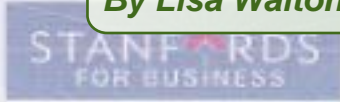
Supplied by: Stanfords 01 Dec 2017
Licence: © Crown Copyright and
database rights 2017 OS100035409
Order Licence Reference: OI1183487
Centre coordinates: 87964 15122

APPROVED

By Lisa Walton at 5:29 pm, Mar 22, 2023

RECEIVED

By A King at 11:00 am, Jan 26, 2023



Produced 01 Dec 2017 from the Ordnance Survey MasterMap (Topography) Database and incorporating surveyed revision available at this date.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



Supplied by: Stanfords 01 Dec 2017
Licence: © Crown Copyright and database rights 2017 OS100035409
Order Licence Reference: OI183486
Centre coordinates: 87964 15122



Pine Trees, Bryher, Isles Of Scilly
TR23 OPR

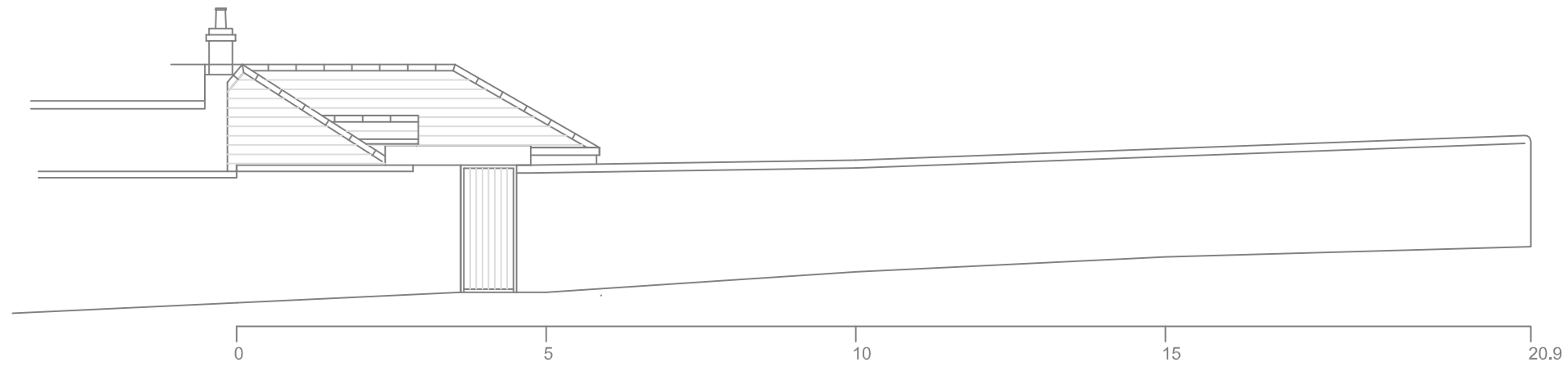
BLOCK PLAN
2021.09.

