



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/20/101/HH **Date Application Registered:** 9th December 2020

Applicant: Robert Green
Charlotte House
Garrison Lane
Hugh Town
St Mary's
Isles of Scilly
TR21 0JD

Site address: Charlotte House Garrison Lane Hugh Town St Mary's Isles of Scilly
Proposal: Removal of existing garage roof, installation of new roof and photovoltaic cells and associated works.

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 and Block Plans, Drawing number: GA-01 Dated: Nov 2020**
 - **Plan 2 Proposed Plans, Drawing number: GA-03 Dated: Nov 2020**
 - **Plan 3 Proposed Elevations and Sections, Drawing number: GA-05 Dated: Nov 2020**
 - **Plan 4 Solar PV Statement: Paradise Power, Dated 1st December 2020**
 - **Plan 5 Presence Absence Survey, Dated 14th May 2021 (bat mitigation, enhancement and timing of works)**

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 OE1 and OE7(5) of the Isles of Scilly Local Plan (2015-2030).

- C3 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
- 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 Garrison Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Submission Draft Isles of Scilly Local Plan (2015-2030).
- C5 As part of the implementation of the development, hereby approved, a new bat roosting site should be installed upon completion of the development. This should comprise a free-standing 'Kent' style bat box which would be sited immediately below the fascia on the east aspect of Charlotte House. The applicant shall seek to retain, where possible, the drystone wall and the vegetation below the roof in order to maintain the existing micro-climate. If this is not possible then further bat-friendly planting, to enhance the area for feeding opportunities, shall be provided, in accordance with Appendix C of the Bat Presence/Absence Survey, dated 14th May 2021. The bat box shall be installed during the first bat inactive season, following the completion of the development, in order to ensure opportunities for roosting habitat are provided. The bat box should be permanently retained thereafter.**
Reason: In order to enhance habitats and to safeguard bats 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) of the Isles of Scilly Local Plan (2015-2030).

PRE-COMMENCEMENT CONDITION: Submission of Site Waste Management Plan

- C6 Prior to the commencement of the development, hereby approved, a scheme including details of the disposal of all waste arising from the works 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 SS2 (2) of the 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 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.

3. 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 currently £34 for each request to discharge conditions(s) and is payable for each individual request made to the Local Planning Authority.
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:



Chief Planning Officer

Duly Authorised Officer of the Council to make and issue Planning Decisions on behalf of the Council of the Isles of Scilly.

DATE OF ISSUE: 4th June 2021



COUNCIL OF THE ISLES OF SCILLY

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

Dear Robert Green

Please sign and complete this certificate.

This is to certify that decision notice: P/20/101/HH and the accompanying conditions have been read and understood by the applicant: Robert Green.

1. **I/we intend to commence the development as approved:** Removal of existing garage roof, installation of new roof and photovoltaic cells and associated works at: Charlotte House Garrison Lane Hugh Town St Mary's Isles Of Scilly **on:**
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.

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. If the site is found to be inaccessible then contact details of the applicant/agent/contractor (delete as appropriate) are:

Name: _____ **Contact Telephone Number:** _____

Print Name: _____

Signed: _____

Date: _____

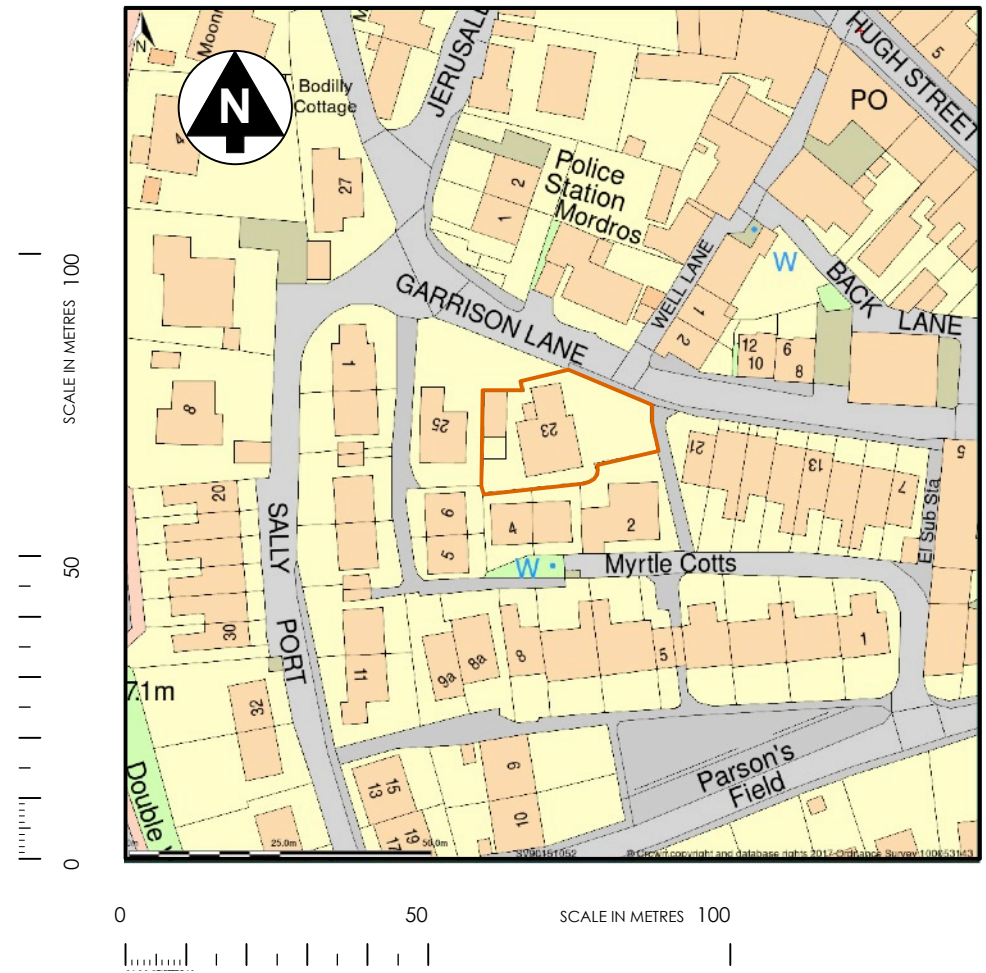
Please sign and return to the **above address** as soon as possible.

