



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
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/24/020/FUL **Date Application Registered:** 15th April 2024

Applicant: Mr Jonathan Bowden
Flat 3 Kenwyn
Church Street
Hugh Town
St Mary's
Isles Of Scilly
TR21 0JT

Site address: Kenwyn Church Street Hugh Town St Mary's Isles of Scilly
Proposal: Removal of scantle slate roof covering from the front facing roof slope including dormer and bay window and replacement with natural slate

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 Front Elevation
- Plan 3 Site Waste Management Plan
- Plan 4 Preliminary Roost Assessment (Appendix 2 Precautionary Measures)
- Slate Sample

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 No construction plant and/or machinery shall be operated on the premises 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 neighbouring properties.

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 of the National Planning Policy Framework 2023.
2. 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.
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. 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.

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: 19th June 2024



COUNCIL OF THE ISLES OF SCILLY

Planning Department

Old Wesleyan, Garrison Lane , St Mary's, Isles of Scilly, TR21 0JD

☎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 - £43per application
- Other permissions - £145 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 £43 for householder type applications and £293 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/>

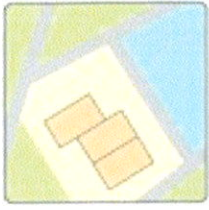
Registering/Altering Addresses

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.



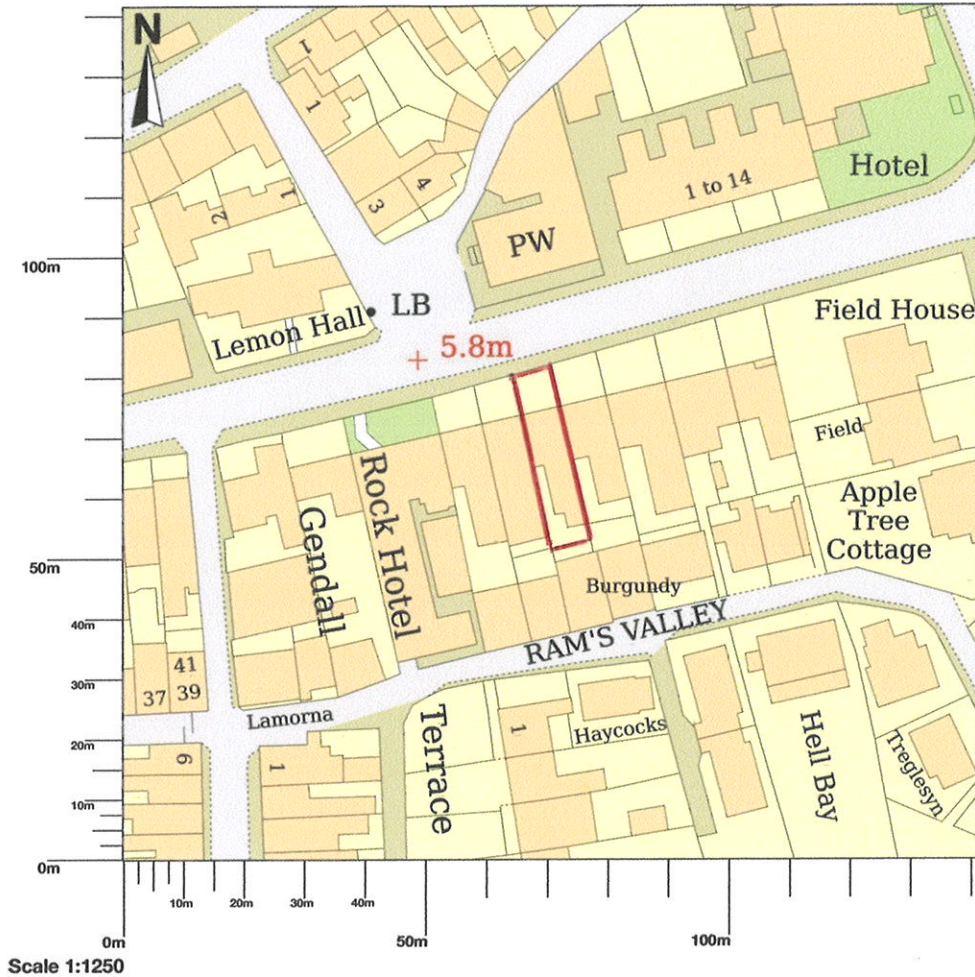
RECEIVED

By A King at 9:52 am, Mar 28, 2024

APPROVED

By Lisa Walton at 2:01 pm, Jun 19, 2024

Flat 3, Kenwyn, Church Street, St. Mary'S, Isles Of Scilly, TR21 0JT



RECEIVED

By Liv Rickman at 12:02 pm, Mar 08, 2024

APPROVED

By Lisa Walton at 2:01 pm, Jun 19, 2024



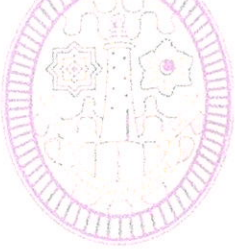


RECEIVED

By Liv Rickman at 12:03 pm, Mar 08, 2024

APPROVED

By Lisa Walton at 2:01 pm, Jun 19, 2024



COUNCIL OF THE ISLES OF SCILLY

Planning Department

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

01720 424455

planning@scilly.gov.uk

Site Waste Management:

Details of how waste from your development will
be dealt with



Site Waste Management Plan

Dealing with and minimising waste on the Islands is an important consideration with any proposal. It is difficult to dispose of waste locally as, if it is not re-used on site, it needs to be shipped to land fill sites on the main land.

The intention of a Site Waste Management Plan is to ensure that waste is considered at an early stage and as much material is re-used on site as possible.

A Site Waste Management Plan is needed for all types of proposed development and should demonstrate the efficient use of construction materials and methods so that waste is minimised and any waste that is produced can be re-used, recycled or recovered in other ways before disposal options are explored.

A Site Waste Management Plan is intended to encourage, at an early stage the identification of the volume and type of material to be demolished and/or excavated, opportunities for the re-use and recovery of materials and to demonstrate how off-site disposal of waste will be minimised and managed.

The Council of the Isles of Scilly aims to work with local businesses and the community to reduce, reuse and recycle as much of the Islands' waste as possible. The Council currently cannot accept construction and demolition waste (including mixed construction skips, tiles and ceramics, excavated soils and aggregate, mixed rubble and plasterboard) due to site space restrictions and resources.

The Council have produced guidelines on what information should be incorporated into a Site Waste Management Plan and a Site Waste Management Plan template.

Please complete the template and submit along with your planning application. If you experience any problems in filling out this template the Planning Department of the Council of the Isles of Scilly would be pleased to help you and can be contacted on 01720 424455 or by email at planning@scilly.gov.uk


A Site Waste Management Plan forms an integral part of your application submission and applications may not be valid for registration without one.

Site Waste Management Plan Information Guidelines

Your site waste management plan should include the following information:

Responsibilities	1. The name of the applicant
	2. The name of the principal contractor
Location and description of the construction works	3. Location of the construction site
	4. Description of works
Estimated Schedule for new Construction Materials	<p>5. Describe each material expected to be used during the project for e.g. doors, plasterboards, paint, floorboards, timber, plaster and insulation. Please include sizes.</p> <p>6. For each proposed material identified please estimate the quantity required.</p> <p>7. For each proposed material identified please indicate the unit size required.</p> <p>8. For each proposed material identified please indicate who will supply these items.</p> <p>9. For each proposed material identified please indicate how these will be transported on to the island and by whom.</p>
Waste Management	10. Description of each waste type expected to be produced during the project.
	11. For each waste type estimate the quantity of waste that will be produced.
	12. For each waste type identify the waste management action proposed (including re-use, recycling, other types of recovery and disposal).
	13. Waste types (as a minimum) should be recorded as inert, non-hazardous or hazardous. Further information on waste types can be found using the European Waste Catalogue system - https://www.gov.uk/how-to-classify-different-types-of-waste/overview
	14. Quantity of waste should usually be specified in m ³ .
	15. Where the waste type has a waste management action of recycling off site, sent to landfill or other disposal full details will be required for example a site plan at a scale of 1:2500, 1:1250 or 1:500 clearly identifying any off site location areas, full details of licenced waste carriers/handlers/haulier companies and containerisation details.

Additional Information:

	Yes	N/A
1.Excavated Material: The submitted plans show all areas and volumes where excavated material will be disposed of and this is included within the red lined application site area		✓
2. Hazardous Material: All hazardous waste materials will be dealt with in accordance with the waste duty of care in section 34 of the Environmental Protection Act 1990, The Waste (England and Wales) Regulations 2014 and The Hazardous Waste (England and Wales) (Amendment) Regulations 2016.		✓
3.Declaration: I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them Signed:  Dated: 6-3-2024	✓	

APPROVED

By Lisa Walton at 2:02 pm, Jun 19, 2024

RECEIVED

By Liv Rickman at 12:22 pm, Mar 08, 2024

PRELIMINARY ROOST ASSESSMENT (PRA)

KENWYN,
ST MARY'S, ISLES OF SCILLY



Client: Jon Bowden

Our reference: 24-1-5

Planning reference: Report produced in advance of submission

Report date: 1st February 2024

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 bat roosting potential** in relation to the structures to be impacted by the proposed works. This assessment relates solely to the northern pitch of the main roof – it does not represent a comprehensive assessment of the property.