APPROVED

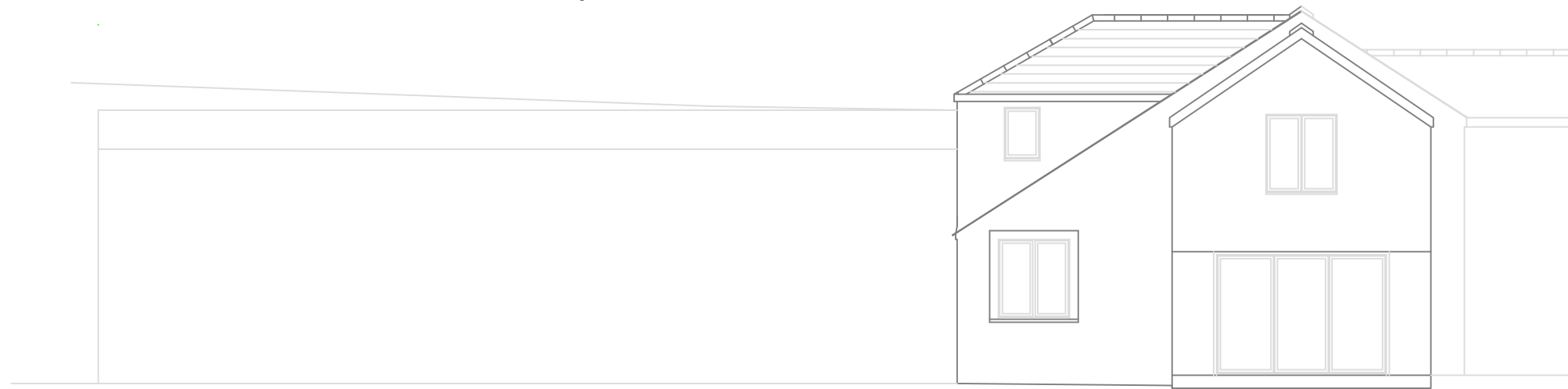
By Lisa Walton at 5:30 pm, Mar 22, 2023

RECEIVED

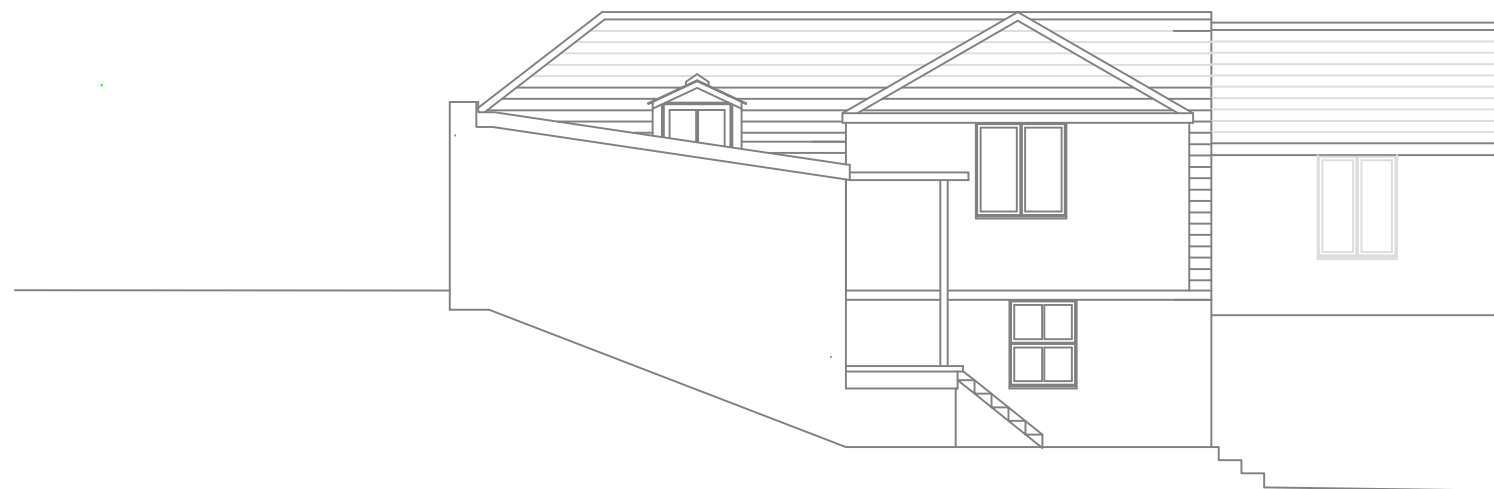
By Liv Rickman at 1:01 pm, Jan 25, 2023



Proposed North Elevation



Proposed South Elevation



Proposed West Elevation

NOTES:

Proposed chimney removal at Pine Trees,
Bryher

DRAWN BY:

I SIBLEY

DATE:

JANUARY 2023

SCALE:

1: 100

FILENAME:

DRAWING TITLE:

PINE TREES, BRYHER
Proposed Elevations

DRAWING NUMBER:

SCS/PT/002

RECEIVED

By Liv Rickman at 1:06 pm, Jan 25, 2023

APPROVED

By Lisa Walton at 5:30 pm, Mar 22, 2023

Pine Trees, Bryher

Proposed Removal of Chimney

January 2023

Disposal of Waste

Arisings from removal of the chimney will be minimal.

