



**IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY**

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

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

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

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### **PERMISSION FOR DEVELOPMENT**

**Application No:** P/18/063/FUL

**Date Application Registered:** 28th August 2018

**Applicant:** Mrs Mary Barclay  
Dracaena  
Church Road  
Hugh Town  
St Mary's  
Isles Of Scilly  
TR21 0NA

**Site Address:** Dracaena Church Road Hugh Town St Mary's Isles of Scilly

**Proposal:** Replacement of fibre cement slate roof covering with natural state

In pursuance of their powers under the above act, the Council hereby **PERMIT** the above development to be carried out in accordance with the following Conditions:

**C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**

Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

**C2 The development hereby permitted shall be carried out in accordance with the approved details only including:**

- **Location Plan**
- **Site Waste Management Plan by Richard Hand Haulage**
- **Natural Slate Sample 50cmx25cm**

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 1 of the Isles of Scilly Local Plan 2005.

**C3 The development hereby permitted shall take place in accordance with the following reasonable bat avoidance measures:**

- **ensure all workers (including sub-contractors) on site are familiar with bat legislation and agree to work within best practice , with respect to bats;**
- **carry out careful checks of any crack/crevices and cavities in or on the building prior to roof removal, looking out for signs of bat presence including bat droppings, dis-colouration or polishing of access points where bats rub against them, urine stains and lack of cobwebs, particularly if other crevices around them have plenty, and not restricting**

**their use for bats, during the course of the works;**

Reason: To minimise the impact of the development and to safeguard bats and their roosts which are specifically protected by law.

**C4 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.

**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 2018.
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. The applicant is reminded that there may be a need to comply separately with the Building Regulations for the works, hereby approved. This permission does not confirm any building works as compliant with the Building Regulations.

Signed



Senior Manager: Infrastructure and Planning

**DATE OF ISSUE:** 15/10/2018



# 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

Dear Mrs Mary Barclay

## **Please sign and complete this certificate.**

This is to certify that decision notice: P/18/063/FUL and the accompanying conditions have been read and understood by the applicant: Mrs Mary Barclay.

**I/we intend to commence the development as approved:** Replacement of fibre cement slate roof covering with natural state at: Dracaena Church Road Hugh Town St Mary's Isles of Scilly

**on:**..... and I am/we are aware of any conditions that need to be discharged before works commence. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

Print Name:.....

Signed:.....

Date:.....

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