Whilst a negligible potential is concluded, it is noted that there is a small chance of opportunistic/transient use of individual discreet features. This potential is not sufficient to justify further surveys or significant constraints to works, but should be taken into account in accordance with the precautionary principle.

This judgement was reached in accordance with the survey methodologies and evaluation criteria outlined in the Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition.¹

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 works in acknowledgement that bats are transient in their use of roosting opportunities and may explore potential locations, especially if the condition of structural features were to change. A specific methodology is provided in Appendix 2.

Nesting Birds – Results and Findings

The survey did not identify any suitable nesting habitat for breeding birds associated with the elements of the structure under assessment.

Nesting Birds - Recommendations

If the applicant wishes to provide biodiversity enhancement, nest boxes could be erected either on the dwelling or within the courtyard garden. Guidance on suitable specifications is provided.

¹ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London

PRELIMINARY ROOST ASSESSMENT (PRA)

Planning Authority: Isles of Scilly	Location: SV 90549 10520	Planning Application ref: Report produced in advance of application
Planning application address: Kenwyn, Church Street, Hugh Town, St Marys		
Proposed development: The proposed works were identified verbally by the client. The proposals are restricted to: 1) Re-roofing the northern pitch of the main roof. For clarity and brevity, this report focuses on those aspects of the property which would be directly or indirectly impacted by the above proposals only. It does not represent a comprehensive assessment of the property as a whole, much of which would not be affected by the proposals.		
Building references: The building comprises two distinct elements: <ul style="list-style-type: none">• Main terrace building;• Extensions on the southern aspect. These structural elements are identified in the plans provided in Appendix 1.		
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 26 th January 2024 in accordance with relevant Best Practice methodology ² .		
Local and Landscape Setting: The property is a mid-terrace dwelling split into flats located on Church Street in Hugh Town. The road runs to the north of the property with a small courtyard garden to the south with further residential buildings beyond. The immediate eastern and western aspects are bounded by further properties within the terrace. The central location of the property within Hugh Town means that the dominant local land use is built environment. This is predominantly residential with small-scale commercial businesses also represented. This densely built environment extends around 500m to the west and around 300m to the east. Some of these adjacent properties have associated areas of garden or green space, but the centre of Hugh Town is relatively densely developed. The location of the building is within the narrower part of Hugh Town with Town Beach and Porthcressa lying 100m to the north and 150m to the south respectively.		

² Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition).
The Bat Conservation Trust, London

The closest areas of semi-natural habitat are associated with the Garrison approximately 500m to the west; Lower Moors approximately 350m to the east; and the land around Buzza Tower approximately 120m to the south-east.

Building Description

There are two distinct structural elements which comprise the property – these are identified in the map provided in Appendix 1.

The proposals would neither directly or indirectly impact the extensions to the south of the main terrace building; therefore these elements of the structure are not given further consideration in this report.

Main pitched-roof Building

The main building is a granite-block mid-terrace property with residential accommodation across three stories with the upper floor built into the dormer roof.

Internally, the majority of the top floor is converted to residential accommodation. There is a minor sealed void above the ceiling at the apex in part of the roof, though these would be too small to allow internal flight by bats and is occupied by a water tank. There is insulation board tightly fitted between the rafters which appears to prevent access into the void, though inspection was not comprehensive due to the lack of access. There is eaves storage built into the dormer roof on both the northern and southern aspects, but these are used to house a hot water tank or for daily storage and none of these would be suitable for use by roosting bats.

No evidence of bats or other species (such as rodents) were identified within these voids and there appeared little or no scope for bats to access these spaces.

The roof itself is wet-laid scantle tiles and appeared to be well-sealed. There was a single instance where the pointing is missing from a ridge tile but this appeared to be superficial. The dormer window built into the northern pitch of the roof has hanging tiles which appear well sealed. There is a minor section of flashing lifted in the valley between the dormer roof and the main roof. The junctions with the roof-covering of adjacent terrace properties is tight and does not offer any roosting opportunities.

A chimney in the roof is concrete rendered – this was in good condition and the junction with the main roof did not appear to offer any roosting opportunities.

The boxed soffits, supporting guttering, are well-sealed and in good condition.

Proximate structural features not directly affected by proposals

Window and door frames on the northern aspect of the building appear to be tightly fitted in their apertures with no gaps noted. There is no potential disturbance which could therefore arise from installation of scaffolding or other enabling works.