Any granite will be re-used for repairing garden walls, etc,

Other material (slate, render, concrete, etc) will be re-used wherever possible as hardcore / backfill for other projects on the island.

APPROVED

By Lisa Walton at 5:31 pm, Mar 22, 2023

RECEIVED

By Liv Rickman at 12:25 pm, Jan 30, 2023

PRELIMINARY ROOST ASSESSMENT (PRA)

CHIMNEY REMOVAL AT PINE TREES, BRYHER, ISLES OF SCILLY



Client: Ian Sibley

Our reference: 22-6-4

Planning reference: Produced in advance of submission

Report date: 24th July 2022

Author: James Faulconbridge BSc (Hons), MRes, MCIEEM

Contact: ios.ecology@gmail.com

Executive Summary

Bats - Results and Findings

The preliminary roost assessment (PRA) survey concluded that there was **negligible potential** for use the chimney and immediately surrounding roof structure by bats. This assessment relates solely to the elements of the structure which would be directly affected by the proposed chimney removal. It does not provide a comprehensive assessment of the property in question.

It is noted that adjacent features provide **low potential** roosting features for individual bats. These features would not be directly impacted by the proposed chimney removal works but are included in this assessment as measures would be required to ensure there is no disturbance or accidental damage during roof replacement.

There is also a minor residual risk of bats occupying roosting features elsewhere in the sealed loft space and therefore a residual risk that roosting bats might be indirectly affected through changes in internal conditions or disturbance during works. This risk is acknowledged due to lack of internal access to sealed roof voids.

Bats - Further Survey Requirements

No further surveys are recommended – the PRA conclusion does not require further survey information with regards to bats in order to inform a planning application.

Bats - Recommendations

Standard good practice and vigilance should be observed by the contractors undertaking the removal works in acknowledgement that bats are transient in their use of roosting opportunities and may explore potential locations. This includes measures to avoid disturbance or accidental damage to the adjacent features.

The methodology provided in Appendix 2 outlines measures to control the minor residual risk of bats occupying roost sites elsewhere in the loft space. This is considered to be appropriate to control the residual risk without a requirement for further surveys.

If the LPA is minded to approve the application, it is recommended that a Planning Condition is included which requires compliance with the Precautionary Method of Works (PMW) outlined in Appendix 2 of this report.

Other Ecological Receptors

No further ecological impacts relevant to planning, including nesting birds, were identified.

APPENDIX 1 – PRELIMINARY ROOST ASSESSMENT (PRA)

Planning Authority: Isles of Scilly	Location: SV 87967 15119	Planning Application ref: Report produced in support of application
Planning application address: Pine Trees, Bryher, Isles of Scilly		
Proposed development: The proposed works were identified by Ian Sibley and accord with the documentation submitted in support of the application. These involve: 1) The removal of a redundant chimney from the roof of the property. This includes dismantling the chimney to below the roof level followed by re-tiling and making good.		
Building references: The roof section in question is identified in the plans provided in Appendix 3.		
Name and licence number of bat-workers carrying out survey: James Faulconbridge (2015-12724-CLS-CLS)		
Preliminary Roost Assessment date: The visual inspection was undertaken on 21 st July 2022 in accordance with relevant Best Practice methodology ¹ .		
Local and Landscape Setting: The property is situated within The Town above Church Quay on Bryher in the Isles of Scilly. The property is situated on the southern edge of the settlement with further residential properties and gardens situated immediately to the north, east and west. A garden dominated by a mown lawn with various scattered shrubs and areas of herbaceous planting extends to the immediate south of the property. Beyond the residential dwellings to the north and south are areas of self-set shrubs and under-managed habitat which would provide a good quality foraging resource. The coastline is approximately 120m to the east and the beach and shoreline are likely to provide further foraging habitat. The land to the west, beyond the brow of the hill, is dominated by short grassland and bracken, with rocky and heathland habitats extending to the north. Two common pipistrelle roosts are formally recorded on Bryher, and a further two are anecdotally recorded to the west of the Site. All of these roosts relate to non-breeding summer roosts of common pipistrelle, or are not fully characterised. Ongoing static detector surveys on the island support the current understanding that common pipistrelle is the only resident species on Bryher.		