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.

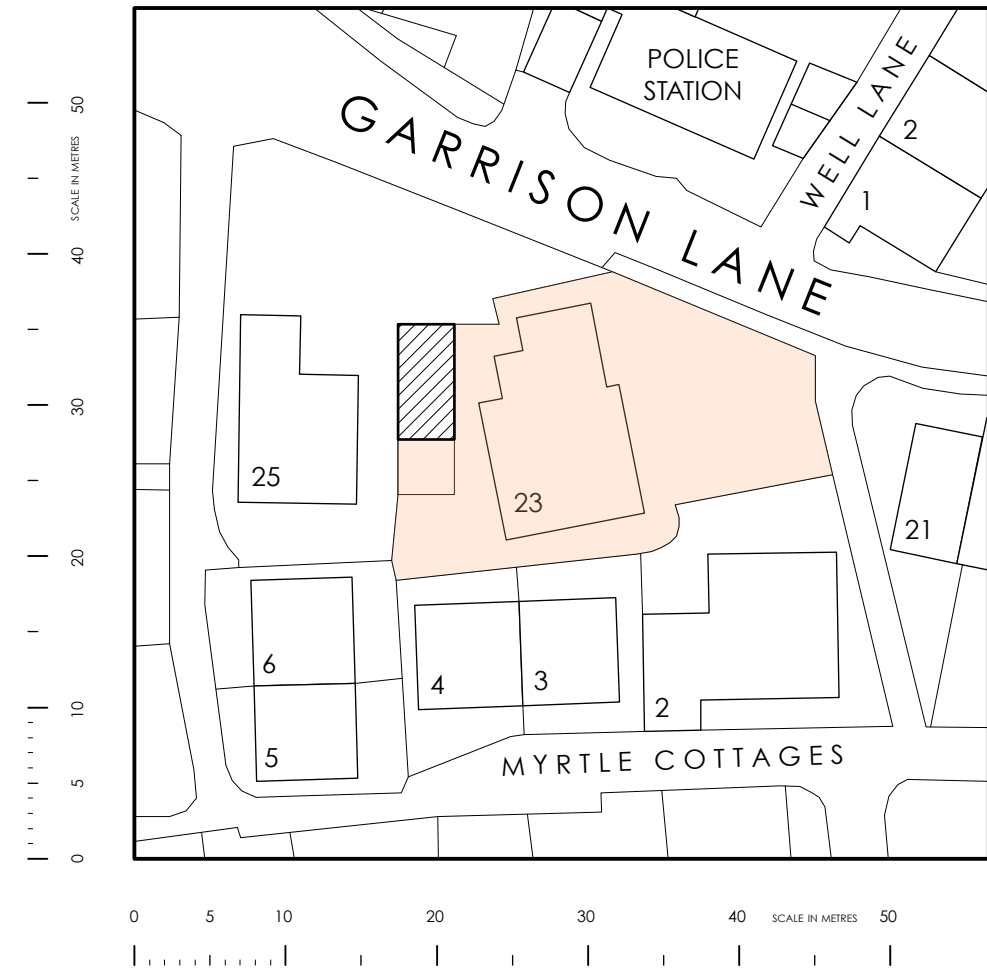
PRE-COMMENCEMENT CONDITION(S)

C4 Prior to the commencement of the development, hereby approved, a scheme including details of the disposal of all waste arising from the works 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.

APPROVED
By Lisa Walton at 9:22 am, Jun 04, 2021



LOCATION PLAN - 1:1250



BLOCK PLAN - 1:500

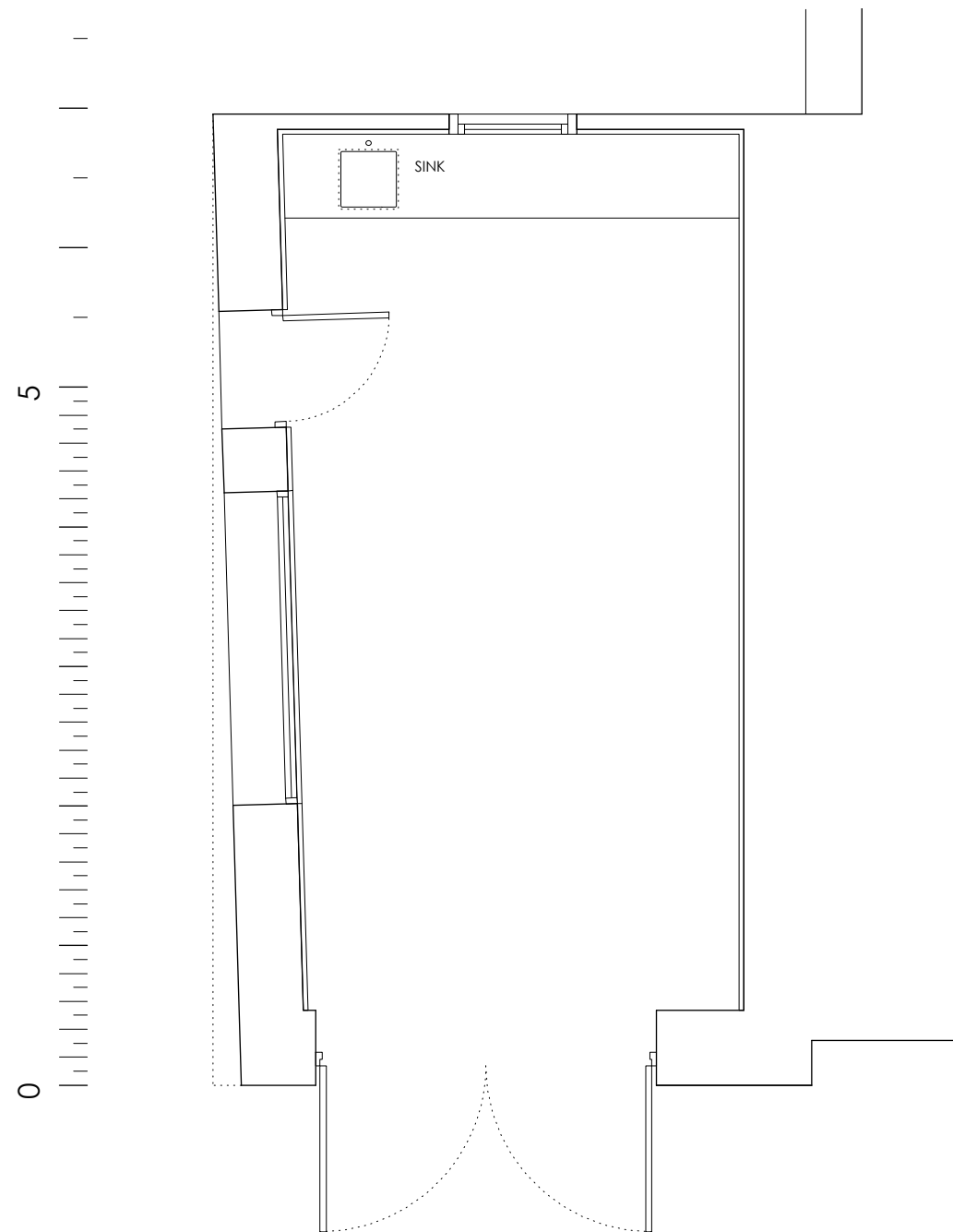
RECEIVED
By Tom Anderton at 4:39 pm, Dec 08, 2020

GARAGE
 CHARLOTTE HOUSE
 ST MARY'S TR210JD

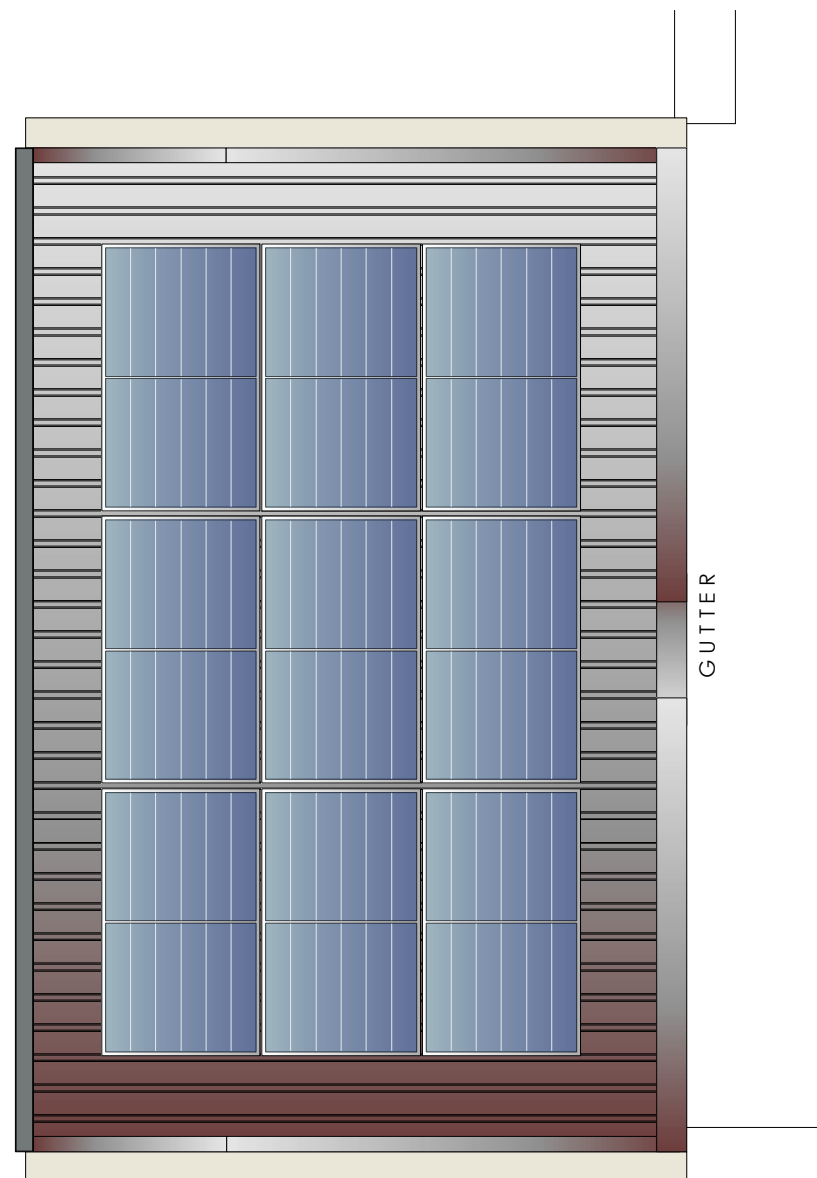
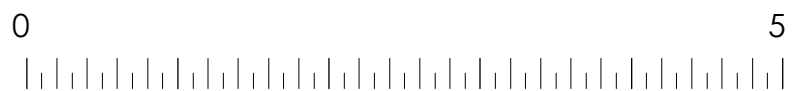
EXISTING
 SITE PLANS

DRW. NO. GA-01
 DATE - NOV 2020
 SCALE - AS SHOWN @ A3

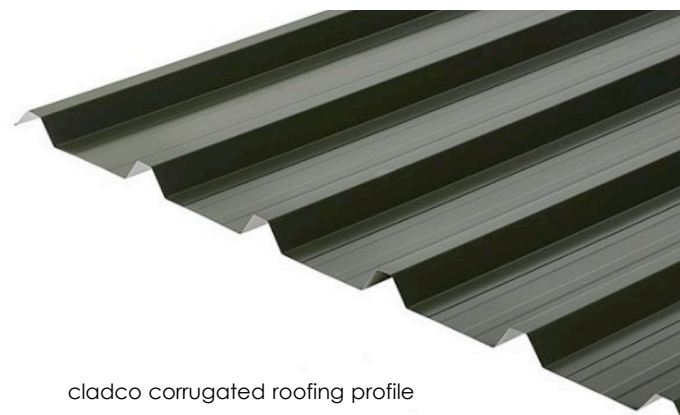
APPROVED
By Lisa Walton at 9:22 am, Jun 04, 2021



FLOOR PLAN



NEW 4° PITCHED ROOF IN CORRUGATED STEEL



cladco corrugated roofing profile

RECEIVED
By Tom Anderton at 4:39 pm, Dec 08, 2020

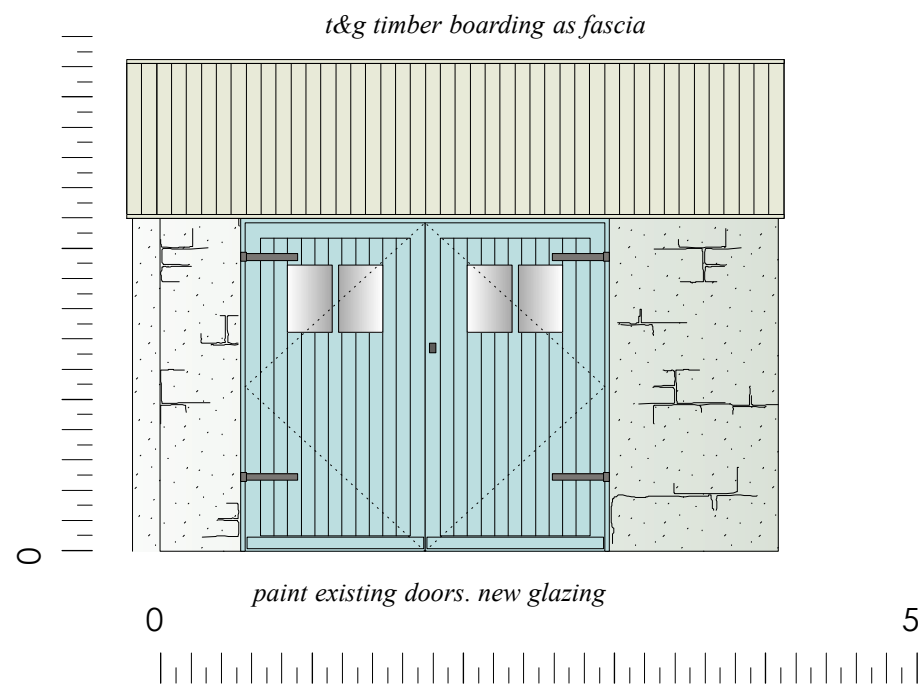
GARAGE

CHARLOTTE HOUSE
ST MARY'S TR210JD

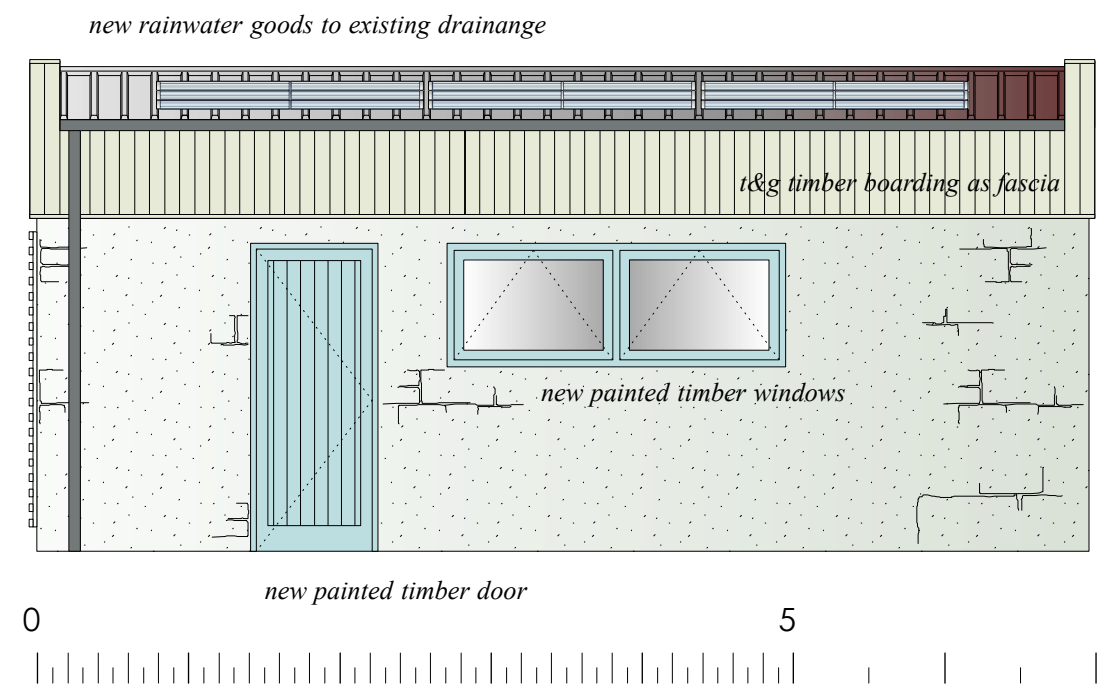
PROPOSED PLANS

DRW. NO. GA-03
DATE - NOV 2020
SCALE - 1:50 @ A3

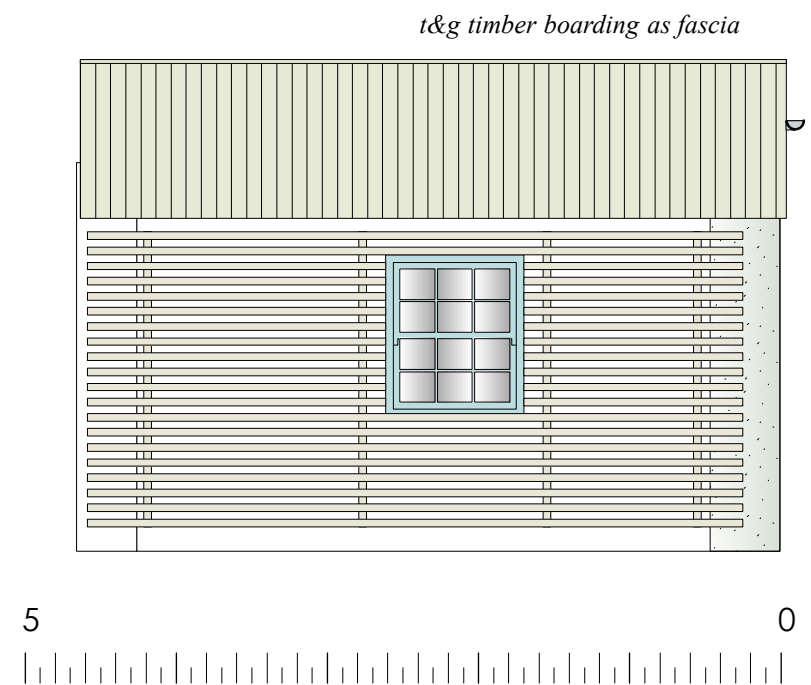
APPROVED
By Lisa Walton at 9:23 am, Jun 04, 2021



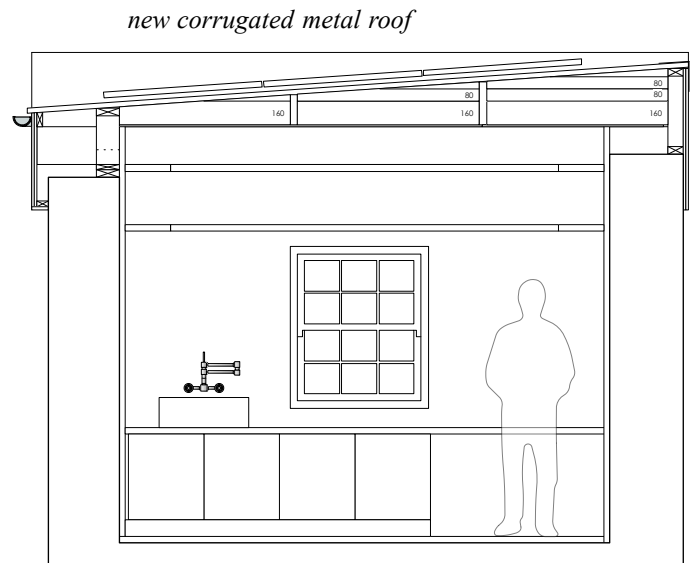
FRONT ELEVATION



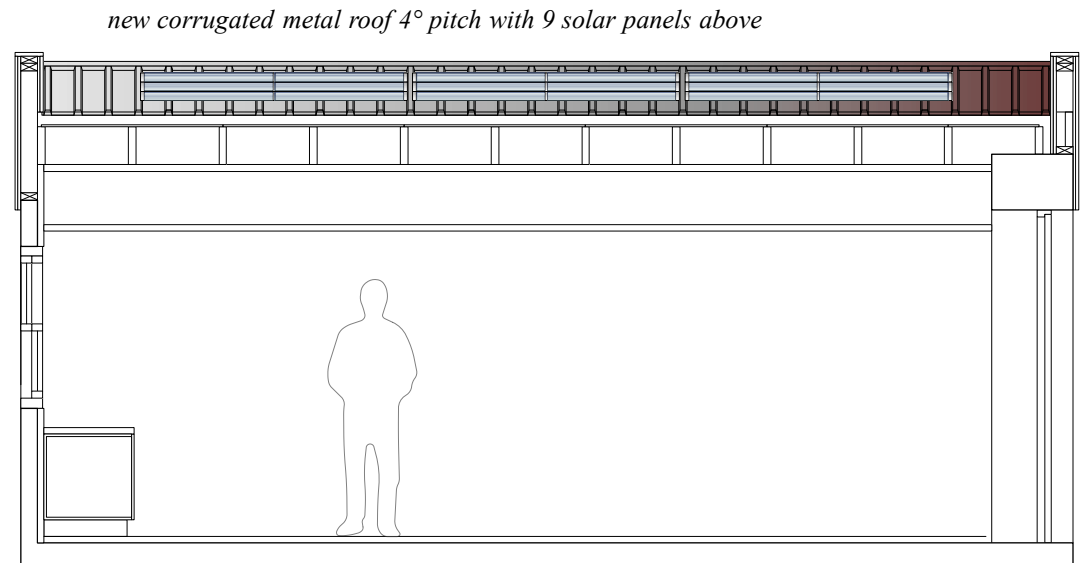
SIDE ELEVATION



REAR ELEVATION



SECTION 1



SECTION 2

RECEIVED
By Tom Anderton at 4:39 pm, Dec 08, 2020

GARAGE
 CHARLOTTE HOUSE
 ST MARY'S TR210JD
 PROPOSED
 ELEVATIONS +
 SECTIONS

DRW. NO. GA-05
 DATE - NOV 2020
 SCALE - 1:50 @ A3

RECEIVED
By Tom Anderton at 4:39 pm, Dec 08, 2020

APPROVED
By Lisa Walton at 9:23 am, Jun 04, 2021

Plan 4

Paradise Power Systems Ltd

Project Name: 1st December 2020

Client: Rob Green

Address: 21 Garrison Lane Isles of Scilly Isles of Scilly, TR21 0JD

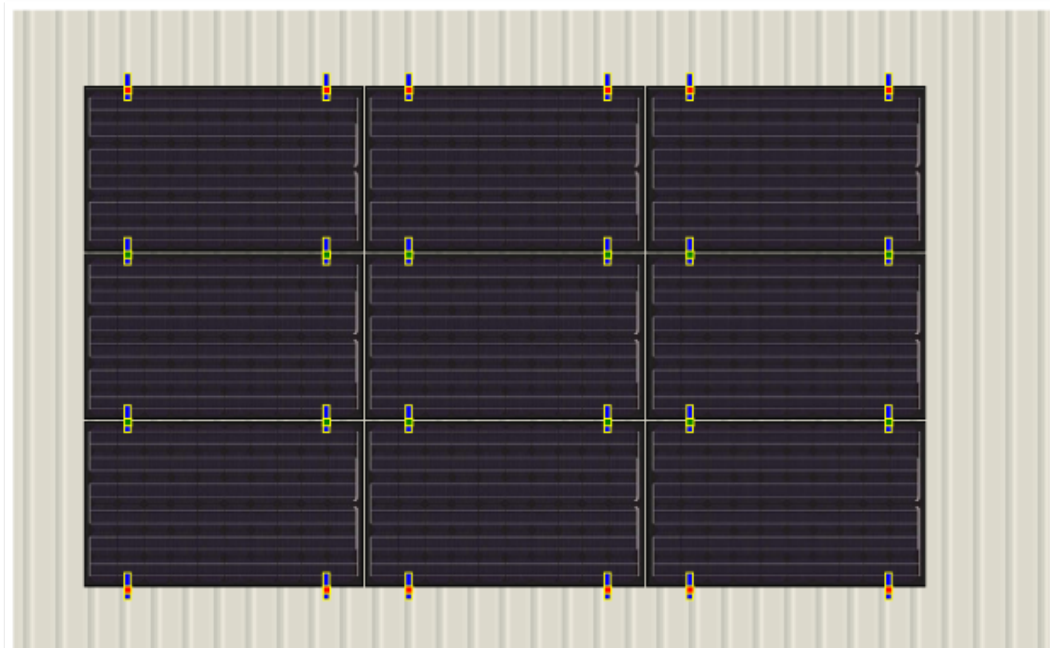
Date Created: 1st December 2020

Designer: Jason Hicks Jason Hicks

















Roof Layout

Roof 1



Component list

Item	Quantity
 Longi 360W HiMo4 All Black Split Cell Mono solar panel	9
 SolarEdge 3000 HD Wave - Screenless SETAPP inverter	1
 Emlite ECA2 extended cover	1
 Label sheet	1
 Rail bolt for fastensol rails	9
 SolarEdge Wattnode Modbus Meter with 100A CT Clamp	1
 SolarEdge Wifi Antenna for SETAPP inverters	1
 AC isolator - KN Newbury 20A 4-pole	2
 SolarEdge Optimiser P370	9
 Pair of MC4 connectors	2
 50m reel of 4mm ² solar cable	1
 Metasole flat channel (landscape)	24
 Renusol end clamp (black)	12
 Renusol mid clamp (black)	12

Inverter Compatibility

SolarEdge 3000 HD Wave - Screenless SETAPP

Panels		Inverter	
PV power:	3240 W	Rated AC output	3000 W

- ✓ The inverter rated output is 7 percent less than the maximum power of the array. However, a small amount of underdimensioning is normal, and there will be little loss of power.
