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/20/023/HH**	**Date Application Registered:**	**11th May 2020**

Applicant: **Mr Michael Pritchard**
16 Jacksons Hill
Hugh Town
St Mary's
Isles of Scilly
TR21 0JZ

Site address: 6 Jacksons Hill Hugh Town St Mary's Isles of Scilly TR21 0JZ
Proposal: Extension of existing garage including replacement of pitched roof with mono pitched roof.

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 Proposed Site Plan**
- **Plan 3 Proposed Floor Plan**
- **Plan 4 Existing and Proposed North Elevation**
- **Plan 5 Existing and Proposed South Elevation**
- **Plan 6 Existing and Proposed North Elevation (1:50 Scale)**
- **Plan 7 Bat Roost Assessment (timing, mitigation and enhancements)**
- **Plan 8 Existing East and West Elevations**

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 adopted Isles of Scilly Local Plan (2005) and Policy LC9 of the Submission Draft Isles of Scilly Local Plan (2015-2030).

C3 **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 St Martins Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Submission Draft Isles of Scilly Local Plan 2015-2030.

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 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: 29th 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 Michael Pritchard,

Please sign and complete this certificate.

This is to certify that decision notice: P/20/023/HH and the accompanying conditions have been read and understood by the applicant: Michael Pritchard.

1. **Development of the approved plans:** Extension of existing garage including replacement of pitched roof with mono pitched roof at: 16 Jacksons Hill Hugh Town St Mary's Isles of Scilly TR21 0JZ **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:

Plan 1 Location Plan

Street wise

Map data

SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 90814, 10550

Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
02/05/2020 07:47

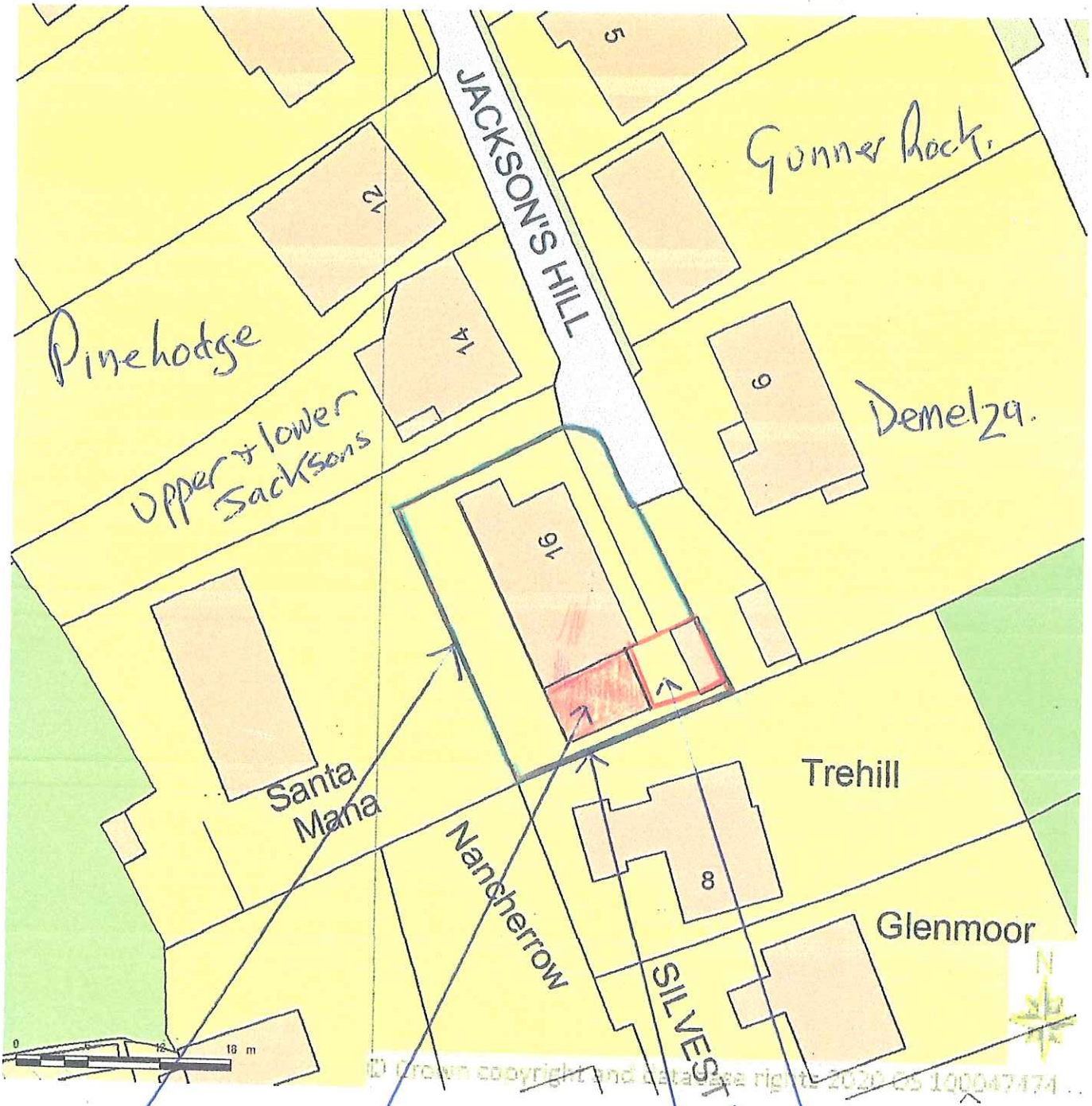
APPROVED
By Lisa Walton at 4:40 pm, Jul 29, 2020

Plan 2 Proposed Site Plan

16 Jacksons Hill, St. Mary's
TR21 0JZ

BLOCK/SITE PLAN
AREA 90m x 90m
SCALE 1:500 on A4
CENTRE COORDINATES: 90814, 10550

APPROVED
By Lisa Walton at 4:41 pm, Jul 29, 2020



Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
08/05/2020 14:09:24

Wooden fence.

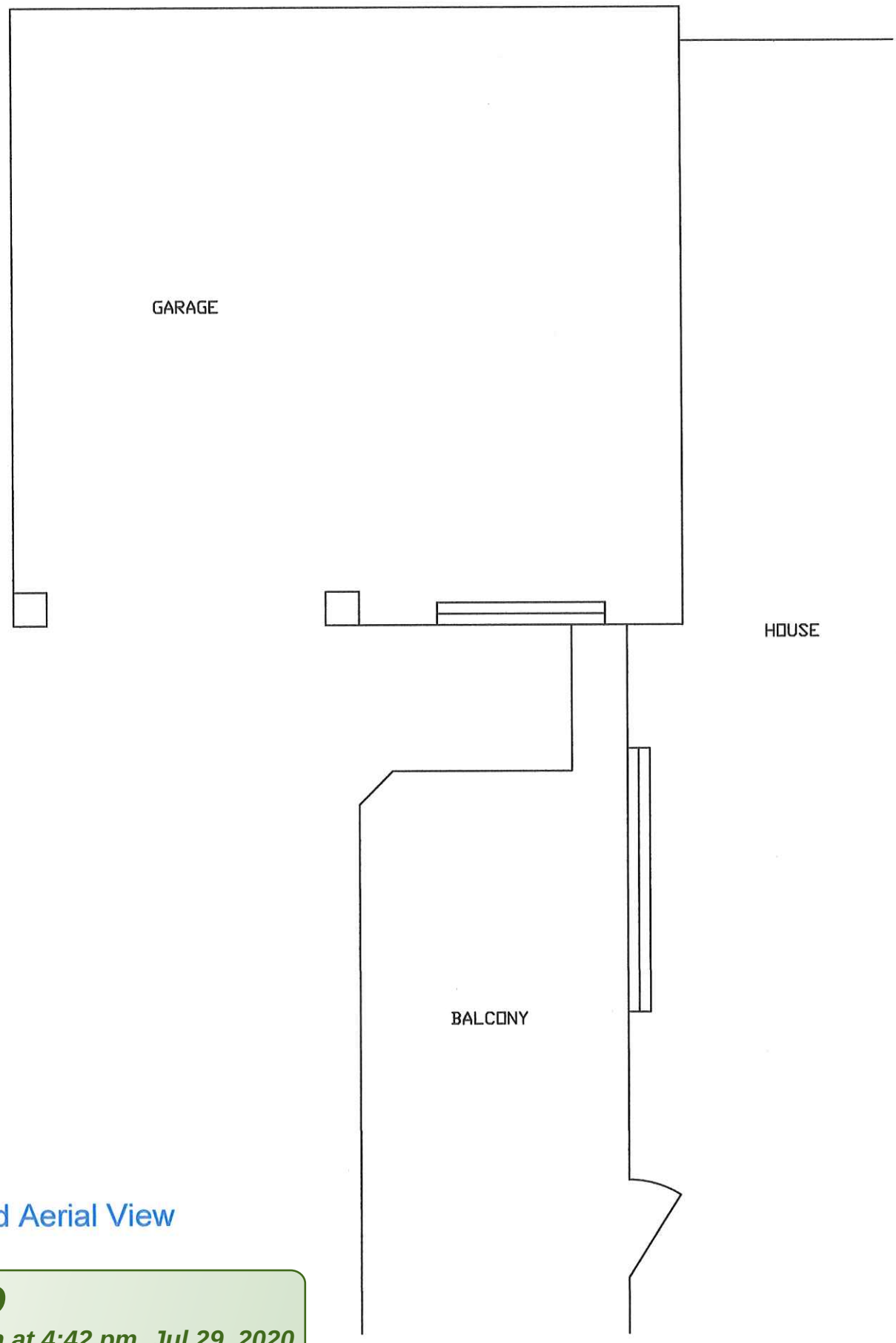
Existing ground floor 2 bedroom extension.