The southern pitch of the main roof was dry-laid slate tiles which appeared to be well-sealed and in good condition. Works to the northern pitch are not therefore likely to have any indirect impact on potential roosting opportunities beyond the ridge.

Survey Limitations

There were no significant limitations to access or survey inspection which might affect the evidence base or subsequent conclusions of this survey.

Assessment of Potential for use by Roosting Bats

No evidence of current or historic use by bats was identified during the survey and an overall **negligible potential** was determined; however it is noted that there is a small residual risk of opportunistic/transient use of individual features.

Recommendations and Justification (Bats):

No further surveys are recommended – the conclusion of **negligible potential** related to the structures to be impacted 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 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 listed features should be taken into account during works. These features are:

- The lead flashing associated with the roof of the dormer;
- Any minor gaps beneath roof/ridge tiles which may be present, or may arise due to change of condition between the time of survey and the time of works;

At the discretion of the Planning Authority, a compliance condition could be included in any Planning Application approval requiring that works proceed in line with the PMW requirements outlined in Appendix 2 of this report. This is in order to ensure that roosting bats are not impacted by the proposed works.

The proposals would not affect any confirmed roosts, commuting routes or foraging habitat – therefore no habitat creation is required with regards to roosting bats.

The location of the building, coupled with the abundance of potential roosting habitat within Hugh Town, would make the likelihood of occupation of bat boxes relatively low – these are not therefore recommended.

Assessment of Potential for use by Nesting Birds

No suitable habitat for use by nesting birds was identified associated with the structural features which would be directly or indirectly impacted by the proposals.

Recommendations and Justification (Nesting Birds):

There is no requirement to mitigate for loss of nesting habitat for breeding birds; however if the applicant wished to provide biodiversity enhancement measures, this could be achieved through the erection of bird boxes on the residential property or within the courtyard garden.

House sparrows nest communally and nest boxes could accommodate this, either through the installation of a single purpose-built nest box comprising several individual chambers with separate entrances, or the installation of 3+ nest boxes in close proximity. Nest boxes suitable for hole-dwelling species such as blue tits, or open-fronted boxes for species such as blackbird and robin also have a high likelihood of occupation.

Boxes should be mounted on a wall at a height of at least 3m above the ground with an entrance clear of vegetation/other features which may put them at risk of predation from cats.

Boxes can be sourced online, or can be constructed on site using methodology and specifications provided by the RSPB:

Sparrows: <https://www.rspb.org.uk/get-involved/activities/give-nature-a-home-in-your-garden/garden-activities/createasparrowstreet/>

Other Species: <https://www.rspb.org.uk/fun-and-learning/for-families/family-wild-challenge/activities/build-a-birdbox/>

Signed by bat worker(s):

Date: 1st February 2024



APPENDIX 1
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LOCATION PLAN AND PHOTOGRAPHS



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



Map 02 – Showing the main pitched roof mid-terrace property (red wash) with the extensions to the rear (blue wash). Please note boundaries are indicative and illustrative only.



Photograph 1: Showing the northern aspect of Kenwyn



Photograph 2: Showing the minor lifted section of lead flashing around the junction between the dormer and the main roof



Photograph 3: Showing the well-sealed boxed soffit on the northern aspect with guttering attached



Photograph 4: Showing the top floor residential accommodation built into the apex of the roof throughout much of the span



Photograph 5: Showing the water tank within the small loft void present in a portion of the roof. The insulation boards between the rafters can be seen.

APPENDIX 2

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PRECAUTIONARY METHOD STATEMENT WITH REGARDS TO BATS

The purpose of this Method Statement is to ensure that the 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 roof to be replaced:**

Lead Flashing

Minor lifted sections occur within the lead flashing where the dormers meet the roof tiles below, and in the valley between the pitch of the dormer and the adjacent roof.

If these are to be removed as part of the works, locations where the flashing is lifted should be exposed carefully such that if any bats were present behind the lifted element, they would not be crushed or otherwise injured by the operation. Contractors should satisfy themselves that no bats are present before proceeding with works in these areas.

Roof/Ridge Tiles

There is a minor gap noted beneath an individual ridge tile. This appears superficial but it is possible that minor niches may occur. In addition, further gaps may appear if the condition of tiles deteriorates between the time of survey and the time of works.

If there are gaps beneath tiles, these tiles and those adjacent to them should be lifted carefully in such a way that if any bats were roosting beneath, they would not be crushed or injured by the action. The undersides of the tiles should be carefully checked before being set aside. Contractors should satisfy themselves that no bats are present before proceeding with works in these areas.

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.

RECEIVED: 11/04/2024
AWAITING CONFIRMATION OF
Type:
Source:
Size of Slate:

