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 2010

PERMISSION FOR DEVELOPMENT

Application No:	P/20/017/HH	**Date Application Registered:**	31st March 2020

Applicant:
Mr Robert Dorrien-Smith
Tresco Estate Offices
Tresco Estate
Abbey Farm
Tresco
Isles of Scilly
TR24 0QJ

Agent:
Mr Nicholas Lowe
Llewellyn Harker Lowe
Architects
Home Farm
East Pennard
Shepton Mallet
BA4 6TT

Site address: Racket Town Bungalow Racket Town Road Abbey Farm Tresco Isles of Scilly
Proposal: Refurbishment and extension of existing cottage, including demolition of existing bedroom extension, construction of a new wing, a new yard and outbuilding, landscaping works including a swimming pool.

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:**

- **Proposed Elevations A (West and South), Drawing No: 3886-009 C, dated Jan 2020;**
- **Proposed Elevations B (East and North), Drawing No: 3886-010 B, dated Jan 2020;**
- **Proposed Ground Floor Plan, Drawing No: 3886-008 D, dated Jan 2020;**
- **Proposed Outbuilding, Drawing No: 3886-015, Dated Jan 2020;**
- **Proposed Site Plan, Drawing No: 3886-007 C, Dated Jan 2020;**
- **Location Plan, Drawing No: 3886-001, Dated Jan 2020;**
- **Preliminary Bat and Bird Assessment, Dated 19th March 2020;**
- **Design, Access and Planning Statement, date stamped 25/03/2020**
- **Proposed Bat Mitigation Plan, Drawing No: 3886-020, dated July 2020**

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 1 of the Isles of Scilly Local Plan (2005) and Policy OE1 and OE7 of the submission Isles of Scilly Local Plan (2015-2030)

C3 Prior to the first use of the extended dwelling, hereby approved, the biodiversity enhancement measures including the bat boxes and bird nesting boxes, as set out in the Preliminary Bat and Bird Assessment, shall be installed as approved and retained as such thereafter.
Reason: In the interests of securing appropriate and proportionate biodiversity net gains at this site in accordance with Policy OE2, SS1(d) and SS2(g).

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 any external lighting 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 the locality, including the amenities of neighbouring residential properties and to protect the amenities of this rural area and preserve the dark night skies of the Isles of Scilly and the Tresco Playing Field Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Submission Draft Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITION: Site Waste Management Plan

C5 Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.
Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to fully understand the impact upon landscape and management of waste, to be submitted and agreed by the Local Planning Authority. This is to ensure those characteristics which contribute to the status of the Isles of Scilly as a Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast are not eroded by uncontrolled mineral extraction or the tipping of waste. In accordance with the requirements of Policy 1 of the Isles of Scilly Local Plan (2005) and Policy OE5 and Policy SS2(2) of the Submission Draft Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITION: Water minimising measures

C6 Prior to the commencement of the development hereby permitted a detailed scheme of specific measures to minimise water usage to ensure a water consumption standard of no more than 110 litres per person, per day, shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be installed as approved prior to the first occupation of the dwelling and be retained as such thereafter.
Reason: This is a pre-commencement condition that requires details that were not submitted as part of the application but are required to in order to comply with Policy 2 of the Local Plan (2005) and Policies SS6 of the Submission Draft Isles of Scilly Local Plan (2015-2030) and to minimise the impact of the development on precious water resources of the islands.

C7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions (Class A), alterations to the roof (Class B and C), porches (Class D), ancillary outbuildings (Class E), hard surfaces (Class F) or chimneys or flues (Class G) shall be erected or constructed on the dwelling, here by permitted, without the prior permission, in writing, of the Local Planning Authority

through the submission of a further application.
Reason: To control any subsequent enlargements in the interests of the visual and residential amenities of the locality and in the interests of the affordability of the dwelling and the local housing stock.

C8 All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800-hours 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.

C9 The scheme for the provision of a bats' roost and related provision of access to that roof space as shown on the Bat Mitigation Plan (Drawing No: 3886-020) and related specifications shall be fully implemented prior to the first occupation of the application building, unless an alternative timetable is agreed in writing by the Local Planning Authority. Once fully implemented the bats' roost area and agreed openings shall be permanently maintained.
Reason: To retain control over the development, to safeguard bats and these roosts which are specifically protected by law. In the interests of securing appropriate and proportionate biodiversity net gains at this site in accordance with Policy OE2, SS1(d) and SS2(g).

C10 No development shall take place until a bat mitigation (EPS) licence has been obtained from Natural England. The applicant shall provide the Local Planning Authority with copies of all relevant documentation and the results of any required further survey work as applicable. Works to be completed in strict compliance with the terms of any licence issued by Natural England. The Local Planning Authority shall be provided with a copy of all relevant bat mitigation provision and the results of any required post-development monitoring as applicable. All bat survey records arising from this project to be provided to the relevant Biological Recording Centre which for the Isles of Scilly is at Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS).
Reason: In the interests of safeguarding protected species and to enhance biodiversity in accordance with Policy 1(e) of the adopted Isles of Scilly Local Plan 2005 and Policy OE2 of the Draft Isles of Scilly Local Plan 2015-2030.

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 2019.
2. 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 £34 for each request to discharge conditions(s). The fee is payable for each individual request made to the Local Planning Authority.
3. 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 £34 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.
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: 

Senior Officer, Planning and Development Management
Duly Authorised Officer of the Council to make Planning Decisions on behalf of the Council of the Isles of Scilly.

DATE OF ISSUE: 16th July 2020

COUNCIL OF THE ISLES OF SCILLY

Planning & Development Department
Town Hall, The Parade, St Mary's, Isles of Scilly, TR21 0LW
0300 1234 105
planning@scilly.gov.uk

Dear Mr Robert Dorrien-Smith

Please sign and complete this certificate.

This is to certify that decision notice: P/20/017/HH and the accompanying conditions have been read and understood by the applicant: Mr Robert Dorrien-Smith.

1. **Development of the approved plans:** Refurbishment and extension of existing cottage, including demolition of existing bedroom extension, construction of a new wing, a new yard and outbuilding, landscaping works including a swimming pool at: Racket Town Bungalow Racket Town Road Abbey Farm Tresco Isles Of Scilly **on**: (insert date) .....

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.

Print Name:

Signed:

Date:

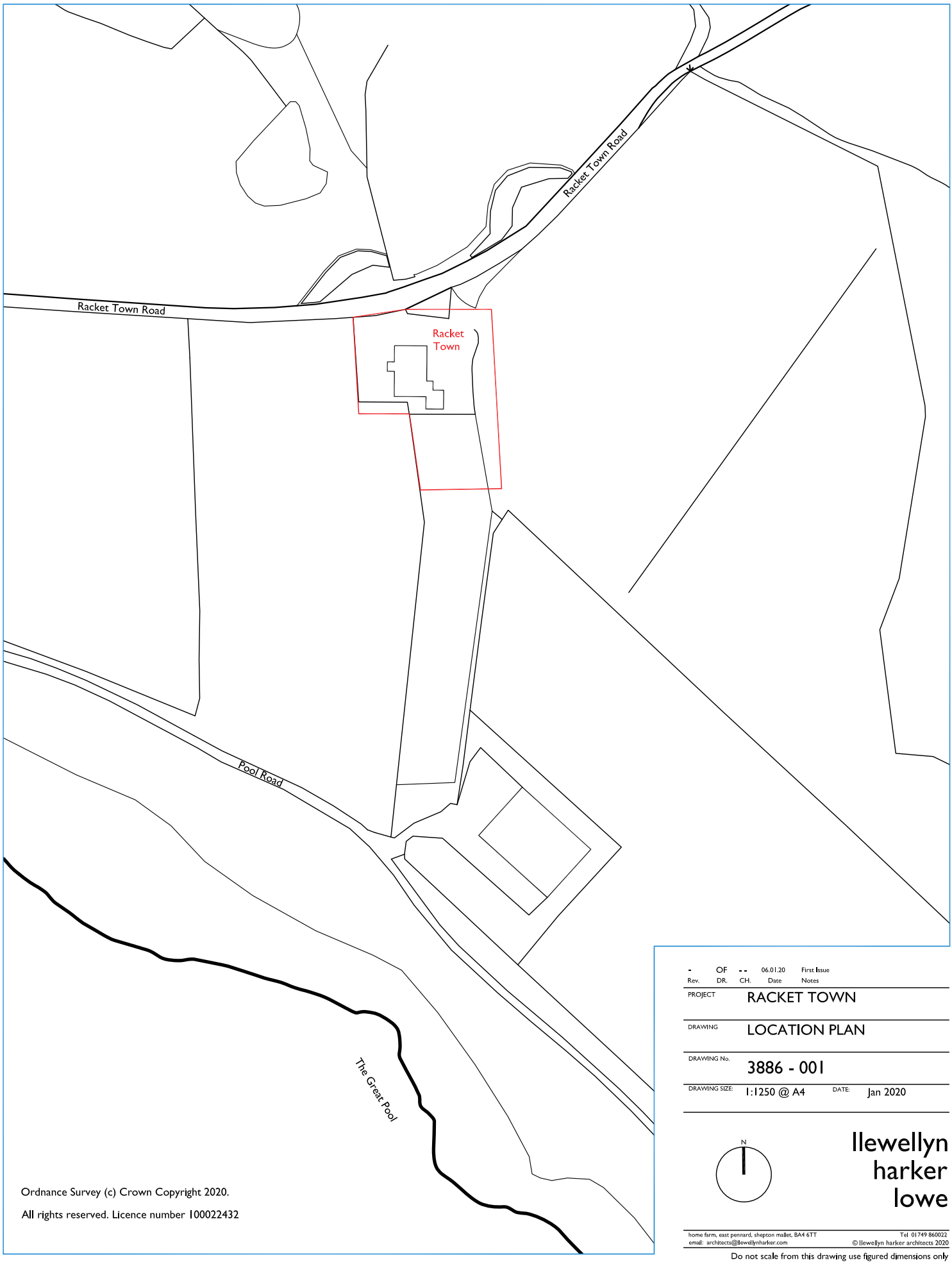
For the avoidance of doubt, you are reminded to address the following condition(s) before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up **to 8 weeks** for the discharge of conditions process.

PRE-COMMENCEMENT CONDITION(S)

C5 Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, including excess material from excavations, shall be submitted to and agreed in writing with the Planning Authority. The development shall thereafter proceed in strict accordance with the approved scheme only.

C6 Prior to the commencement of the development hereby permitted a detailed scheme of specific measures to minimise water usage to ensure a water consumption standard of no more than 110 litres per person, per day, shall be submitted to and approved in writing by the Local Planning Authority. The agreed details shall be installed as approved prior to the first occupation of the dwelling and be retained as such thereafter.

APPROVED
By Lisa Walton at 6:06 pm, Jul 16, 2020



Rev.	DR.	CH.	Date	Notes
-	OF	--	06.01.20	First Issue

PROJECT: RACKET TOWN

DRAWING: LOCATION PLAN

DRAWING No.: 3886 - 001

DRAWING SIZE: 1:1250 @ A4 DATE: Jan 2020

N

llewellyn harker lowe

home farm, east pennard, shepton mallet, BA4 6TT Tel 01749 860022
email: architects@llewellynharker.com

Do not scale from this drawing use figured dimensions only

Note : blue line ownership boundary extends beyond drawing edge.

STORE

4 KW PHOTOVOLTAIC ARRAY

YARD

TERRACE

RACKET TOWN

TERRACE

POOL

12.5m x 5m

TRACK

APPROVED

By Lisa Walton at 8:21 pm, Jul 16, 2020

Rev.	DR.	CH.	Date	Notes
C	NL		25.03.20	Planning
B	NL		04.03.20	Updated to Client Comments
A	NL	-	31.01.20	Updated Following Client Meeting
-	NL	-	10.01.20	First Issue

PROJECT: RACKET TOWN

DRAWING: PROPOSED SITE PLAN

DRAWING No.: 3886 - 007 C.

DRAWING SIZE: 1:100 @ A1, 1:200 @ A3

DATE: Jan 2020

N

llewellyn harker lowe

home farm, east pennard, shepton mallet, BA4 6TT
Tel 01749 860022
email: architects@llewellynharker.com

Do not scale from this drawing use figured dimensions only

West Elevation

South Elevation

APPROVED
By Lisa Walton at 6:11 pm, Jul 16, 2020

Rev.	DR.	CH.	Date	Notes
C	NL		04.03.20	Updated to Client Comments
B	NL		27.02.20	Updated to Client Comments
A	NL		31.01.20	Updated Following Client Meeting
-	NL	--	10.01.20	First Issue

PROJECT: RACKET TOWN

DRAWING: PROPOSED ELEVATIONS WEST & SOUTH

DRAWING No.: 3886 - 009 C.

DRAWING SIZE: 1:50 @ A1, 1:100 @ A3

DATE: Jan 2020

llewellyn harker lowe

home farm, east pennard, shepton mallet, BA4 6TT Tel: 01749 860022
email: architects@llewellynharker.com

Do not scale from this drawing use figured dimensions only

East Elevation

North Elevation

APPROVED
By Lisa Walton at 8:18 pm, Jul 16, 2020

Rev.	DR.	CH.	Date	Notes
B	NL		04.03.20	Updated to Client Comments
A	NL		31.01.20	Updated Following Client Meeting
-	OF	--	10.01.20	First Issue

PROJECT: RACKET TOWN

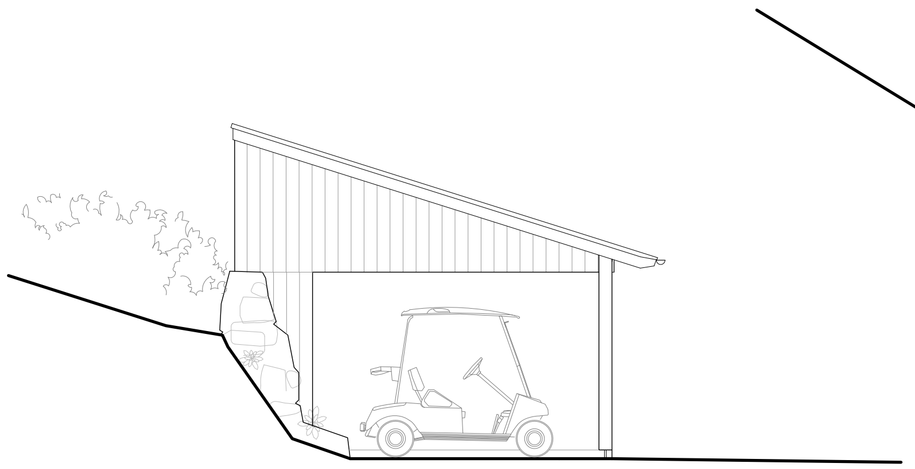
DRAWING: PROPOSED ELEVATIONS EAST & NORTH

DRAWING No.: 3886 - 010 B.

DRAWING SIZE: 1:50 @ A1, 1:100 @ A3 — DATE: Jan 2020

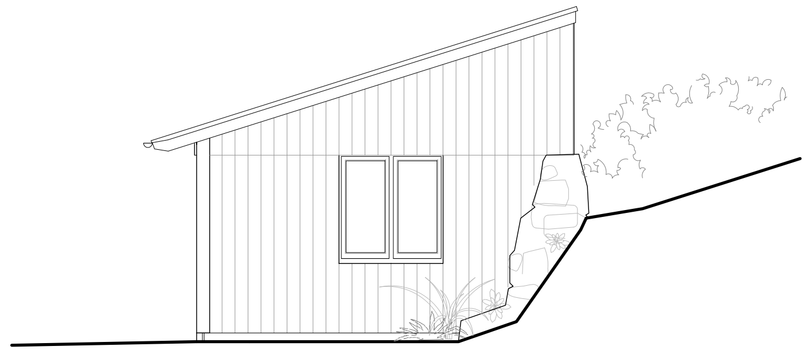
llewellyn harker lowe

home farm, east pennard, shepton mallet, BA4 6TT — Tel 01749 860022
email: architects@llewellynharker.com

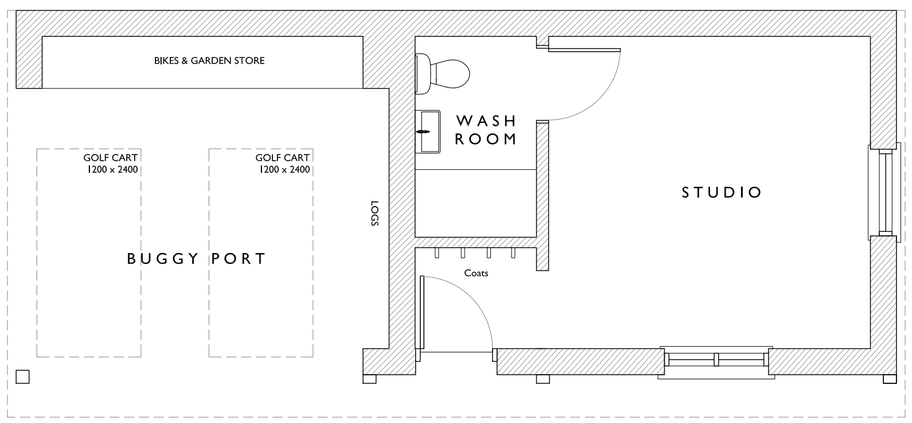


West Elevation

South Elevation



East Elevation



Plan

APPROVED
By Lisa Walton at 8:20 pm, Jul 16, 2020

Rev.	DR.	CH.	Date	Notes
-	NL	- -	27.02.20	First Issue

PROJECT: RACKET TOWN

DRAWING: PROPOSED OUTBUILDING

DRAWING No.: 3886 - 015

DRAWING SIZE: 1:50 @ A1
1:100 @ A3

DATE: Jan 2020

N

llewellyn harker lowe

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email: architects@llewellynharker.com

Do not scale from this drawing use figured dimensions only

APPROVED
By Lisa Walton at 6:04 pm, Jul 16, 2020

Rev.	DR.	CH.	Date	Notes
D	NL	-	13.03.20	Draft Planning
C	NL	-	04.03.20	Updated to Client Comments
B	NL	-	26.02.20	Updated Following Client Meeting
A	NL	-	31.01.20	Updated Following Client Meeting
-	NL	-	10.01.20	First Issue

PROJECT: RACKET TOWN

DRAWING: PROPOSED PLAN

DRAWING No.: 3886 - 008 D.

DRAWING SIZE: 1:50 @ A1, 1:100 @ A3

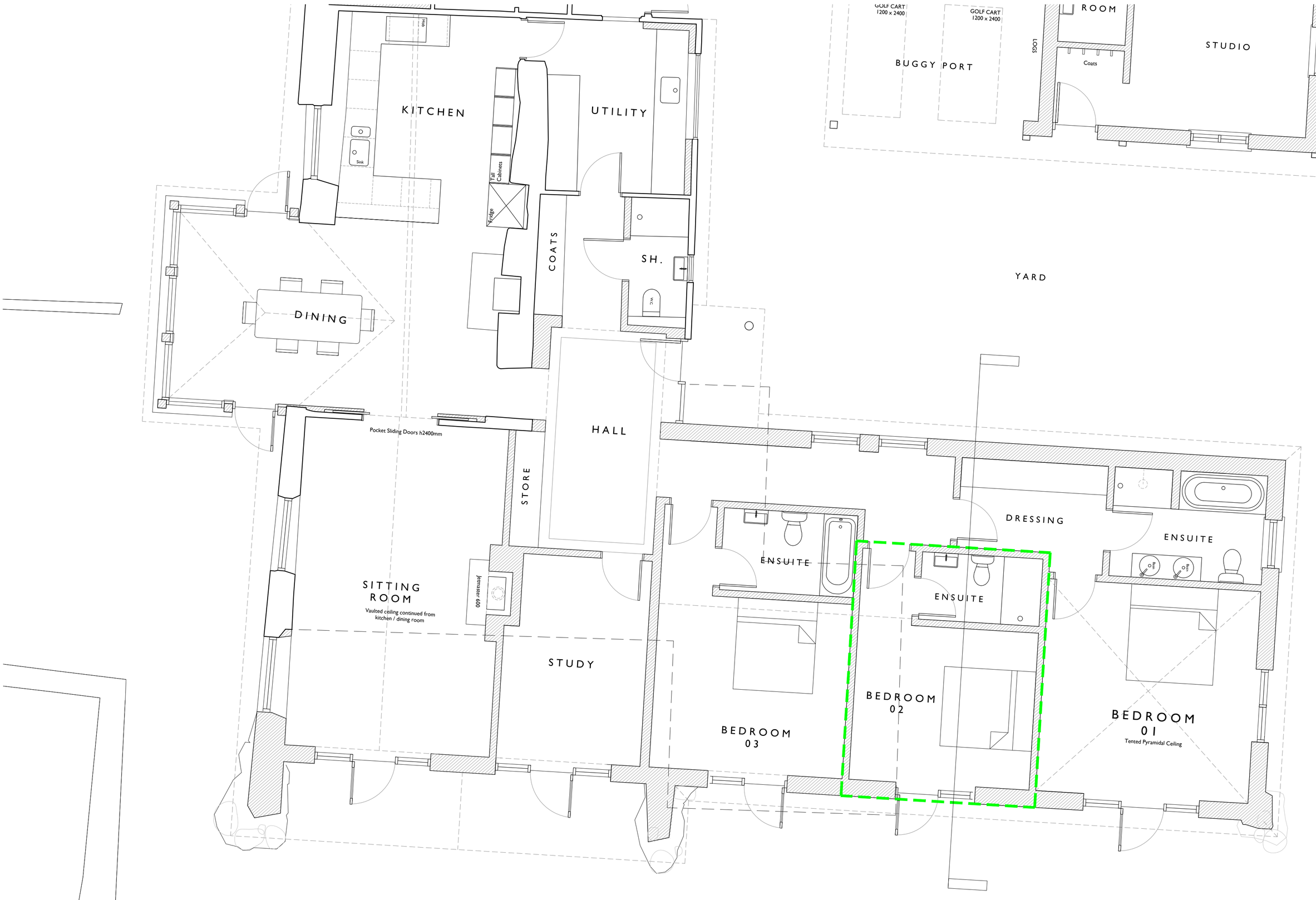
DATE: Jan 2020

N

llewellyn harker lowe

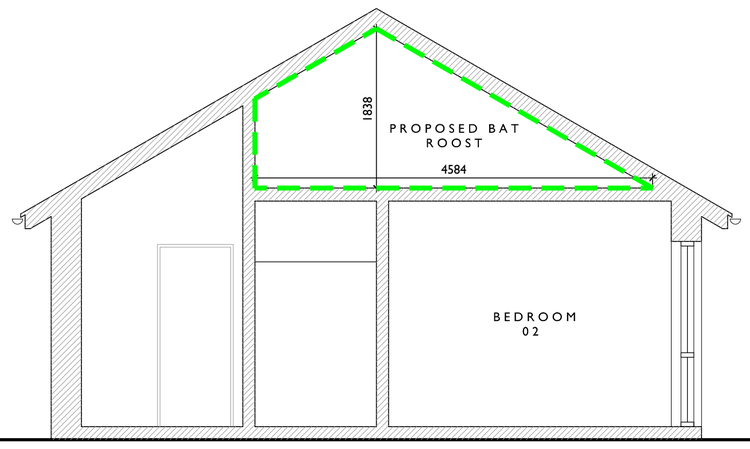
home farm, east pennard, shepton mallet, BA4 6TT Tel: 01749 860022
email: architects@llewellynharker.com

Do not scale from this drawing use figured dimensions only



Proposed Bat Roost Location Plan

APPROVED
By Lisa Walton at 6:11 pm, Jul 16, 2020



Proposed Bat Roost Section

Notes

- A roof void measuring c. 4m x 4m x 1.5m will be provided for day roosting brown long-eared bat with suitable bat access. To be lined with type 1F bitumen.
- 2 temporary bat boxes (Schwegler 1FF) will be installed on nearby trees prior to construction.
- A replacement day roost for common pipistrelle will be provided behind fascias in accordance with Bat Mitigation Plan.
- No exterior lighting will be installed close to the temporary and permanent bat roost features or access points.

Rev.	DR.	CH.	Date	Notes
-	JW	NL	09.07.20	First Issue

PROJECT: RACKET TOWN

DRAWING: PROPOSED BAT MITIGATION

DRAWING No.: 3886 - 020

DRAWING SIZE: 1:50 @ A1, 1:100 @ A3

DATE: JULY 2020

N

llewellyn harker lowe

home farm, east pennard, shepton mallet, BA4 6TT
email: architects@llewellynharker.com
Tel 01749 860022

Bat Survey Report

Site: Racket Town, Tresco, Isles of Scilly

Grid Reference: SV 8928 1492

9th July 2020

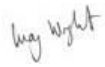
Plan for Ecology Ltd
Tremough Innovation Centre
Tremough Campus, Penryn, Cornwall, TR10 9TA
Tel: 01326 218839
www.planforecology.co.uk

Document Control:

Site Name:	Racket Town, Tresco, Isles of Scilly
OS Grid Reference:	SV 8928 1492
Report Author:	Katherine Biggs BSc (Hons) MSc ACIEEM
Document checked by:	Dr Lucy Wright BSc (Hons) MSc PhD MCIEEM
Document approved by:	Dr Kim Jelbert BSc (Hons) MSc PhD MCIEEM
Client:	Tresco Estate
Report Reference Number:	P4E1199
Version:	01
Date:	9th July 2020

Declaration:

"The information, evidence and advice, which we have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology & Environmental Management's (CIEEM) Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions."

Katherine Biggs	
Lucy Wright	
Kim Jelbert	

Report Lifespan:

Ecological features can change over time, particularly if site management/ use changes. Typically, bat surveys are valid for 12 – 24 months (until June 2021/ 2022).

Plan for Ecology Ltd, Tremough Innovation Centre, Tremough Campus, Penryn, Cornwall, TR10 9TA; Tel 01326 218839; Email info@planforecology.co.uk; Web www.planforecology.co.uk;
Company Number: 12071013

Contents

Plan for Ecology Ltd, Tremough Innovation Centre, Tremough Campus, Penryn, Cornwall, TR10 9TA; Tel 01326 218839; Email info@planforecology.co.uk; Web www.planforecology.co.uk;
Company Number: 12071013

1.0 Summary

Bat evidence?	The property 'Racket town' was visually inspected for evidence of bats on the 11th March and 25th June 2020. Evidence of bats was found within the roof void of the bungalow, in the form of *c.* 60 bat droppings; the building was subsequently assessed as being of 'moderate suitability' for roosting bats. Two bat emergence surveys and a static monitoring survey of the bungalow were carried out in accordance with the 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' (2016). No bats were observed to emerge during the first emergence survey. During the second emergence survey, a single common pipistrelle bat (*Pipistrellus pipistrellus*) emerged from the soffit on the south-east projection of the building. No bat calls were recorded during the static detector survey of the roof void. DNA analysis of bat droppings collected from the roof void revealed that these were deposited by brown long-eared bat (*Plecotus auritus*). The results confirm that the building is used by at least one common pipistrelle bat as an occasional day roost, and by at least one brown long-eared bat as a likely occasional day roost.
Proposed works?	Partial demolition, refurbishment and extension of existing property.
Bat specific mitigation recommendations?	Works will be carried out under a European Protected Species (EPS) Mitigation Licence or Bat Mitigation Class Licence (CL21). Works with potential to impact bats will be carried out under an ecological watching brief and scheduled for a time of year when bats are least likely to be negatively impacted. Two temporary 1FF Schwegler bat boxes will be installed onto a nearby tree to accommodate any bats uncovered during works. The identified common pipistrelle day roost within the south-eastern projection will be lost to allow for the development. Loss of the roost site will be compensated by creation of a new roost feature within the refurbished building; this could either take the form of spacing off of fascia boards by 25mm to create a gap behind for bats to roost within, or installation of a single Schwegler Bat Access panels with back plate within the fabric of the building, to be located at least 4 metres above ground level on a south or west facing elevation of the modified property post-development. Provision for roosting brown long-eared bats will be made by retaining a roof void measuring *c.* 4m x 4m x 1.5m (latter height), with suitable access for brown long-eared bats e.g. by spacing off of fascia boards by 25mm to provide access at the wall tops, or installation of bat slates or raised ridge tiles within the roof. No exterior lighting will be installed close to the temporary and permanent replacement bat roosting features or access points.

Plan for Ecology Ltd, Tremough Innovation Centre, Tremough Campus, Penryn, Cornwall, TR10 9TA; Tel 01326 218839; Email info@planforecology.co.uk; Web www.planforecology.co.uk; Company Number: 12071013

2.0 Introduction

2.1 Background

Diana Mompoloki, on behalf of Tresco Estate, commissioned Plan for Ecology Ltd to undertake a Preliminary Bat and Bird Assessment (sometimes referred to as a Bat and Barn Owl Assessment) of Racket Town, Tresco, Isles of Scilly (OS Grid Ref: SV 8928 1492) in March 2020. The client proposes to refurbish and extend the property, including partial demolition of the existing building (south-east projection). Evidence of roosting bats in the form of bat droppings was found within the roof void. In addition, a number of external features with potential to support crevice dwelling bats were noted (Plan for Ecology Ltd, 2020). Racket Town was assessed as being of 'moderate suitability' for roosting bats and further bat surveys were recommended. In accordance with the 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' (Collins, 2016), the recommended further survey work comprised a minimum of two bat emergence or re-entry surveys during the bat active season (May to September inclusive), a static detector survey and DNA analysis of droppings. Diana Mompoloki, on behalf of Tresco Estate, commissioned Plan for Ecology Ltd to undertake the further survey work in May 2020.

This report describes and evaluates the use of the building by bats, and details mitigation recommendations to minimize impacts upon bats in accordance the 'Bat Surveys for Professional Ecologists - Good Practice Guidelines' produced by the Bat Conservation Trust (Collins, 2016).

2.2 Project Administration

Property Address:	Racket Town, Tresco, Isles of Scilly
OS Grid Reference:	SV 8928 1492
Client:	Tresco Estate
Planning Authority:	Council of the Isles of Scilly
Planning Reference Number:	Unknown
Report Reference Number:	P4E1199
Proposed work:	Partial demolition (south-east projection only), refurbishment and extension of the property.
Visual Assessment Date:	11th March and 25th June 2020
Emergence Survey Dates:	11th and 25th June 2020
Static Detector Survey Dates:	Nights of 11th – 15th June 2020
Ecologist & Licence Number:	Naomi Scala BSc (Hons) MSc ACIEEM: bat licence No. 2018-34120-CLS-CLS Katherine Biggs BSc (Hons) MSc ACIEEM: Bat licence No. 2016-22188-CLS-CLS Chloe Balmer MSci (Hons) Qualifying CIEEM member: Bat licence No. 2020-47040-CLS-CLS Dr Lucy Wright BSc (Hons) MSc PhD MCIEEM

Plan for Ecology Ltd, Tremough Innovation Centre, Tremough Campus, Penryn, Cornwall, TR10 9TA; Tel 01326 218839; Email info@planforecology.co.uk; Web www.planforecology.co.uk; Company Number: 12071013

2.3 Legislation & Planning Policy

Planning: The local planning authority has a statutory obligation to consider impacts upon protected species resulting from development. Planning permission will not be granted with outstanding ecological surveys, and if applicable an appropriate mitigation plan.

Bats: In the UK all bat species are listed on Annex IV(a) of the European Communities Habitats Directive and as such are European Protected Species (EPS). In Britain protection of bats is achieved through their inclusion on Schedule 2 of the Conservation and Habitats Regulations 2010, Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 12 of the Countryside and Rights of Way Act 2000 (HM Government, 1981, 2000 & 2010).

As a result of this statutory legislation it is an offence to:

- Deliberately capture, injure or kill a bat;
- Intentionally or recklessly disturb a bat/s in its roost;
- Intentionally or recklessly damage, destroy or obstruct access to a bat roost (even if bats are not occupying the roost at the time);
- Possess or sell or exchange a bat (dead or alive) or part of a bat.

Works with potential to cause significant disturbance to roosting bats may require a European Protected Species (EPSL) licence or Bat Mitigation Class Licence (CL21) from Natural England before works can legally commence. Works likely to result in less significant disturbance may be carried out under a Bat Mitigation Method Statement. The magnitude of disturbance and therefore the requirement for an EPSL, Bat Mitigation Class Licence or method statement is assessed on a case by case basis by the bat ecologist. The Bat Mitigation Method Statement or EPSL must be prepared and/or applied for by a suitably experienced and licenced bat ecologist. Where planning permission is required, the appropriate licence cannot be obtained until planning permission has been granted.

Plan for Ecology Ltd, Tremough Innovation Centre, Tremough Campus, Penryn, Cornwall, TR10 9TA; Tel 01326 218839; Email info@planforecology.co.uk; Web www.planforecology.co.uk;
Company Number: 12071013

3.0 Methodology

3.1 Summary Visual Assessment

A visual assessment of Racket Town, Tresco, Isles of Scilly was undertaken on 11th March 2020. A further visual inspection of the roof void was undertaken when collecting the static detector on 25th June 2020. The ecologists (Naomi Scala and Katherine Biggs respectively) assessed the suitability of the building and the surrounding habitat to support bats and birds. A high-power torch was used to illuminate all accessible areas of the building with potential to support roosting bats and roosting/ nesting birds. The ecologist searched for signs of bats and birds including droppings, staining, feeding remains, bird nests, barn owl pellets and liming. Accessible crevices with potential to conceal a roosting bat were inspected using an endoscope.

The assessment was carried out in accordance with the 'Bat Surveys for Professional Ecologists - Good Practice Guidelines' produced by the Bat Conservation Trust (Collins, 2016). Potential bat roosts identified during the visual inspections of the building were categorised as to their suitability in accordance with the Bat Conservation Trust's (BCT) Good Practice Guidelines (Collins, 2016) as described below:

Negligible: negligible features with potential to support roosting bats.

Low: one or more features with potential to support individual bats on an occasional basis. Unlikely to support large numbers of bats.

Moderate: one or more features with potential to support roosting bats but unlikely to be of high conservation status.

High: one or more features with potential to support large numbers of bats on a regular basis.

3.2 Emergence Surveys

Emergence surveys of the building were undertaken on 11th and 25th June 2020. Two ecologists were used during the first survey and it was deemed necessary to include a third surveyor for the second survey in order to fully observe all elevations of the building. Surveyor locations are shown in Figure 1 (below). On both survey occasions surveyors 1 (Chloe Balmer) and 2 (Lucy Wright) used an EMT 2. On the second survey occasion surveyor 3 (Katherine Biggs) used an EMT 2 and an Elekon Batscanner Stereo. Each detector type uses a different method of detecting. The EMT 2 detector and Elekon Batscanner Stereo detectors use heterodyne and real-time expansion, both of which are described below:

- Heterodyne: this method identifies bat calls echolocating at the frequency set by the operator but will fail to/ or only partially record bat calls outside this frequency.
- A real-time expansion bat detector digitally records ultrasonic bat calls and then plays them back at a slower rate and frequency to give an audible output.
- Frequency division: this method automatically and continuously records bat calls at all frequencies, and makes them audible to the human ear by dividing the call frequency by 10. Calls are played in real time and can be readily identified with sound analysis.

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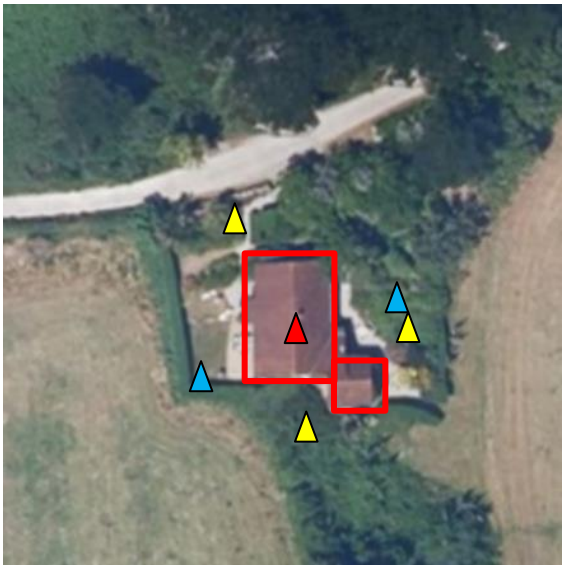

Figure 1: Emergence surveys – surveyor locations. Racket Town is outlined in red. Blue triangles show surveyor locations on the first emergence survey, yellow triangles show surveyor locations on the second emergence survey, and the red triangle shows the location of the static detector within the roof void.

3.3 Static Detector Survey

To provide more detailed information about bat activity, a static detector survey was carried out of the building between the nights of 11th and 15th June 2020. A static bat detector (Anabat Express) was installed within the interior of the roof void (Fig. 1; red triangle). The detector was set to record continuously overnight (30 minutes prior to sunset until 30 minutes after sunrise) for a total of 5 nights. The Anabat Express uses the frequency division method of detecting as described in Section 3.2 above.

3.4 DNA Analysis

A sample of bat droppings was collected from the roof void of Racket Town just prior to the start of the second emergence survey on 25th June 2020. The sample was sent for DNA analysis to provide further information on the bat species present. DNA analysis was carried out by SureScreen Scientifics Ltd, Derbyshire, U.K.

3.5 Ecological Evaluation

The value of buildings/ other structures for roosting bats is determined following the framework provided by Wray *et al.* (2010). This framework determines the appropriate value of a roost on a geographic scale, based on the relative rarity of the bat species using the site (based on the known distribution and population size in the U.K.), as well as the type of roost (based on the results of the emergence/ re-entry and static detector surveys). Where more than one bat species is present within the site, each species is valued individually, and the highest value obtained is assigned to the site.