- ✓ The current that the array can deliver will often exceed the maximum input current of the inverter. There will be significant power loss in sunny conditions.

String 1: 9 Longi 360W HiMo4 All Black Split Cell Mono solar panels with P370 optimisers

Panels		Optimiser	
PV power:	360 W	Rated input power	370 W
Open circuit voltage at -10° C	41 V	Max DC voltage	60 V
V_{mpp} at 40° C:	35 V	V_{mpp} lower limit	8.00 V
V_{mpp} at -10° C:	35 V	V_{mpp} upper limit	60 V
I_{mpp} at 25° C:	10.43 A	Max DC input current	11 A

String			
Total string power	3240 W	Max string power	5700 W
String length	9	Permitted string lengths	8/25

- ✓ The maximum expected current from the panel is **11.41A**, which is higher than the rated current for this optimiser
- ✓ The maximum expected power output of the panel is **360W**, which is suitable for this optimiser
- ✓ The maximum open circuit voltage of the panel is **41V**, which is suitable for this optimiser
- ✓ The maximum power point voltage of the panel is **35V**, which is within the correct range for this optimiser
- ✓ The string power output is less than the maximum input for this inverter.
- ✓ This string contains 9 optimisers.

Electrical

SolarEdge 3000 HD Wave - Screenless SETAPP

AC Isolator

A AC isolator - KN Newbury 20A 4-pole has been specified for this input

- ✓ The rated isolator current (20A) is greater than the rated inverter current (14A)
- ✓ The isolator is suitable for use on a single phase inverter.