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

Building Description(s):

Pine trees is a residential property which comprises two distinct components – a semi-detached two-storey house and a single-storey extension. The proposed works are restricted to removal of a chimney from the two-storey house component of the property and therefore the single-storey extension will not be further considered in this assessment.

The two-storey dwelling has rendered lowers with wood-cladding on the upper storey. The multi-pitched slate-tiled roof includes some hipped sections. Guttering is attached to small soffits which are generally in good condition. The brick-built chimney under consideration in this assessment is situated towards the south of the property where there is a small drop in ridge height between different sections of the roof.

The proposals in this application are restricted to the removal of a chimney. The PRA survey therefore is focused on the chimney, and those adjacent structural elements which would be directly impacted by its removal. This survey report does not represent a comprehensive assessment of the property as a whole.

Chimney

Externally, the chimney is low and brick-built comprising just three courses above the ridge. The union between the chimney and the roof has concrete flashing with lead flashing lapping the join. The brickwork of the chimney itself appears to be in good condition with very minor gaps in the mortar which appear superficial and too small to support roosting bats. A single small, low pot appears to be present.

It was not possible to inspect the chimney below the tiles due to lack of access to the sealed void.

The chimney itself does not appear to offer any roosting opportunities for bats at the time of survey.

Roofs and Loft Spaces

The chimney is situated on the higher element of the roof at the point where there is a drop in ridge height from north to south. The roof surrounding the chimney has slate tiles in good condition, as well as well-sealed ridge tiles. Individual tiles have minor gaps beneath, but these appear too small and superficial to offer roosting opportunities for bats.

The internal rooms of the upper floor are built partially into the roof space leaving a small void above. This was sealed with no internal access for the majority of the roof space. A single hatch was present towards the northern end of the property but the small void was occupied by a hot water tank and inspection of the loft space was possible only from the hatch itself. The chimney structure could not be inspected internally.

The limited inspection of the roof space revealed granite construction of end-walls with roofing membrane above the timber structure. The membrane looked to be relatively new and in good condition. The external condition and structure of the roof indicates that this internal condition is likely to describe the roof space beyond the location directly inspected.

No evidence of bats was identified, though access was significantly constrained.

Adjacent Features

The soffits of the building appeared well-sealed with no gaps noted for the majority of the structure – however the point where the hipped roof section meets the main pitch of the two-storey dwelling may have accessible gaps at the point of union.

There are several locations where there is lead flashing associated with the roof structure– such as the point where the pitch of the roof changes adjacent to the chimney. This is generally in good condition though discreet sections were slightly lifted which could potentially offer

transient roosting opportunities for individual bats.

Occasional minor lifted tiles occur in the roof though not in the immediate environs of the chimney. These all appear too tightly fitted to offer roosting opportunities though changes in condition may occur in time which would allow them to offer transient roosting features.

Survey Limitations

It was not possible to comprehensively inspect all features such as lead flashing around the chimney due to the lack of access at height and visual obstructions by intervening structures. However the majority of the relevant features could be fully inspected with binoculars and their structure and condition does not indicate a high probability of unobserved features on other aspects. The residual risk arising from this constraint can be addressed through a Precautionary Method of Works (PMW).