Proposed garage enlargemen

Granite boundary wall 800mm from existing ground floor extension.

Plan 3 Proposed Floor Plan

Scale 1 : 50



Proposed Aerial View

APPROVED
By Lisa Walton at 4:42 pm, Jul 29, 2020

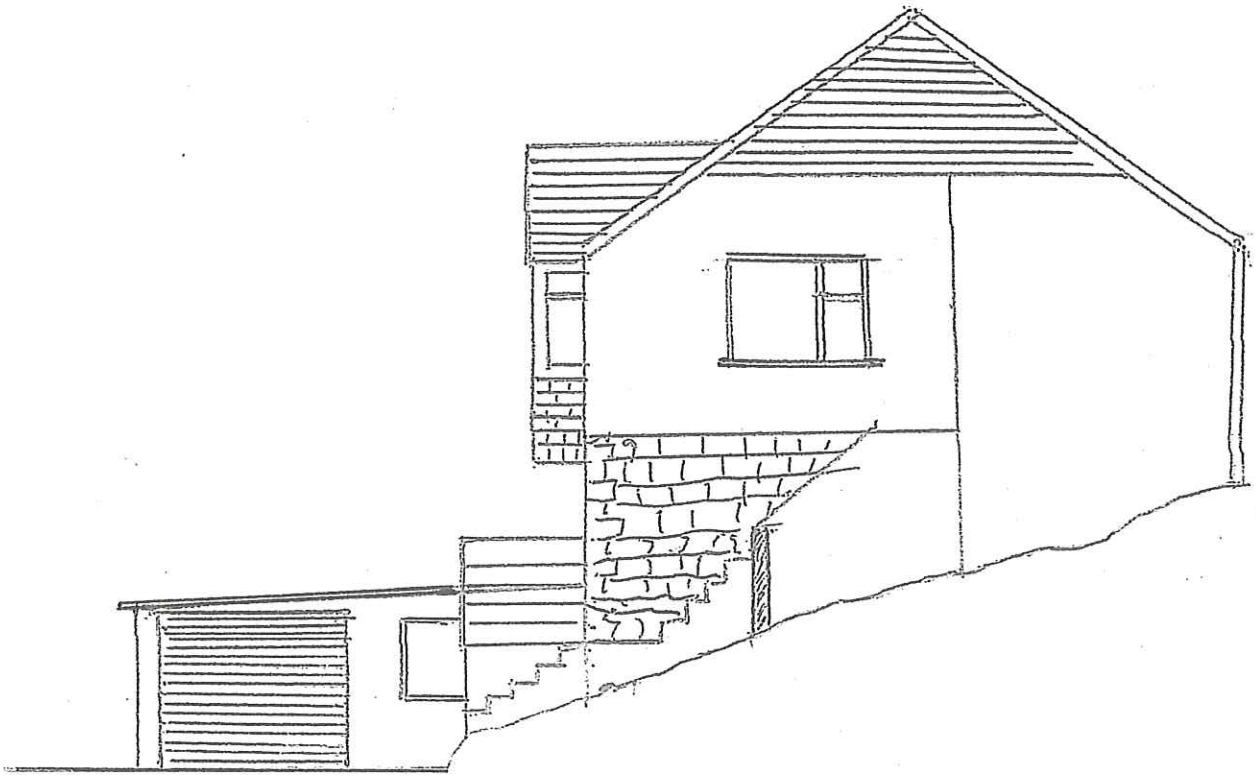
16 Jacksons Hill - Garage Modification

Plan 4 Proposed North Elevation

16 Jacksons Hill, St. Mary's
TR21 0JZ

APPROVED
By Lisa Walton at 4:42 pm, Jul 29, 2020

End (North) Elevation - Existing



End (North) Elevation - Proposed

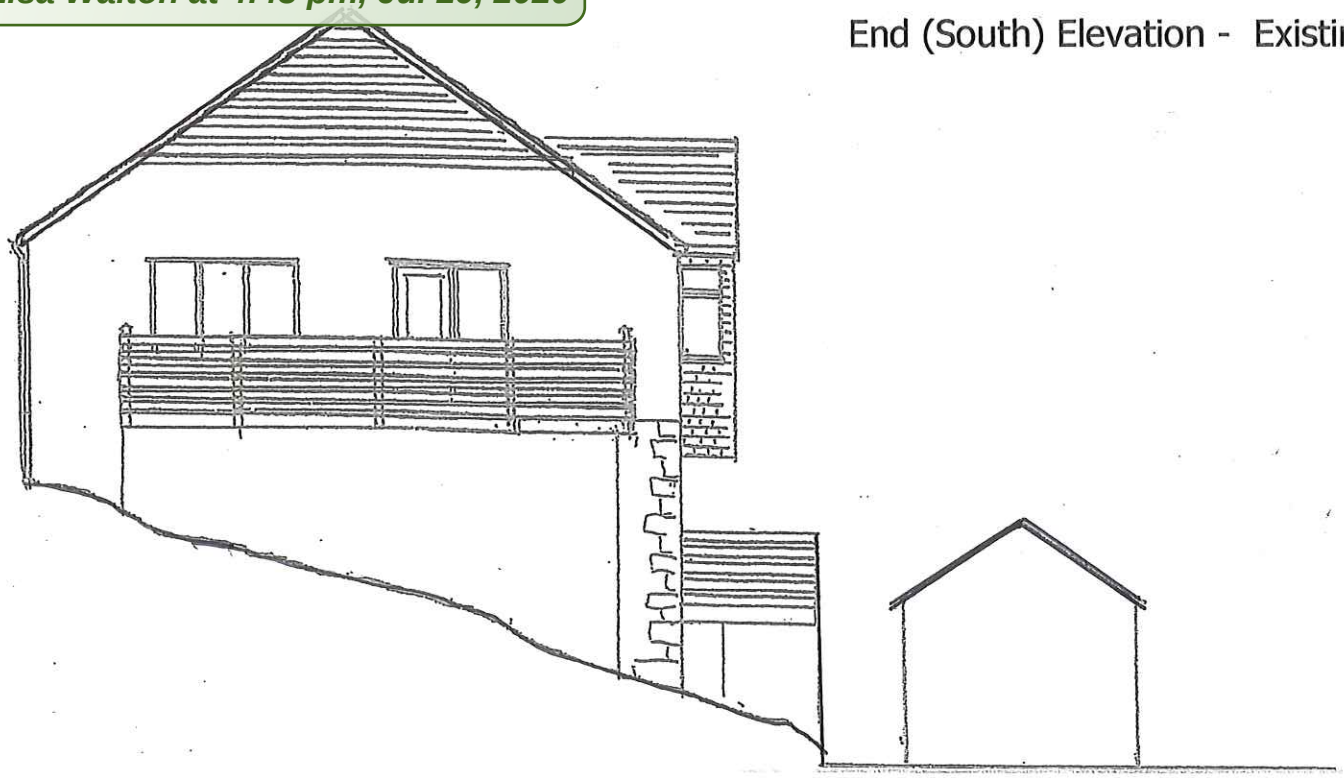
Scale 1:100

Plan 5 Proposed South Elevation

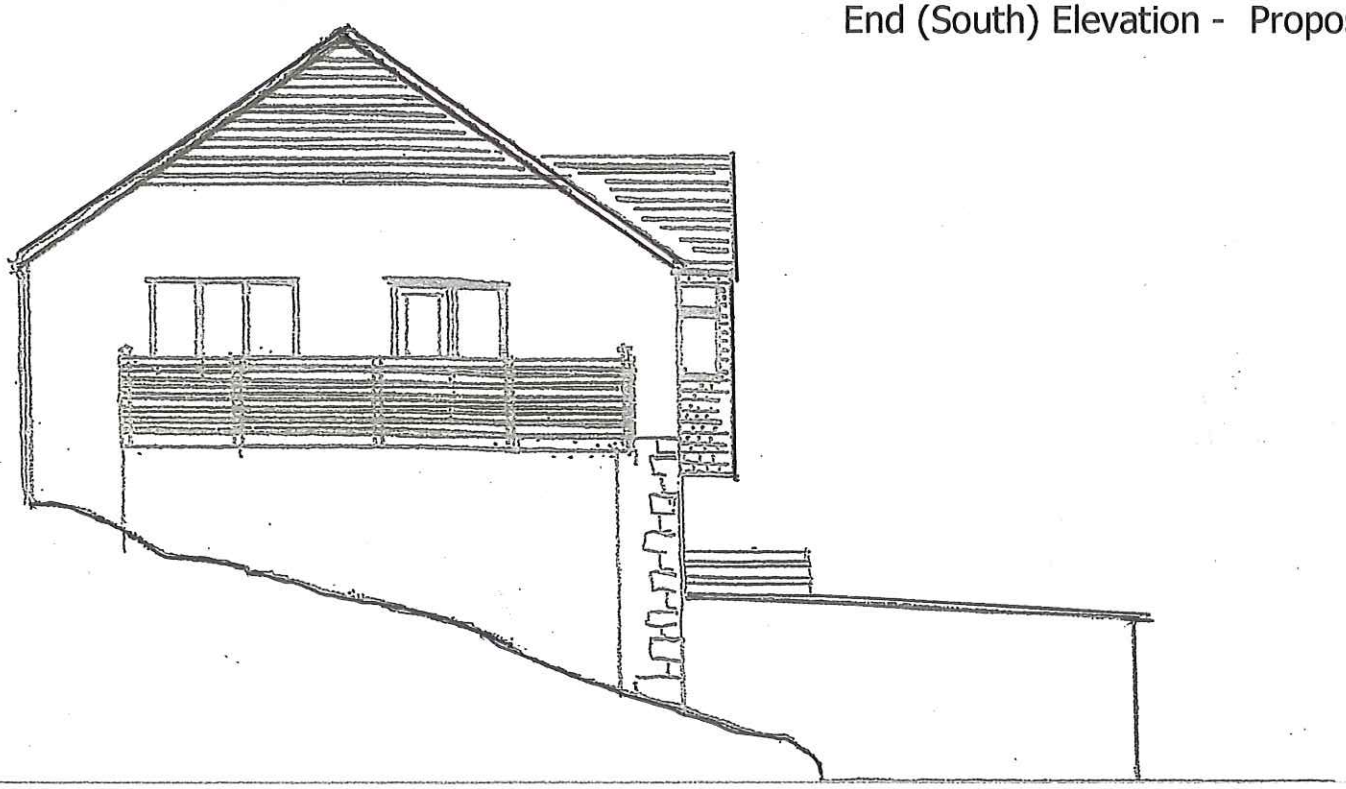
APPROVED
By Lisa Walton at 4:43 pm, Jul 29, 2020

16 Jacksons Hill, St. Mary's
TR21 0JZ

End (South) Elevation - Existing



End (South) Elevation - Proposed



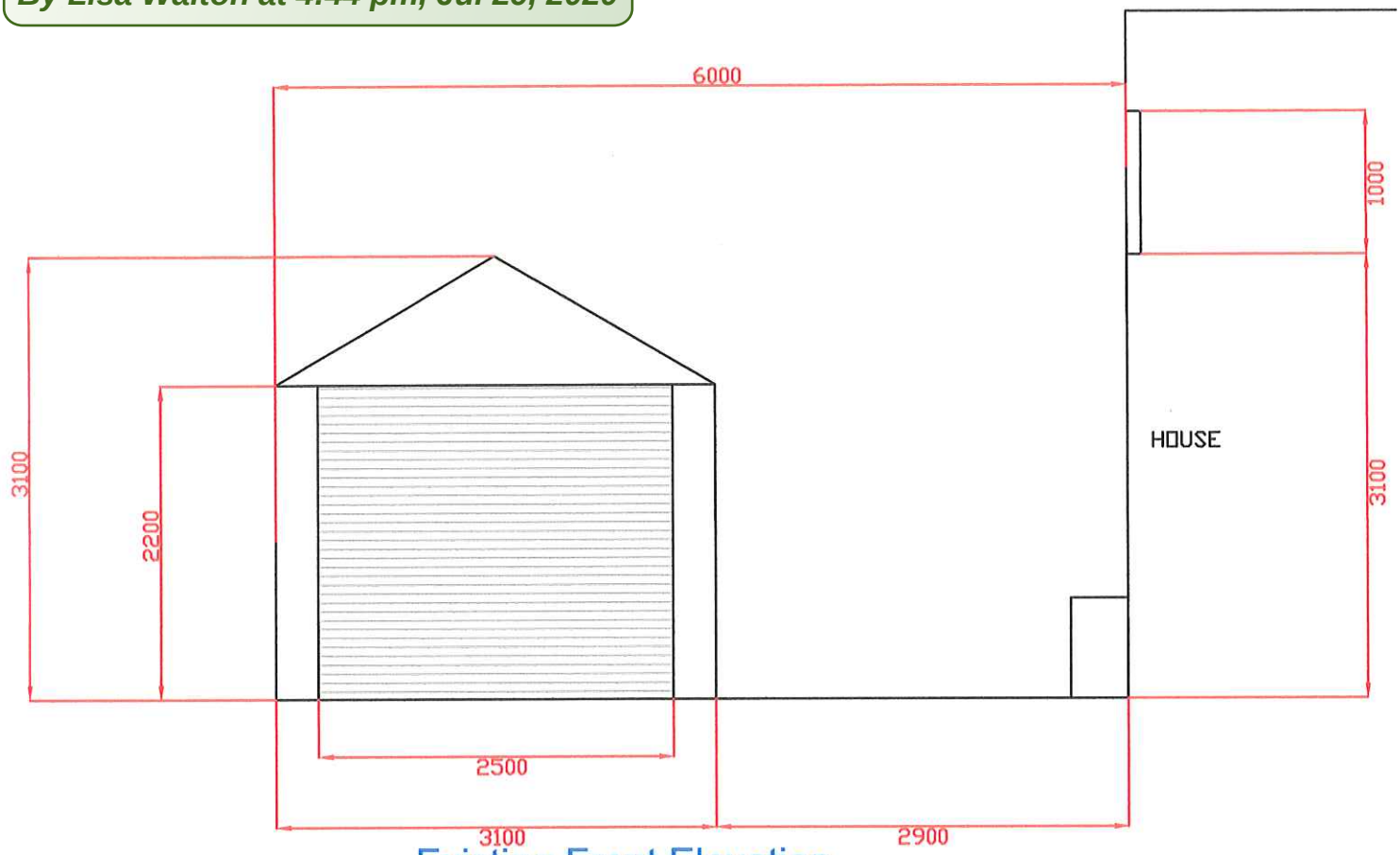
Scale 1:100

Plan 6 Proposed North Elevation (1:50)

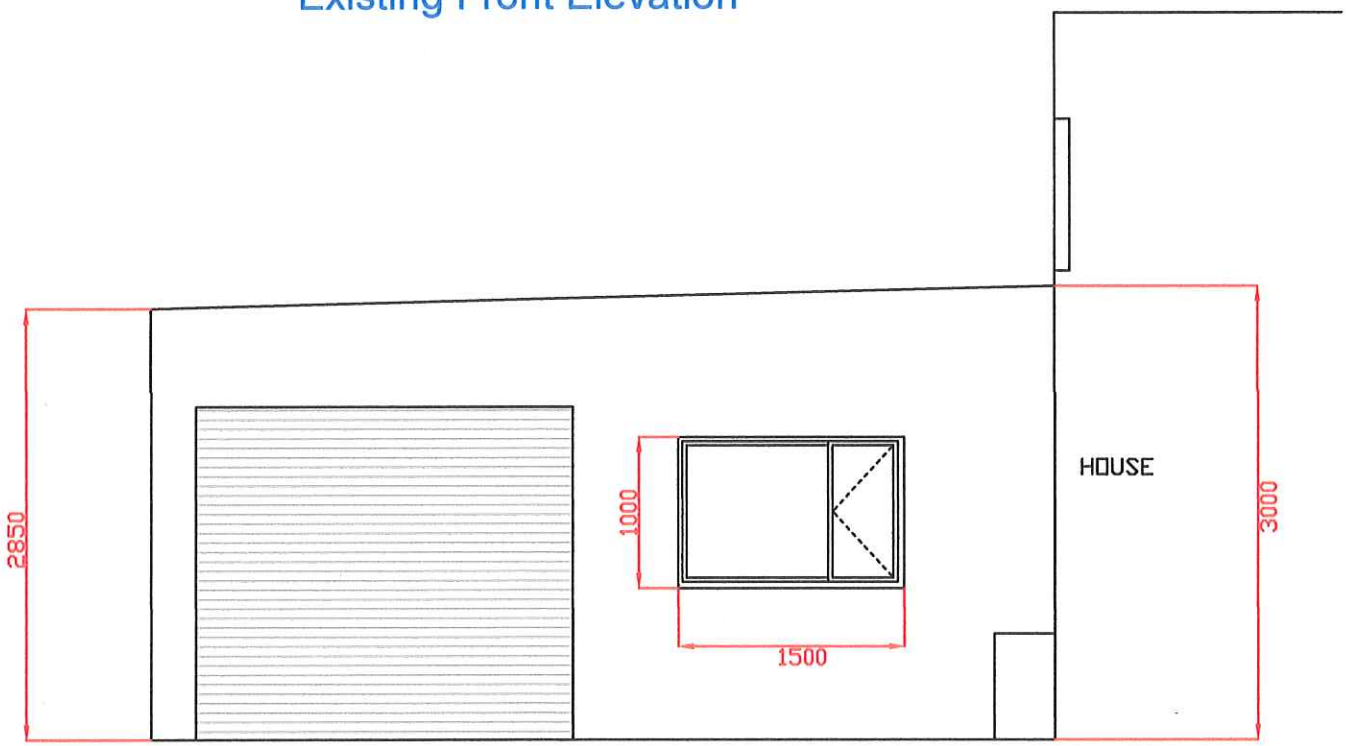
Scale 1 : 50

APPROVED

By Lisa Walton at 4:44 pm, Jul 29, 2020



Existing Front Elevation



Proposed Front Elevation

16 Jacksons Hill - Garage Modification

Plan 7 Bat Roost Assessment

APPROVED
By Lisa Walton at 4:44 pm, Jul 29, 2020

PRELIMINARY ECOLOGICAL APPRAISAL & PRELIMINARY BAT ROOST ASSESSMENT OF:

16 JACKSONS HILL
ST MARY'S
ISLES OF SCILLY
TR21 0JZ

Client: Mr Pritchard

Our reference: BS31-2020

Report date: 3rd July 2020

Author: Darren Mason BSc (Hons)

Report signed off: Sarah Mason

REPORT ISSUED IN ELECTRONIC FORMAT ONLY

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Contents

Non-Technical Summary

- On 3rd July 2020, the Isles of Scilly Wildlife Trust (IoSWT) conducted a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) of a detached garage at 16 Jacksons Hill, St Mary's, Isles of Scilly, TR21 0JZ (BS31-2020), in in order to establish baseline conditions, determine the importance of any ecological features within and around the survey area and to establish the actual or potential use of the building by bats to help inform the determination of Planning Application P/20/023
- This report outlines the findings of the PEA and PRA assessment and provides advice based on the surveys' conclusions. As the proposals contained within the planning application relate only to works within the existing footprint and structure of the existing building, this assessment is primarily focused on the PRA of the building.
- During the PRA, an external/internal inspection of the building was undertaken (where accessible).
- Nesting birds (probably Blackbird) were confirmed utilising nesting habitat in the void between the soffit board and barge board at the northern eaves
- The immediate habitat surrounding the proposed development present poor habitat for foraging bats, but quickly becomes optimal with mature gardens, allotments, and abundant semi-natural habitat, particularly to the east.
- All areas could be accessed and evaluated for roost potential and for evidence of bats.
- The building, both internally and externally has negligible features that could be used by crevice-roosting species such as Common and Soprano Pipistrelle, or void-roosting species such as Brown Long-eared Bat.
- Taken in combination, the characteristics of the building and the surrounding habitat suggest **negligible roost potential** for bats
- To assist in meeting both national and local planning policy obligations for net gains in biodiversity the proposed development should undertake at least one of the suggested enhancement measures outlined in this report
- The recommendations of this PEA and PRA are that no further surveys or an EPS license application are required
- Aside from nesting birds, if the recommendations given in this report are adhered to, there should be no further ecological constraints to the proposal.
- **This report is sufficient to support a planning application.**

1.0 Introduction

1.1 Survey and reporting

This report details the results of a preliminary ecological appraisal and a preliminary bat roost assessment (PRA) of the detached garage which constitutes part of the core component of the residential dwelling at of 16 Jacksons Hill, St Mary's, Isles of Scilly, TR21 0JY. The survey was carried out on the 2nd July 2020.

1.2 The application site

The detached garage is located along the north-eastern edge of Hugh Town, St Mary's (National Grid Reference SV9082510541). The application site is comprised of a large, detached and extended two-storey property and detached garage, set within its own plot (see Figure 1 below).

Figure 1. Location

1.3 Details of proposed works

The planning application (P/20/023) proposes the extension of the detached garage (see photo 1.) south-westward to link with the main house which includes the removal of the garages south-east elevation and the removal of the pitched roof for an extended flat roof.

Photo 1.

2.0 Methodology

2.1 Preliminary Ecological Appraisal - Desk Study

A desk study data search was undertaken. This involved carrying out a review of the Local Records Centres (LRC) available records for bat species and publicly available datasets and citations of statutory designated sites of importance for nature conservation for sites within the zone of influence (ZOI) of the survey area (considered to be a maximum of 2km in this case). The desk study was also undertaken to identify habitats and features that are likely to be important for bats and assess their connectivity through the use of aerial photographs.

2.2 Preliminary Bat Roost Assessment

The Preliminary Bat Roost Assessment comprised a survey of the building for bats, signs of bats and features potentially suitable for use by roosting bats, and an assessment of the surrounding habitat in terms of its suitability for commuting and foraging bats.

The survey consisted of a ground based inspection and a detailed search of the interior and exterior of the building (from ground level), looking for bats and/or evidence of bats including droppings (on walls and windowsills and in roof and loft spaces), rub or scratch marks, staining at potential roosts and exit holes, live or dead bats and features, such as raised or missing tiles, potentially suitable for use by roosting bats. Binoculars, a ladder and a high-powered torch were used as required.

2.3 Classification of building

The building was classified according to its suitability for use by roosting bats. The classification was dependent on several factors including (but not limited to):

- Bats and/or signs of bats;
- External and internal features potentially suitable for use by roosting bats (e.g. raised or missing tiles, gaps behind fascia boards etc);
- Setting;
- Night time light levels;
- Disturbance levels;
- Proximity of suitable foraging habitat and commuting routes (e.g. ponds, streams, woodland, large gardens, hedgerows).

The categories used to classify buildings and the survey effort required to determine the presence or absence of bats (as per the Bat Conservation Trust's Bat Survey Guidelines[1], referred to by Natural England in their standing advice to planning officers) are described in Table 1 (see below).

2.4 Surveyor details

The survey was undertaken by Darren Mason BSc (Hons) of the Isles of Scilly Wildlife Trust. Darren has undertaken professional Bat Licence Training and holds a Natural England WML-A34-Level 2 (Class 2 License); registration number: 2020-46277-CLS-CLS which permits him to survey bats using artificial light and endoscopes and capture bats using hand and hand-held static nets.

Table 1 – Description of the categories used to classify a building's bat roost potential and the survey effort required to determine the likely presence or absence of bats

	Roost status	Description	Survey effort required to determine the likely presence or absence of bats
Bat Roost Potential	High	Numerous features potentially suitable for use by roosting bats, optimal or good quality bat foraging habitat nearby and good habitat connectivity. Alternatively, a building with fewer features potentially suitable for use by roosting bats and optimal foraging habitat nearby.	Three dusk emergence and/or pre-dawn re-entry surveys between May and September. Optimum period May – August. Two surveys should be undertaken during the optimal period and at least one survey should be a pre-dawn survey.
	Moderate	More than a few features potentially suitable for use by roosting bats, good foraging habitat nearby and limited habitat connectivity. Alternatively, a building with a few features potentially suitable for use by roosting bats but optimal foraging habitat nearby.	Two or three dusk emergence and/or pre-dawn re-entry surveys between May and September (but only if features will be affected by the proposals).
	Low	Only a few features potentially suitable for use by roosting bats but good bat foraging habitat nearby. Alternatively, a building with more than a few features potentially suitable for use by roosting bats but sub-optimal foraging habitat nearby and limited habitat connectivity.	One or two dusk emergence and/or pre-dawn re-entry surveys between May and September (but only if features will be affected by the proposals).
	Negligible	Very few features potentially suitable for use by roosting bats and / or in an area (such as a densely populated urban area) which has limited habitat connectivity and poor foraging habitat.	No further surveys required.

Table 1. Categorising and classifying a building's bat roost potential

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

3. Results

Preliminary Ecological Appraisal

3.1 Pre-existing information on bat species

The desk study showed that no species of bat had previously been recorded within the building. A data search of LRC records for bats revealed information on 6 species of bat recorded within the 2km ZOI of the site. The species conclusively identified were Common Pipistrelle (*Pipistrellus pipistrellus*), Soprano Pipistrelle (*Pipistrellus pygmaeus*) and Brown Long-eared Bat (*Plecotus* auritus) both UK Biodiversity Action Plan (BAP) priority species, Whiskered Bat (*Myotis mystacinus*), Leisler's Bat (*Nyctalus leislerli*) and the rare Nathusius Pipistrelle (*Pipistrellus nathusii*). Seventeen bat roosts are known to exist within the 2km of the proposed development, with 3 known roosts within 500m of the property, the nearest being 81m south-west of the proposed development.

3.2 Statutory and non-statutory sites

In addition, the desk study revealed the presence of the following statutory designated sites within the 2Km ZOI of the site:

i.) **Peninnis Head SSSI –** Lying 686m due south of the proposed development is Peninnis Head SSSI. The site designated primarily for its maritime heathland, maritime grassland and scrub habitats together with good populations of a number of rare plant and lichen species, in addition to its significant quaternary geomorphology.

ii.) **Lower Moors SSSI –** Situated 280m east-north-east of Teeki is Lower Moors SSSI. A topogenous mire that has a range of wetland habitats supporting a diverse range of wetland wildflower species, including the Nationally Scarce Tubular Water-dropwort (*Oenanthe fistulosa*). The site also holds locally important populations of Royal Fern (*Osmunda reglis*) and Southern Marsh Orchid (*Dactylhoriza praetermissa*) and is particularly important feeding for passage and wintering birds including Corncrake (*Crex crex*) and Spotted Crake (*Porzana porzana*).

iii.) **Higher Moors & Porth Hellick Pool SSSI –** 1.3km east north-east of the proposed development is Higher Moors SSSI. A topogenous mire designated for several rare and notable plant species) including; Bog pimpernel (*Anagallis tenella*), Star Sedge (*Carex echinata*) and Marsh St John's-wort (*Hypericum elodes*).

iv.) **Porthloo SSSI –** Situated 738m north-east of Teeki lies Porthloo SSSI designated for its geology, particularly for its Quaternary sediments in the cliffs that show changes in the climates and environments of the Quaternary period in Scilly.

3.3 Habitats surrounding the application site

Jackson's Hill is situated within the Built-Up Areas Boundaries[2] (2011) for England and Wales (published by the Office for National Statistics, Geography), lying just within its northern border and is a small residential complex comprising several large detached properties set within mature gardens, which back onto the Old School site at Carn Thomas, an area consisting of open grassland, scrub and deciduous woodland.

South-east of the property lie a small group of allotments and a tree-lined avenue of Dutch Elm (*Ulmus x hollandica*) before reaching the wetland of Lower Moors SSSI, which is dominated by reedbed, wet woodland and open water habitats. Further south-east, eastwards and north-eastwards a contiguous landscape of small hedgerow enclosed cultivated fields used in the flower-farming industry as productive 'fallow' leys or improved pasture for over 2km is dominant, interspersed with a variety of sized deciduous and coniferous woodland blocks or shelterbelts of Dutch Elm and Monterey Pine and Lodge Pole Pine (*Pinus radiata* and *Pinus contorta*) respectively. This habitat helps to link the wider countryside and to sites such as the wetland of Higher Moors SSSI and the woodland block and stream at Holy Vale, to the open expanses of the coastal headlands and the large expanse of semi-natural grassland at the airport.

Immediately north-east is the beach and associated strand-line at Porth Mellon, beyond this northward the mixed farming landscape continues, before reaching the large open expanse of the golf course with its mown semi-natural grassland and heathland habitats and beyond this further conservation grazed coastal headlands. Immediately west of Teeki lies the main conurbation of Hugh Town where mature gardens become less frequent. However, south-west of the old school site lies Buzza Hill, which comprises and open area of grassland and scrub, which at its base are further mature gardens which open up onto the beach at Porthcressa. Five hundred and sixty metres west the beach meets the eastern slopes of the

Garrison with its mixed woodland and low lying cliffs. The Garrison also contains further habitat including cattle-grazed mosaic of grassland and scrub, shelterbelts and areas of open amenity grassland for recreation.

In summary, the habitat surrounding the proposed development and its links to the wider countryside provides optimal foraging habitat for all 6 species of bat, despite 16 Jacksons being situated in a suburban setting with its associated street lighting. The dark corridors, particularly to the south and east of the property and the use of the beach at both Porth Mellon and Porthcressa will assist in bats reaching favoured feeding habitat. These dark corridors are important as it has been shown that street lighting can negatively impact upon a bats' commuting and foraging route[3]. In contrast, it has been shown that species such as Common Pipistrelle and Leisler's Bat will feed around street-lighting, to take advantage of the insectivorous prey that congregates around them[4]. However this has been shown to be dependent on the light emitting from the lamps, with orange sodium light (found here in this instance) having the greatest negative impact on feeding opportunities[4].

Though Soprano Pipistrelle have been shown to utilise more built up areas compared to Common Pipistrelle[5], all species of bat require 'edge' habitat (like hedgerows) to both feed from and commute to other feeding areas[6, 7&8]. This type of habitat is frequent throughout St Mary's particularly to the north and east of Teeki, with only a limited number of areas which are very open which most species of bat prefer not to utilise[9]. These continuous linked hedgerows provide access to a wider variety of habitats for which Common Pipistrelle are known to take advantage of[10], including the strand-line along the beaches[11]. These hedge-lined commuting routes are also important for both Soprano and Nathusius Pipistrelle as they provide commuting and feeding corridors to their preferred habitat of open water and watercourses[6, 7&8], habitats such as those found at both Lower and Higher Moors SSSIs and Holy Vale. The location of the Teeki also falls within the core sustenance zones of all three species being 1.7km, 1.5km to 3km respectively[12].

In contrast, Whiskered Bat in Britain has been shown to favour more open areas of semi-natural grassland and pasture with scattered hedgerows, or small woodland blocks [13&14] in which to feed. Habitat such as the Garrison to the west and the golf course to the north are typical examples of such habitat which they could exploit and fall within the typical core sustenance zone for this species[13]. Brown Long-eared bat

have been shown to prefer to feed in open canopy deciduous woodland typically located close to their roosts, which would also have larger tracts of woodland available to feed no greater than .5km away[15], making the Garrison to the west and the former school site at Carn Thomas potential sites to feed. Both sites fall within this species core sustenance zone of 1.1km[16]. Likewise, Leisler's Bat also take advantage of woodlands, particularly woodland edge[17], making these woodland blocks and the woodlands at Lower Moors, Higher Moors and Holy Vale and even Trenoweth shelterbelt at 2.2km away as Leisler's Bat has a large core sustenance zone of 4.2-7.4km[18]. Leisler's Bat in England is also known to take advantage of open areas of pasture[18], making the coastal headlands to the north, south and east potential feeding areas also. This contrasts with most other species of bat which typically avoid this type of open habitat, particularly during peak times of prey abundance (dusk and dawn) to avoid predation[19&20].

3.4 Habitats within the application site

The detached garage of 16 Jacksons Hill sits immediately north-west of the main property, bounded to the south by a low drystone wall with 2 mature Dutch Elm (Ulmus x *hollandica*) and a single Hawthorn (*Crataegus monogyna*) behind. To the south-west the area is laid to concrete and a large supporting drystone wall of the modern extension of the main house. Here several outside lights are present (some PIR) along with large north-east facing windows. Immediately north-east the remnants of an old Karo (*Pittosporum tenufolium*) hedge is present and an area of low-growing Nasturtium (*Tropaeolum majus*) that dominates the north-east slope to the neighbouring garage. Here, scattered Bracken (*Pteridium aquifolium*), Ivy-leaved Toadflax (*Cymbalaria muralis*), Montbretia (*Crocosmia* sp.) and Giant Vipers-bugloss (*Echium pininana*) can also be found.

In summary, there are few beneficial species of shrub and plants that may attract invertebrates which bats may prey upon within the immediate footprint of 16 Jacksons Hill. The external lighting and the large north-east facing windows of the main house are likely to cause light-spill, particularly onto the south-west facing roof. Despite there being 3 mature trees within 5m of the garage which can provide cover for bats leaving a roost, the immediate habitat can be classed as poor for bats.

Preliminary Roost Assessment

3.5 External

The detached garage at 16 Jacksons Hill is block-built, single-skin and smooth-rendered in construction. The render is in good condition throughout (see photo 2.), with no cracks or lifted render for bats to roost behind. The north elevation is dominated by the metal garage door and associated wooden frame, which is tightly bound to the external block-work with no obvious gaps, providing no opportunities for bats to roost between or gain access into the interior of the building. Likewise, with the timber frame of the single-glazed window in the south-west elevation. Fascia is present along all the eaves and the north and south gable ends.

Photo 2.

At the gable ends the fascia is tightly fixed to the blockwork leaving no crevices which bats could roost behind, as is the junction between the soffit boards and the blockwork along the length of both the south-west and north-east elevations. The north-east and southern elevations were once clad in ivy (see photo 3.), which has resulted in the bargeboard in the south-east corner rotting away, revealing the void between the fascia/soffit and block work of the garage (see photo 4.). Within this void a bird's nest was found (see photo 5.), most likely a Blackbirds (*Turdus merula*). The void could have offered

Photo 3.

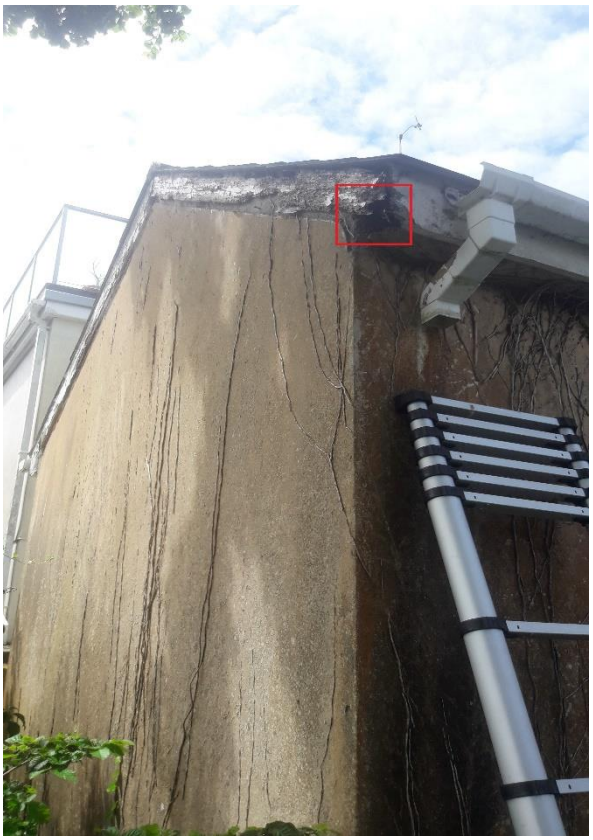

Photo 4.

suitable roosting space for bats, but with the removal of the ivy the void is now too exposed and not likely to be used. The roof of the garage has an approximate pitch of 28^0 with a south-west/north-east aspect. Constructed of well-fitting fibre cement 'faux' slate tiles and capped by glazed concrete ridge tiles which are well mortared to the tiles below the roof presents with no obvious roosting opportunities for bats.

3.6 Internal

The internal roof space is exposed revealing the 'A-frame' rafters and the roofing membrane. The 'A-frame' is constructed with modern butt joints, with some 'lap' joints used for the central braces. Throughout, none of the gaps between the joints were wide enough for bats to utilise as a roost.

Photo 5.

Likewise, the gap between the 1st rafter and the north and south gable ends walls (see photo 4.). A slim, rectangular ridge-board however may provide perching opportunities for species such as Brown Long-eared Bat. However, a PIR sensor located within the garage which operates an LED light (see photo 6.) which, when activated illuminates the rear of the garage, including the roof void.

The roofing membrane throughout was in good condition, presenting with no suitable roosting space for bats between the membrane and the roofing tiles above. Inspection of the wall plates, central braces of the 'A-frame' and the void between the south-west and north-east elevations and the soffit boards revealed evidence of House Mouse (*Mus* musculus) droppings, but no droppings that could be attributable

to bats. A search of the floor below the rafters and ridge board revealed no bat droppings either, however it was made aware to the author from the owner of the garage that recently the garage had been cleared, including the removal of all the shelving and sweeping of the floor which is likely to have removed any other evidence, if present.

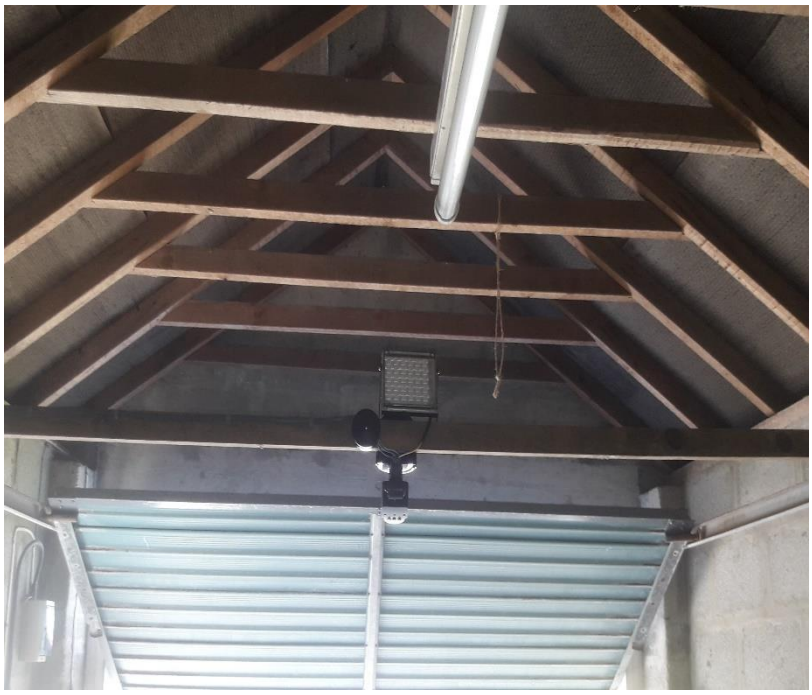

Photo 6.

3.7 Summary

The well-constructed shell of the garage limits any potential roosting opportunities to the void at the south-east corner of the eaves. However, the removal of the ivy and the rotting away of the bargeboard is likely to leave this feature too exposed for bats. The external lighting and lack of suitable feeding habitat immediately surrounding the garage also reduces the likelihood as the development being used as a roost. Though the garage internally is open and has suitable perches for void dwelling species of bat, the interior PIR and associated light that illuminates the rear of the garage and the exposed roof space and the garages regular use is likely to cause disturbance to such species.

Assessment and recommendations (excluding bats)

4.1 Protected sites

The proposed development falls into the SSSI Impact Risk Zones of Lower Moors, Higher Moors and Peninnis Head SSSIs. Impact zones are used in the assessment of planning applications for likely impacts on SSSI's, Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites (England). However, the likely attributable impact in these zones is for residential developments of 100, or 50 or more houses outside existing settlement/urban areas. Therefore, in this instance the development is not likely to impact on the surrounding SSSIs.

4.2 Nesting birds

All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended). Section 1 of this Act makes it an offence to kill, injure or take any wild bird, or intentionally to take damage or destroy the nest of any wild bird while that nest is in use or being built[22]. During this survey, evidence of nesting birds was identified in the void between the fascia and external block work in the south-east corner. The species is likely to be from the Thrush family, most likely Blackbird. The current nest is likely to have fledged and as a result from the removal of the ivy the nest may not be used for a second brood. However, if work was to commence between the months of March and August inclusive, then the site would need to be checked first for nesting birds and if, any evidence of breeding activity was found, or nests are identified works that would disturb the adults, the nest or young must be postponed until all young have fledged the nest and it is no longer in use.

Following the proposed renovation works, it is unlikely that suitable nesting habitat for this species will remain associated with this void. It is therefore recommended that mitigation measures to replace lost nesting features are incorporated into the design.

An open nestbox should be mounted 1.5m, or higher on a wall, but should ideally be concealed to aid predator avoidance. Therefore, the planting of a species that will cover the box in time will help with concealment. Climbing species such as Honeysuckle (*Lonicera pericyclemum*) or Ivy (*Hedera helix)* would be appropriate.

4.3 Ecological features of importance

To identify which ecological features are important and which could potentially be affected by the proposed project, an evaluation of their importance for example; in a geographical context, degree of scarcity or level of protected status needs to be undertaken[23]. The table below outlines those features identified as important, the nature conservation legislation relevant to those features and an assessment of the level of impact from the proposed development on those features.

Ecological Feature	Relevant Legislation	Evaluation (of importance)	Mitigation Hierarchy	Impact Level
Habitats:				
Building (roosts)	CHSR, W&CA, NPPF	Local	A & E	Low
	Impacts: **Demolition:** – None predicted as long as Reasonable Avoidance Measures (RAM) are followed (see section 5) **Construction:** – None. Positive impact may result through enhancement by creating/incorporating new nests in the building[24] **Operational impact:** - None predicted, however please note a summary of criminal offences with respect to bats and their roosts. http://www.bats.org.uk/pages/bats_and_the_law.html			
Species:				
Bats	CHSR, W&CA, NPPF	International	A & E	Medium
	Impacts: **Demolition –** None predicted as long as Reasonable Avoidance Measures (RAM) are followed (see section 5) **Construction/post-construction -** Positive impact may result through enhancement by increased roost availability[24, 25] **Operational impact:** - None predicted, however please note a summary of criminal offences with respect to bats and roosts. http://www.bats.org.uk/pages/bats_and_the_law.html			
Key to Legislation and Mitigation Hierarchy				
CHSR – Conservation of Habitats and Species Regulations 2017[6] - http://www.legislation.gov.uk/uksi/2017/1012/made W&CA – Wildlife & Countryside Act 1981 (as amended)[22] - http://www.legislation.gov.uk/ukpga/1981/69/contents NPPF – National Planning Policy Framework 2019[25] - https://www.gov.uk/government/publications/national-planning-policy-framework--2 **A** – Avoid, **M** – Mitigate, **C** – Compensate, **E** - Enhancement				

5. Recommendations and Mitigation

The recommendations in this section are provided as information only and specialist legal advice may be required. If works are delayed for more than one year, then re-assessment may be required.

5.1 Survey constraints

The survey was undertaken at an appropriate time of year, during the main summer active season

Internal inspection for evidence of droppings was constrained as a result of the recent clearing-out of the shelving and the sweeping of the floor.

5.2 Further survey requirements

In the professional opinion of the author there are **no further surveys required**. The justification for this is; BCT guidance suggests that for buildings with negligible roost potential no further surveys are required[1]. The survey carried out to date follows this guidance, is proportionate to the scale of the development and the information provided is believed to be sufficient to inform the planning decision.

5.2 EPS Licence requirement

For any development that is likely to commit an offence (or offences) in respect to a European Protected Species (EPS) i.e. bat, or their habitat, a licence will be required. In this instance based on sufficient survey work **no licence is required**. If, in the unlikely event a bat were found during the demolition phase of the project, Reasonable Avoidance Measures (RAM) must be followed and will determine any further action, such as licensing if necessary.

5.3 Mitigation – Further Action

As there is a very low risk that bats may roost within the building, prior to demolition, precautions should be taken to reduce the probability of committing an offence. By undertaking Reasonable Avoidance Measures (RAM), if affected RAM should include:

Avoidance – Bats

i. When roofing works are planned these should avoid the main breeding and mating season of *Vespertilionidae* bats, **work should typically take place between the 1st November and 1st May inclusive.**

ii. Ensure all workers on site (including sub-contractors) are made familiar with bat legislation and agree to work in accordance with and fully follow best practice measures.

iii. Carry out prior to demolition careful checks of any cracks/crevices and cavities in or on the building. Signs of usage include; bat droppings, dis-colouration or polishing of access points where bats rub against them, urine stains and a lack of cobwebs, particularly if other crevices around them have plenty.

iv. Individual bats may be found in/under; cladding, between timber boards, between corrugated sheeting, in soffit boxes, behind lead flashing and sometimes just clinging to timber beams around joins as well as others areas. When any of these are removed, please do so carefully, lifting outwardly, and checking for bats continually. If in doubt, consult a licensed bat worker.

v. Try to minimise any dust generated from demolition works from entering off-site buildings and gardens

vi. In the unlikely event that a bat is found please see below:

1. At no point should a worker handle a bat. Untrained handling may cause undue stress and injury to the bat, and if bitten may expose the worker to rabies-related European Bat Lyssavirus
2. Where possible replace any covering without damaging the bat, then halt works and contact **Natural England** (Tel: 0845 601 4523), or the **Bat Conservation Trust Helpline (**0845 1300 228), or **IoSWT** (01720 422153) for advice.
3. Any bats that go to ground should be covered with a box and left alone until a licensed bat worker arrives to assess the condition of the bat
4. If the bat attempts to fly at any point allow it to do so. Preventing natural behavior will cause unnecessary stress and may cause injury. Attempt to see where bat goes. If the bat returns to the building, halt works and report the escaped bat to the local bat worker

Enhancement (E) – Bats

The Isles of Scilly have the most southern population of Common Pipistrelle (*Pipistrellus pipistrellus*) bats in the United Kingdom. The islands also hold small populations of Soprano Pipistrelle (*Pipistrellus pygmaeus*) and Brown Long-eared Bat (*Plecotus* auritus) both UK Biodiversity Action Plan (BAP) priority species and holds records for the rare Nathusius Pipistrelle (*Pipistrellus nathusii*). Any loss of roosting, commuting or foraging sites could have a detrimental effect on these species distributions as a whole and cause a net loss in biodiversity on the islands.

Each local planning authority in England and Wales has a statutory obligation under Part 3 Section 40 of the Natural Environment & Rural Communities Act 2006[27] (NERC 2006) to have due regard for biodiversity when carrying out their functions and under Section 15 paragraph 170(d) of the NPPF 2019, all planning policies and decisions shall contribute to and enhance the natural and local environment by providing net gains in biodiversity. **Therefore, to assist in meeting these obligations the following suggestion could be undertaken:**

i. Erect two free-standing bat boxes developed for crevice-dwelling species (see figure 2 for examples and Appendix A for supplier details) one on each of the north and south-east elevations. Erect as high as possible below the fascia of the new flat roof.

Figure 2. free-standing bat box examples

https://www.nhbs.com/browse/search?q=bat%20boxes&hPP=30&idx=titles&p=0&is_v=1&qtview=158636

https://www.nhbs.com/browse/search?q=bat+boxes&qtview=176916

6. Summary

The detached garage at 16 Jacksons Hill (planning application P/20/023) is found to have negligible roost potential for bats, despite the optimal foraging habitat immediately surrounding the development and its commuting and foraging links to the wider countryside. In the professional opinion of the author no further surveys are required, and no EPS license is required. However, to enhance the area for local populations of bat and assist the local authority's obligation to provide net gain in biodiversity the erection of 2 free-standing bat boxes and the erection of a single Blackbird nest box with the planting of a climbing plant species such as Honeysuckle or Ivy should be undertaken.

Aside from nesting birds, if the recommendations given in this report are adhered to, there should be no further ecological constraints to the proposal.

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APPENDIX A – SUPPLIERS

1. Natural History Book Service
   1-6 The Stables
   Ford Road
   Totnes
   Devon, TQ9 5LE
   Tel: 01803 865913
   Email: customer.services@nhbs.com
   Website: https://www.nhbs.com/

2. Habibat
   Tel: 01642 724626
   Email: http://www.habibat.co.uk/contact
   Website: www.habibat.co.uk

3. Dreadnought Tiles
   Dreadnought Works
   Brierley Hilly
   West Midlands, DY5 4TH
   Tel: 01384 77405
   Email: sales@dreadnought-tiles.co.uk
   Website: www.dreadnought-tiles.co.uk

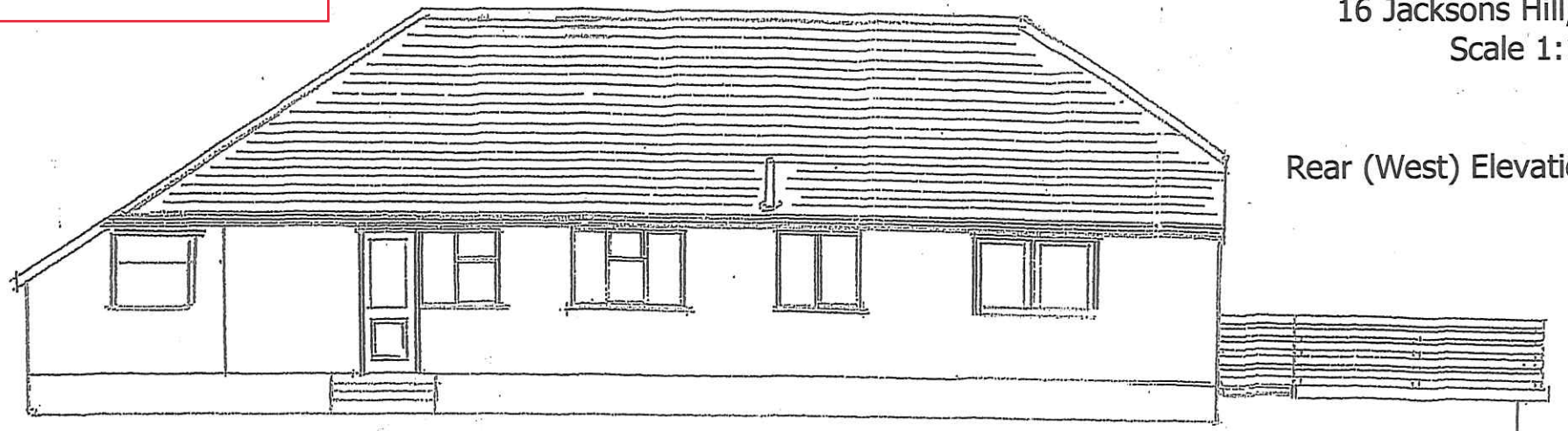
4. Wildlife & Countryside Services
   Covert Cottage
   Pentre Lane
   Rhuddlan
   North Wales, LL18 6LA
   Tel: 0333 9000927
   Email: support@wildlifeservices.co.uk
   Website: www.wildlifeservices.co.uk

5. Wildcare
   Eastgate House
   Moreton Road
   Longborough
   Gloucestershire, GL56 0QJ
   Tel: 01451 833181
   Email: sales@wildcare.co.uk
   Website: www.wildcare.co.uk

Plan 8 Existing and proposed East and West Elevations

16 Jacksons Hill, St. Mary's
Scale 1:100

Rear (West) Elevation - Existing



APPROVED
By Lisa Walton at 4:46 pm, Jul 29, 2020

Front (East) Elevation - Existing

Plan 9 Details of Site Waste Management

APPROVED
By Lisa Walton at 4:46 pm, Jul 29, 2020

From: Michael Pritchard
To: Lisa Walton
Subject: Re: P/20/023/HH 16 Jacksons Hill
Date: 29 July 2020 14:06:24

Good afternoon Lisa

All new materials for the garage extension will be purchased from Jewsons in Penzance. All surplus concrete and broken blocks etc. removed from the site will be sent to the quarry for recycling. Any redundant timber from the section of garage being demolished will be taken to the dump to be recycled.

Kind regards

Michael

On 27 Jul 2020, at 20:25, Lisa Walton <Lisa.Walton@scilly.gov.uk> wrote:

Dear Michael,

Please find attached a notification of my intention to recommend your application for approval. Please note the recommended conditions and let me know, in accordance with the timescales set out, your response to these.

Many thanks
Lisa

COVID -19 INFORMATION
Please note that currently I am working remotely and have limited to access to the Council's phone network. I can pick up voicemails and will return any calls as necessary. I am not however currently holding any face-to-face meetings. If you do have a planning enquiry then please put this in writing, ideally by email.

If you would like to arrange a 'virtual meeting' with me or staff in the Planning Department then please let us know. We have Skype and Teams available if you would like to make an appointment.

Thanks for your patience at this time.

Lisa Walton *MRTPI*
Senior Planning Officer
and Chartered Town Planner
Council of the Isles of Scilly
Email: lisa.walton@scilly.gov.uk
Direct Dial: 01720 424456 (internal direct dial: 404456)
Main Reception: 0300 1234 105
Follow us on social media
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<P-20-023 Pre Commencement Conditions.pdf>