Table 1 (below) categorizes bat species by their distribution and rarity in England. Table 2 (below) assigns a value for each roost type for the different rarity categories (Tables 1 and 2 are adapted from Wray *et al*. 2010).

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Table 1: Relative rarity of bat species in England (adapted from Wray *et al.* 2010)

Rarity (within range)	**Region** **England**
Common	Common pipistrelle (*Pipistrellus pipistrellus*) Soprano pipistrelle (*Pipistrellus pygmaeus)* Brown long-eared (*Plecotus auritus*)
Rarer	Lesser horseshoe (*Rhinolophus hipposideros)* Whiskered (*Myotis mystacinus)* Brandt's (*Myotis brandtii)* Daubenton's (*Myotis daubentonii)* Natterer's (*Myotis nattereri)* Leisler's (*Nyctalus leisleri)* Noctule (*Nyctalus noctula)* Nathusius' pipistrelle (*Pipistrellus nathusii)* Serotine (*Eptesicus serotinus)*
Rarest	Greater horseshoe (*Rhinolophus ferrumequinum)* Bechstein's (*Myotis bechsteinii)* Alcathoe (*Myotis alcathoe)* Greater mouse-eared (*Myotis myotis)* Barbastelle (*Barbastella barbastellus)* Grey long-eared (*Plecotus austriacus)*

Table 2: Value of bat roosts (adapted from Wray *et al.* 2010)

Value	**Roost types**
District, local or parish	Feeding perches (common species) Individual bats (common species) Small numbers of non-breeding bats (common species) Mating sites (common species)
County	Maternity sites (common species) Small numbers of hibernating bats (common and rarer species) Feeding perches (rarer/rarest species) Individual bats (rarer/rarest species) Small numbers of non-breeding bats (rarer/rarest species)
Regional	Mating sites (rarer/rarest species) including well-used swarming sites Maternity sites (rarer species) Hibernation sites (rarest species) Significant hibernation sites for rarer/rarest species or all species assemblages
National	Maternity sites (rarest species) Sites meeting SSSI guidelines
International	SAC sites

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3.6 Weather Conditions

The weather during the initial visual assessment was in line with seasonal norms. The emergence surveys were undertaken during suitable weather conditions, as described below:

- 11th June 2020: Dry with part cloud cover and a temperature of 15°C at the beginning of the survey; and 13°C, dry and clear at the end of the survey; in accordance with the Beaufort Scale, wind was no greater than a 'light breeze'.
- 25th June 2020: Dry with full cloud cover and a temperature of 16.5°C at the beginning of the survey; and 14°C, dry with part cloud at the end of the survey; in accordance with the Beaufort Scale, wind was no greater than 'light air'.

3.7 Limitations

There are a number of visible features on the exterior of the building with potential to support roosting bats, which could not be fully inspected for evidence of bats. This limitation was addressed by undertaking two bat emergence surveys. Two surveyors were used for the first survey, although it was deemed necessary to include a third surveyor for the second survey in order to fully observe all elevations of the building. There are no limitations associated with weather conditions.

The bat surveys were undertaken in accordance with best practice guidance; however, the results of these surveys represent only a snapshot of use at the time of survey.

The calls of four bat species are notoriously difficult to record: the long-eared bats (*Plecotus spp.)* and the barbastelle bat (*Barbastella barbastellus*) have a quiet echolocation call, and the horseshoe bats (*Rhinolophus hipposideros* & *R. ferrumequinum*) have highly directional calls. The long-eared, barbastelle and horseshoe species can be easily missed during bat detector surveys. We presume all *Plecotus spp.* recordings are those of brown long-eared bat (*Plecotus auritus*) because Cornwall is outside the known range of the grey long-eared bat (*Plecotus austriacus*).

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4.0 Bat Survey Results

4.1 Site Description and Habitat Assessment

The property 'Racket Town' is located centrally on the island of Tresco, Isles of Scilly, *c.* 0.3 km east of New Grimsby beach, *c.* 4.5 km north-west of Hugh Town on St Marys and *c.* 4.4 km west of Higher Town on St Martin's, Isles of Scilly. The location is rural in character with the property next to an area of broadleaved woodland to the north and mixed farmland (pasture and arable with hedgerows) to the south, east and west. An area of reedbeds (Section 41 NERC Act (2006) / UK BAP Priority Habitat) is located *c.* 130 m south of the property. Great Pool (Tresco) Site of Special Scientific Interest (SSSI) is present 140 metres to the south of the site, Castle Down (Tresco) SSSI is present 800 metres to the north west of the site and Pentle Bay, Merrick and Round Islands SSSI is present 630 metres to the north east of the site. Buildings in the wider area comprise a mixture of period and modern properties, outbuildings and barns. In combination these features provide potential high-quality foraging and roosting habitat for bats.

4.2 Visual Assessment Summary

The visual assessment was undertaken on 11th March 2020. A further visual inspection of the roof void was undertaken on 25th June 2020.

The property 'Racket Town' is a single-story building of stone construction with a pitched roof and a small porch (Figs 2-4). The roof is of interlocking clay roof tiles with clay ridge tiles (Figs 2-4). There are wooden fascias and soffits; on the southwest corner the fascia is rotten. There is wooden cladding on the north and south elevations (Figs 3-4). There is a small projection off the south-eastern elevation, which is clad with ivy (Fig 5). There is a concrete chimney on the eastern elevation and gaps were observed under the lead flashing. Gaps beneath the lead flashing and a gap in the rotten wooden fascia board provide potential habitat for roosting bats/ provide potential bat access to the building interior.

Internally, the roof void supports a fink style traditional wooden roof structure, is bitumen lined, with rolled insulation between the joists. The void measures *c.* 1.5 m to the apex. Gaps at the wall tops with potential to permit bats access/ provide roosting locations were observed. During the initial visual assessment, *c.* 50 bat droppings were observed scattered throughout the roof void (Fig 6) and a further cluster of *c.* 10 bat droppings were observed beneath, and on, the internal chimney breast. No fresh droppings were noted during the inspection on 25th June 2020.

External features were identified with potential to support roosting bats, and bat droppings were observed within the building interior. The property 'Racket Town' was assessed as being of **'moderate suitability'** for roosting bats.

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Figure 2: View of the west elevation of Racket Town.

Figure 3: View of the east elevation of Racket Town.

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Figure 4: View of the north elevation of the Racket Town.

Figure 5: View of the eastern elevation of the south-east projection of Racket Town, showing dense ivy.

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Figure 6: View of the bat droppings scattered throughout the roof void.

4.3 Emergence Surveys

During the first emergence survey on 11th June 2020, no bats were seen to emerge from the building. During the second emergence survey on 25th June 2020, a single common pipistrelle was seen to emerge from the building, from a gap behind the soffit on the western face of the south-eastern projection (Fig 7).

Figure 7: West elevation (left) and aerial view (right) of the south-east projection, showing emergence location of a single common pipistrelle bat on 25th June 2020.

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4.4 Bat Static Detector Survey

A static detector survey of the roof void was undertaken between the nights of 11th and 15th June 2020. During the monitoring period no bat activity was recorded within the roof void.

4.5. DNA Analysis

DNA analysis of droppings collected from the roof void of Racket Town confirmed the presence of brown long-eared bat.

4.6. Bat Species Evaluation

The combined survey results have shown that Racket Town supports a day roost for at least one individual common pipistrelle bat. DNA analysis of bat droppings collected from the roof void also indicates use of the building as a day roost for at least one brown long-eared bat; however, this species was not recorded during the emergence or static detector surveys of the building, suggesting occasional use of the building by brown long-eared bat.