The sealed voids throughout most of the roof structure, combined with the small size of the accessible loft space and obstructions such as water tanks, meant that access to inspect the roof void internally was very limited. The condition of the exterior of the roof however indicates a low likelihood of bats accessing the internal loft space. The internal dimensions/obstructions would reduce the quality of the void for use by bats. The residual risk arising from this constraint can be addressed through a Precautionary Method of Works (PMW).

Assessment of Potential for use by Roosting Bats

It is considered that the chimney to be removed provides **negligible potential** for use by roosting bats.

Adjacent structures such as the soffit to the hipped roof section and minor areas of lifted lead flashing could potentially support individual common pipistrelle bats, though this is considered to be **low potential**.

Recommendations and Justification (Bats):

No further surveys are recommended – the conclusion of **negligible potential** related to the chimney structure to be removed does not require any further information with regards to bats in order to inform a planning application.

Standard good practice and vigilance should be observed by the contractors undertaking the chimney removal works in acknowledgement that bats are transient in their use of roosting opportunities and may explore potential locations.

The potential for individual common pipistrelle bats to make use of minor opportunities associated with adjacent structural features means that these features must not be impacted during works.

The flashing around the join between the chimney and the roof should be removed carefully and by hand in order to ensure that, in the unlikely event of bats finding a roosting niche due to changes in structural condition, they would not be harmed or killed.

Contractors should be vigilant to the low risk of bats being present within the roof space away from the chimney itself, and the schedule and method of works should aim to minimise disturbance of the loft space. This includes working quickly to re-seal the roof following removal of the chimney; minimising noise and other disturbance; ensuring appropriate timing of works and weather conditions; and avoiding excess dust arising from the works.

Recommended measures to achieve these recommendations and ensure legislative compliance are provided in Appendix 2.

It is recommended that a compliance condition is included in any Planning Application approval requiring that works proceed in line with the PMW requirements outlined in Appendix 2 of this

report. It is not recommended that further paperwork or evidence is required to discharge this. The reason for this recommendation is in order to ensure that roosting bats are not negatively impacted by the chimney removal works.

Assessment of Potential for use by Nesting Birds

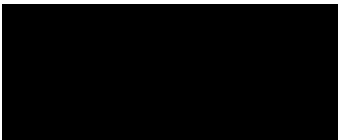
The chimney feature under consideration and the adjacent roof structure does not appear to offer any nesting opportunities for birds.

Recommendations and Justification (Birds):

No recommendations are required or provided with regards to nesting birds.

Signed by bat worker(s):

Date: 24th July 2022



APPENDIX 2

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PRECAUTIONARY METHOD STATEMENT WITH REGARDS TO BATS

The purpose of this Method Statement is to ensure that chimney removal works can proceed where presence of bats has been determined to be unlikely, but a precautionary approach is still advisable. It has been determined that direct harm to roosting bats during the proposed works would be highly unlikely.

Contractors should, however, be aware of **their own legal responsibility with respect to bats**:

Relevant Legislation regarding Bats

The Conservation of Habitats and Species Regulations 2017, or the 'Habitat Regulations 2017', transposes European Directives into English and Welsh legislation. Under these regulations, bats are classed as a European Protected Species and it is, therefore, an offence to:

- *Deliberately kill, injure or capture bats;*
- *Deliberately damage or destroy bat roosts.*

A bat roost is commonly defined as being any structure or place that is used as a breeding site or resting place, and since it may be in use only occasionally or at specific times of year, a roost retains such a designation even if bats are not present.

