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PRELIMINARY ROOST ASSESSMENT (PRA)

7 BUZZA STREET,
ST MARY'S, ISLES OF SCILLY

[redacted]

Our reference: *25-8-6*

Planning reference: *Produced in advance of submission*

Report date: *9th September 2025*

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

[redacted]

IOS Ecology

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 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 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 methodology is provided in Appendix 1.

Nesting Birds – Results and Findings
No obvious nesting habitat for breeding birds was identified associated with the property to be impacted by the proposed works, though there is potential for individual bird species to find isolated opportunities within the property.
Nesting Birds - Recommendations
Contractors undertaking the works should be vigilant to the potential presence of nesting birds during renovation works.

[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:	**Location:**	**Planning Application ref:**
Isles of Scilly	SV 90485 10455	Report produced in support of application

Planning application address:

7 Buzza Street, St Mary's, Isles of Scilly

Proposed development:

The proposals for the property were outlined by the client upon instruction of the survey and should correspond with the details included in the Planning Application submitted alongside this report. These involve:

- The renovation of the property including replacement of the roof covering and eaves joinery;
- The construction of an extension to the rear of the property.

Building references:

The building is a mid-terrace cottage with a flat roof extension to the west as identified in the plans provided in Appendix 2.

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 4th September 2025 in accordance with relevant Best Practice methodology[2].

Local and Landscape Setting:

The property is situated within the residential area of Hugh Town in St Mary's in the Isles of Scilly.

The land use immediately surrounding the property comprises dense residential development with small gardens. The shoreline of Porthcressa Beach lies close to the south of the property with the green space of the allotments, playground and setting of Buzza Tower close by to the east.

The desk study did not reveal any records of bats recorded roosting within the building historically.

Five species of bat have been recorded on St Mary's. The species conclusively identified were common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and brown long-eared bat (*Plecotus auritus*). Leisler's bat (*Nyctalus leisleri*) and Nathusius pipistrelle (*Pipistrellus nathusii*) records were also returned though these species are not known to be resident on the island and are likely associated with vagrant or migratory individuals. Five records of common pipistrelle roosts are identified in relatively close proximity to the property – these relate to individual bats utilising features such as hanging slates around dormer windows or gaps behind fascias within Hugh Town to the west.

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

Building Description(s):

The following description will provide an overview of the construction and structural condition of the property with a focus on features which, by their design or condition, could provide suitable roosting opportunities for bats.

Main House

The main house is a two-storey mid-terrace cottage.

The exterior walls are rendered and painted in good condition with no gaps, cracks or cavities noted in the covering.

Windows and doors are predominantly uPVC and the frames are well-fitted in their apertures with no gaps noted at the junction of these components.

There is a fascia running along the eaves on the eastern aspect which is tightly fitted along the span of the property. Guttering attached directly below the tiles would preclude a direct fly-in access to any feature associated with the terminal eaves tiles.

There is no fascia on the western aspect as the roof is tied in directly to the flat-roof extension at the rear.

There is a dormer window built into the western aspect of the roof with hanging tiles and a part-hipped roof. A chimney at the northern extent of the roof is well-fitted with no gaps in the pointing or junction with the main roof.

The roof covering is wet-laid scantle tiles. On the western pitch, this has been comprehensively painted with bitumen by the previous owner in an attempt to waterproof the roof. This includes ridge and roof tiles as well as the hanging tiles of the dormer, and the junctions with the flat-roof component to the west and the gable wall of the next property to the south. This covering is not present on the eastern aspect, but the tiles here appear well-fitted with no gaps or slipped tiles noted and abundant moss lining junctions between tiles. This results in no identifiable gaps or roosting opportunities for bats associated with the roof itself.

The roof pitch is asymmetric, resulting in a loft space above the upper floor accommodation at the eastern side of the property; but forming a sloping ceiling with no void in the equivalent room to the west.

The loft space was fully inspected – no evidence of roosting bats as recorded. There is no felting or underlay beneath the scantle tiles; but the external bitumen covering would largely preclude access for bats. The roof is built around a timber truss framework whose joints are tightly fitted, and the interior gable walls are either well-pointed or have had gaps filled historically with expanding foam.

The roof tiles in the upper floor room to the west are visible internally where the ceiling has been stripped back – no potential roosting features were identified associated with this location.

Flat-Roof Extension

The single-storey flat-roof extension to the west has a rendered exterior wall and uPVC windows and doors whose frames are well-fitted in their apertures.

The roof covering is fully intact and fascias around the eaves are well-fitted throughout.

No voids, not access to suitable roosting features could be identified associated with this structure.

Survey Limitations

No other significant constraints on access or inspection were noted.

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.

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 must 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 proposals would not directly 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

The relevant aspects of the property do not appear to offer suitable nesting habitat for breeding birds though occasional discreet opportunities may be found, for example associated with the chimney pots.

Recommendations and Justification (Birds):

In order to ensure legislative compliance, the contractors undertaking the works must ensure that nesting birds are not disturbed in accordance with requirements under the Wildlife and Countryside Act (1981).

Contractors should visually inspect the chimney before it is affected by the works, in order to confirm that no nests are present. In the event that a bird nest is present, it must be left undisturbed until chicks have fledged the nest, at which point works can proceed.

Care must also be taken to ensure that the works do not cause disturbance or damage to proximate features through indirect impacts including vibration, noise or contractor presence.

Survey Validity and Update

The data supporting this PRA are considered to provide an appropriate baseline for a planning application submitted within 12 months from the date of survey.

It is recommended that if there are significant changes in building condition, or if a Planning Application is not submitted by September 2026, then an updated walkover survey should be undertaken in order to identify any changes in the ecological assessment of the site and update/amend the assessment accordingly.

APPENDIX 1
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PRECAUTIONARY METHOD STATEMENT WITH REGARDS TO BATS

The purpose of this Method Statement is to ensure that proposed 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 **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 2
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LOCATION PLAN AND PHOTOGRAPHS

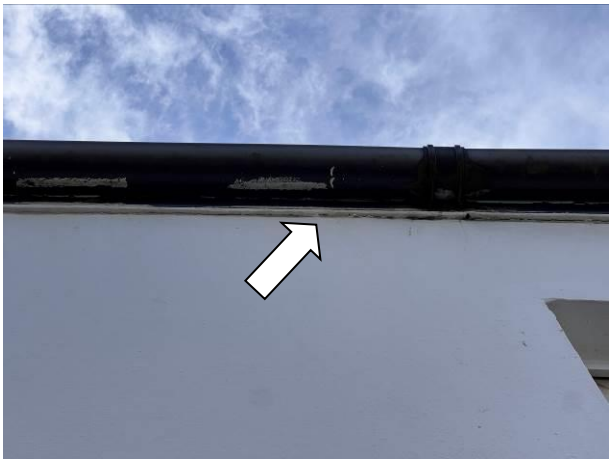
Map 01 – Illustrating location of property within the local environs (red circle). Reproduced in accordance with Google's Fair Use Policy.

Map 02 – Showing the distinct structural components of the property.

Photograph 1: Showing the rear of the property viewed from the west – the flat-roof extension is visible in the foreground with the main house visible in the background.

Photograph 2: Showing the front of the property viewed from the east.

Photograph 3: Showing the bitumen painted onto the roof covering, including the hanging tiles of the dormer.



Photograph 4: Showing the tightly fitted fascia on the eastern aspect of the main house.

Photograph 5: Showing the interior of the loft space of the main house.

Photograph 6: Showing the tightly fitted fascia on the single-storey extension.