The common pipistrelle: is common and widespread throughout the UK. The population is considered to have increased since 1999 (BCT, 2020).

Racket Town likely supports an occasional day roost for a single non-breeding common pipistrelle bat. The location of the roost is likely within a gap behind a fascia board/ soffit on the western face of the south-eastern projection (Fig. 7). This roost is considered to be of **low conservation significance** for common pipistrelle bat.

The brown long-eared bat: is common and widespread throughout the UK. The population is considered to have been stable since 1999 (BCT, 2020).

Racket Town also supports a likely occasional day roost for at least one non-breeding brown long-eared bat. The location of the roost is within the interior of the roof void, as indicated by the presence of a number of droppings from this species within this part of the building. Brown long-eared bat requires a crawl-in access point, like the gaps underneath lead flashing, behind the fascia and gaps at the wall tops, which were observed from inside the roof void. This roost is considered to be of **low conservation significance** for brown long-eared bat.

Following the framework described by Wray *et al* (2010), as outlined in Section 3.4 above (Tables 1-2), the rarity of the bat species recorded on-site is 'common'. The corresponding value for a day roost of a small number of a common bat species bats is 'District, local or parish' level. Racket Town is, therefore, considered to be of **Local** importance for roosting bats.

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5.0 Impacts and Mitigation Recommendations

5.1 Evaluation of Development Proposals and Impacts

The further survey work has shown that Racket Town supports a likely occasional day roost for at least one individual common pipistrelle bat and at least one brown long-eared bat. The client proposes to refurbish and extend the existing property, including demolition of the south-east projection, where the common pipistrelle day roost is located.

In the absence of mitigation, the proposals have the potential to disturb, injure or kill bats and to result in the loss of the identified bat roosts (low impact).

5.2 Mitigation

To avoid, mitigate and compensate for potential impacts, an outline of the recommended mitigation is provided below (to be agreed with the client). The proposals have potential to have a significant impact on roosting bats; a European Protected Species (EPS) licence or Bat Mitigation Class licence (CL21) must be obtained from Natural England before works can lawfully commence. The appropriate licence will set out the mitigation required to maintain the favourable conservation status (FCS) of the bat species using Racket Town, Tresco.

Outline of recommended mitigation:

- Works will not commence until an appropriate licence has been obtained from Natural England. The licence application should, ideally, be informed with a 3rd emergence or re-entry survey of the building;

- Works will be scheduled for a time of year when bats are least likely to be impacted;

- Works with potential to impact bats will be carried out under an ecological watching brief. A licensed bat ecologist will oversee works to the roof / fascia etc; any common pipistrelles or brown long-eared bats uncovered will be relocated to temporary bat boxes installed onto nearby trees within the garden. NB: the bat boxes (2 x Schwegler 1FF) will be installed in advance of works commencing and in a location that will not be disturbed as a result of building works. See https://www.nhbs.com/ for product specification.

- The existing common pipistrelle day roost behind the soffit on the west elevation of the south-eastern projection will be lost to allow for the development. Loss of this roost will be compensated by creation of a new roost feature within the refurbished building. This could either take the form of spacing off of fascia boards by 25mm to create a gap behind for bats to roost within, or installation of a single Schwegler 1FE bat access panel with back plate within the fabric of the building, to be located at least 4 metres above ground level, on a south or west elevation of the property post-development.

- Provision for day roosting brown long-eared bat will be made in the modified building by retaining a roof void measuring *c.* 4m (length) x 4m (width) x 1.5m (height). Suitable bat access into the roof void will created by spacing off the fascia boards by 25mm to create a gap behind for bats to access at the wall tops, or installation of two bat slates onto each of the eastern and western aspects of the roof with a corresponding slit created in the felt underneath to enable brown long-eared bats to access the roof void below. Alternatively, two raised ridge tiles featuring a gap as described above with corresponding slit in the roof membrane can be used to provide access to the roof void. The roof must be lined with type 1F bitumen as opposed to a synthetic breathable membrane, which can be harmful to bats.

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- No exterior lighting will be installed close to the temporary and permanent bat roost features or access points.

- Building contractors will be briefed prior to commencement of site works. Contractors will be notified about the potential presence of bats and informed that if a bat/s is/are uncovered during works, then work must stop immediately (as soon as it is safe to do so) and advice sought from the licensed bat ecologist/s (Plan for Ecology Ltd, 01326 218839).

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6.0 References

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Preliminary Bat & Bird Assessment

Site:

Racket Town, Tresco, Isles of Scilly

Grid Reference: SV 8928 1492

19th March 2020

Plan for Ecology Ltd

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Summary

Bat evidence?	The property 'Racket Town' was visually inspected for evidence of bats on 11th March 2020. Evidence of bats was found within the roof void, in the form of bat droppings observed scattered throughout and a cluster beneath the chimney *c.* 10. The building also supports external features with potential to support roosting bats and overall was assessed as being of **moderate suitability** for roosting bats.
Bat mitigation recommendations?	**A minimum of two bat emergence or re-entry surveys of the building and a static detector survey are required** to inform the planning application and subsequent building works. Bat emergence/ re-entry and static detector surveys can only be undertaken between May and September, and at least one of the emergence/ re-entry surveys should be undertaken between May and August. The results of these surveys will be required to inform the planning application. DNA analysis of bat droppings is also recommended.
Bird evidence?	An area of ivy on one external wall was observed which provides suitable habitat for nesting birds. No evidence of nesting birds was observed during the survey.
Bird mitigation recommendations?	Mitigation not required. Precautionary recommendations are provided. Works during the bird nesting season (March to September inclusive) should be avoided or preceded with a thorough search for nests to be undertaken by an ecologist. Works are most likely to be delayed between April and July. If, during works, an active bird nest is uncovered, works must stop immediately (as soon as it is safe to do so) and delayed until nesting activity has ceased. There is opportunity to incorporate provision for nesting birds post-development by installing bird boxes on the building exterior/ within the fabric of the building. No further surveys for birds are recommended.

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1.0 Introduction

1.1 Background

Diana Mompoloki on behalf of Tresco Estate commissioned Plan for Ecology Ltd to undertake a Preliminary Bat and Bird Assessment (sometimes referred to as a Bat and Barn Owl Assessment) of the property 'Racket Town', Tresco, Isles of Scilly (OS Grid Ref: SV 8928 1492) in March 2020. The client proposes to refurbish and extend the property.

1.2 Project Administration

Property Address:	Racket Town, Tresco, Isles of Scilly, TR11 5HD
OS Grid Reference:	SV 8928 1492
Client:	Diana Mompoloki
Planning Authority:	West 1
Planning Reference Number:	Unknown
Report Reference Number:	P4E1126
Proposed work:	Refurbish and extend the property.
Survey Date:	11th March 2020
Ecologist & Licence Number:	Naomi Scala BSc (Hons) ACIEEM: Bat licence No. 2018-34120-CLS-CLS. Chloe Balmer MSci (Hons) Qualifying CIEEM member Dr Kim Jelbert BSc (Hons) MSc PhD MCIEEM: Bat licence No. 2015-10444-CLS-CLS & Barn owl licence No. CL29/00037

1.3 Legislation & Planning Policy

Planning: The local planning authority has a statutory obligation to consider impacts upon protected species resulting from development. Planning permission will not be granted with outstanding ecological surveys, and if applicable an appropriate mitigation plan.

Bats: In the UK all bat species are listed on Annex IV(a) of the European Communities Habitats Directive and as such are European Protected Species (EPS). In Britain protection of bats is achieved through their inclusion on Schedule 2 of the Conservation and Habitats Regulations 2010, Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 12 of the Countryside and Rights of Way Act 2000 (HM Government, 1981, 2000 & 2010).

As a result of this statutory legislation it is an offence to:

- Deliberately capture, injure or kill a bat;
- Intentionally or recklessly disturb a bat/s in its roost;
- Intentionally or recklessly damage, destroy or obstruct access to a bat roost (even if bats are not occupying the roost at the time);

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- Possess or sell or exchange a bat (dead or alive) or part of a bat.

Works with potential to cause significant disturbance to roosting bats may require a European Protected Species (EPSL) licence or Bat Mitigation Class Licence (CL21) from Natural England before works can legally commence. Works likely to result in less significant disturbance may be carried out under a Bat Mitigation Method Statement. The magnitude of disturbance and therefore the requirement for an EPSL, Bat Mitigation Class Licence or method statement is assessed on a case by case basis by the bat ecologist. The Bat Mitigation Method Statement or EPSL must be prepared and/or applied for by a suitably experienced and licenced bat ecologist. Where planning permission is required, the appropriate licence cannot be obtained until planning permission has been granted.

Birds: In Britain the nests (whilst in use or being built) and eggs of wild birds are protected against taking, damage and destruction under the Wildlife and Countryside Act 1981 (as amended) (HM Government, 1981). The barn owl (*Tyto alba*) is listed on Schedule 1 of the Wildlife and Countryside Act (HM Government, 1981); this legislation makes it an offence to:

- Intentionally capture, injure or kill a barn owl;
- Intentionally or recklessly disturb a barn owl whilst nesting;
- Intentionally or recklessly disturb a dependent young barn owl.

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2.0 Methodology

The ecologist (Naomi Scala) assessed the suitability of the building and the surrounding habitat to support bats and birds. A high-power torch was used to illuminate all accessible areas of the building with potential to support roosting bats and roosting/ nesting birds. The ecologist searched for signs of bats and birds including droppings, staining, feeding remains, bird nests, barn owl pellets and liming. Accessible crevices with potential to conceal a roosting bat were inspected using an endoscope.

The assessment was carried out in accordance with the 'Bat Survey for Professional Ecologists - Good Practice Guidelines' produced by the Bat Conservation Trust (Collins, 2016).

2.1 Ecological Evaluation

Potential bat roosts identified during the visual inspection of the building were categorised as to their suitability in accordance with the Bat Conservation Trust's (BCT) Good Practice Guidelines (Collins, 2016) as described below:

Negligible: negligible features with potential to support roosting bats.

Low: one or more features with potential to support individual bats on an occasional basis. Unlikely to support large numbers of bats.

Moderate: one or more features with potential to support roosting bats but unlikely to be of high conservation status.

High: one or more features with potential to support large numbers of bats on a regular basis.

2.2 Limitations

All parts of the building were accessible. Weather during the survey was in line with seasonal norms. There are no limitations associated with weather conditions.

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3.0 Assessment Results

3.1 Site Description

The property 'Racket Town' is located centrally on the island of Tresco, the Isles of Scilly, *c*. 0.3 km east of New Grimsby beach, *c.* 4.5 km north-west of Hugh Town on St Marys and *c.* 4.4 km west of Higher Town on St Martin, Isles of Scilly, Cornwall. The location is rural in character with the property next to an area of broadleaved woodland to the north and mixed farmland (pasture and arable) to the south, east and west. An area of Reedbeds are *c*. 130 m south of the property, a Section 41 NERC Act (2006) / UK BAP Priority Habitat. Buildings in the wider area comprise a mixture of period and modern properties, outbuildings and barns. In combination these features provide potential high-quality foraging and roosting habitat for bats, and suitable nest sites, roosts and foraging habitat for birds.

3.2 Bat Assessment

The assessment was undertaken on the 11th March 2020.

The property 'Racket Town' is single-story building of stone construction with a pitch roof and a small porch (Figs 1-6). The roof is of interlocking clay roof tiles with clay ridge tiles (Figs 1-3). There are wooden facias and soffits, on the southwest corner the fascia is rotten (Fig 7). There is wooden cladding on the north and south elevations (Figs 2-6). There is a small projection off the eastern elevation, which is clad with ivy (Fig 4). There is a concrete chimney on the eastern elevation and gaps were observed under the lead flashing (Fig 8). Gaps beneath the lead flashing and a gap in the rotten wooden fascia board provide potential habitat for roosting bats/ provide potential bat access to the building interior.

Internally the roof void is a fink style roof traditional wooden structure, bitumen lined with rolled insulation between the joists and is *c*. 1.5 m to the apex (Fig 9). Gaps at the wall tops with potential to permit bats access/ provide roosting locations were observed. Bat droppings were observed scattered throughout the roof void (Figs 10) and a cluster of bat droppings were observed beneath, and on, the internal chimney breast (*c*. 10) (Fig 11).

External features were identified to have potential to support roosting bats and bat droppings were observed within the building interior. The property 'Racket Town' was assessed as being of **'moderate suitability'** for roosting bats.

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Figure 1: View of the west elevation of Racket Town.

Figure 2: View of the east elevation of Racket Town.

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Figure 3: View of the north elevation of the Racket Town.

Figure 4: View of the eastern elevation of the projection of Racket Town, showing dense ivy.

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Figure 5: View of the north elevation of the projection of Racket Town.

Figure 6: View of the cladding and the wooden facias and soffits on the north elevation of Racket Town.

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Figure 7: View of the rotten wooden fascia on the south-west corner of Racket Town.

Figure 8: View of the concrete chimney and gaps beneath the lead flashing.

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Figure 9: Interior view of the fink structure roof void; bitumen lined and rolled insulation between the joists within Racket Town.

Figure 10: View of the bat droppings scattered throughout the roof void.

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Figure 11: View of the cluster of bat droppings found beneath the internal chimney breast.

3.3 Bird Assessment

An area of ivy (Fig 4) on the south elevation of the projection provides suitable habitat for nesting birds. No evidence of nesting birds including roosting barn owl, was observed during the survey. The building has **negligible potential** to support barn owl.

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4.0 Mitigation Recommendations

4.1 Bat Mitigation

Evidence of bats in the form of bat droppings were observed within the roof void of Racket Town and external features with the potential for crevice dwelling bats were observed. The property 'Racket Town' was assessed as being of '**moderate suitability'** for roosting bats.

Conversion of the building at 'Racket Town' must be informed with two bat emergence or re-entry surveys and a static detector survey **undertaken between May and September; one of which should be carried out between May and August.** The survey information will be required to inform the planning application and subsequent building works. These surveys will determine the species, number of individuals, bat access points and timings of usage. DNA analysis of bat droppings is also recommended.

Please note that planning permission is unlikely to be granted with outstanding ecological surveys. This report must be updated with the results of the recommended further surveys or superseded with a standalone bat survey report, following provision of the final site plan and prior to submission of the planning application.

4.2 Bird Mitigation

Although no current evidence of nesting birds was observed, absence cannot be assumed.

Works during the bird nesting season (March to September inclusive) should be avoided or preceded with a thorough search for nests to be undertaken by an ecologist. Works are most likely to be delayed between April and July. If, during works, an active bird nest is uncovered, works must stop immediately (as soon as it is safe to do so) and delayed until nesting activity has ceased.

Further surveys for birds are not recommended as part of this assessment.

4.3 Opportunities for Biodiversity Enhancement

The biodiversity value of the site for nesting birds and invertebrates post-development could be enhanced by incorporating a single bird box and/or bee brick within the modified building in accordance with the Cornwall Planning for Biodiversity Guide (Cornwall Council, 2018).

NB: suitable products are available from www.nhbs.com, www.wildcareshop.com and www.greenandblue.co.uk

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