Bats are also protected from disturbance under Regulation 43. Disturbance of bats includes in particular any disturbance which is likely:

- (a) *To impair their ability -*
- *to survive, to breed or reproduce, or to rear or nurture their young; or*
 - *in the case of animals of a hibernating or migratory species, to hibernate or migrate; or*
- (b) *To affect significantly the local distribution or abundance of the species to which they belong.*

Bats also have limited protection under the Wildlife and Countryside Act 1981 (as amended) and the Countryside Rights of Way Act 2000 (as amended). It is, therefore, an offence to:

- *Intentionally or recklessly destroy, damage or obstruct any structure or place which a bat uses for shelter or protection.*
- *Intentionally or recklessly disturb bats whilst occupying any structure or place used for shelter or protection.*

Contractors should be aware of **where bats are most likely to be found in respect to the chimney structure:**

There is a negligible risk of bats making transient use of minor cavities associated with the lead flashing which seals the joint between the chimney and the roof structure, especially if there is a change in condition between the date of survey and the commencement of works.

This flashing should be removed carefully and by hand in such a way that if any bats are present beneath, they are not crushed or otherwise injured by the action. Once this location has been exposed and it has been confirmed that no bats are present, works can proceed.

Contractors should be aware of **where bats could occur in structures adjacent to the works site.**

There is low potential for individual bats to use transient roosting opportunities associated with:

- Lead flashing, where lifted, especially along the location where the pitch of the roof drops adjacent to the chimney;
- Gaps under lifted tiles within the roof;
- Very minor gaps associated with the soffits of the hipped-roof section where it joins the main roof structure;

The chimney removal works can proceed in proximity to, but must not impact upon, the above structural features in order for the assessment and working methodology outlined in this report to be valid.

Care should be taken during works to ensure that these structures are not disturbed, obstructed, or damaged. This involves careful design of scaffolding installation and may include a contractor briefing to ensure that those working on the roof understand the requirement. Other measures such as a temporary sign, tape or physical barrier should be installed if deemed necessary.

Contractors should be aware of **the residual low risk that bats could occur within the loft space to be affected by chimney removal.**

There is minor residual risk of individual bats finding roosting opportunities elsewhere within the roof space – indirect impacts such as noise, disturbance or changes in internal conditions should be minimised to the greatest extent possible as a precaution. This includes:

- Undertaking works in good weather conditions, avoiding periods of cold temperatures (below 10°C), strong wind or heavy rainfall such that any change in internal conditions which occurs during the chimney removal

will be minimised;

- Working quickly to re-seal the roof following removal of the chimney in order to reduce the timeframe within which internal conditions are altered, and reduce the period of disturbance arising from construction works;
- Minimising disturbance from construction activities including noise, vibration and general contractor presence to the greatest extent possible;
- Avoiding excess dust arising from the works which might enter and affect the internal loft space.

Contractors should be aware of **the process to follow in the highly unlikely event of finding bats** or evidence indicating that bats are likely to be present:

If bats are identified, works should cease and the named ecologist contacted immediately for advice.

If the bat is in a safe situation, or a situation which can be made safe, they should remain undisturbed.

Only if the bat is in immediate risk of harm can the bat be moved with care and using a gloved hand. This is a last resort and should only be undertaken for humane reasons if the bat is at immediate risk of harm **and** if the ecologist cannot be contacted for advice.

APPENDIX 3

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LOCATION PLAN AND PHOTOGRAPHS



Map 01 - Illustrating location of property within the local environs (red circle). Reproduced in accordance with Google's Fair Use Policy.



Map 02 - Showing the property highlighted in red. The main 2-storey dwelling is to the east and is attached to a further property on this aspect. The renovated single-storey packing barn which comprises the extension to the property is situated to the west.



Photograph 1: Showing the brick-built chimney viewed from the west. The chimney is visible along with the change in ridge height. Examples of 'adjacent feature' locations are highlighted including the potential access to the soffit (red arrow) and lifted lead flashing (blue arrow).



Photograph 2: Showing a closer view of the chimney taken from the east.



Photograph 3: Showing a closer view of the chimney taken from the west.



Photograph 4: Showing the accessible loft space with water tank. The new roofing membrane above the timber roof structure is visible.