Input 1

DC Isolator

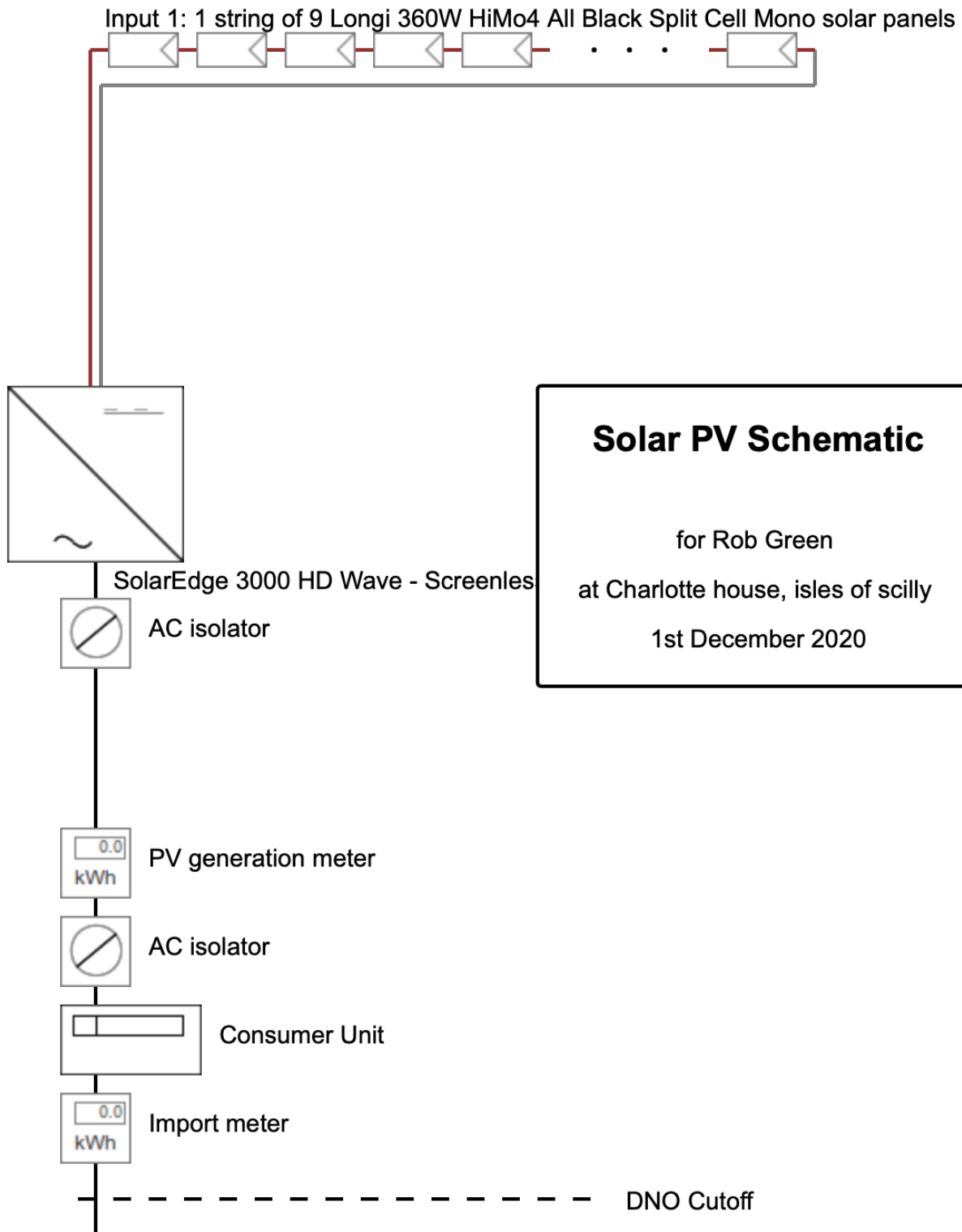
- ✓ This inverter contains an integrated DC Isolator.

Cable

20m of 4mm² solar cable has been specified

- ✓ Voltage drop at maximum power point at 40°C will be around **1.87 V (0.49 percent)**

Schematic diagram



Annual Output Performance Estimate

Site Details

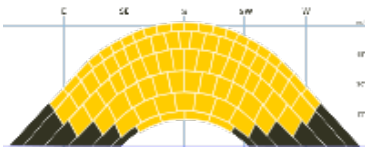
Client	Rob Green
Address	21 Garrison Lane Isles of Scilly Isles of Scilly
	TR21 0JD
Postcode zone	Zone 4

The sunpath diagram shows the arcs of the sky that the sun passes through at different times of the day and year as yellow blocks. The shaded area indicates the horizon as seen from the location of the solar array. Where objects on the horizon are within 10m of the array, an added semi-circle is drawn to represent the increased shading. Blocks of the sky that are shaded by objects on the horizon are coloured red, and a shading factor is calculated from the number of red blocks.

The performance of the solar array is calculated by multiplying the size of the array (kWp) by the shading factor (sf) and a site correction factor (kk), taken from tables which take account of the geographical location, orientation and inclination of the array.

Inverter 1: SolarEdge 3000 HD Wave - Screenless SETAPP

String 1 - shading group 1



A: Installation data

Installed capacity	3.240 kWp
Orientation	90°
Inclination	4°

B: Calculations

kWh/kWp (kk)	906
Shade factor (sf)	1.00
Estimated output	2935 kWh

Disclaimer

The performance of solar PV systems is impossible to predict with certainty due to the variability in the amount of solar radiation (sunlight) from location to location and from year to year. This estimate is based upon the standard MCS procedure and is given as guidance only. It should not be considered a guarantee of performance.

The shade assessment has been undertaken using the standard MCS procedure. It is estimated that this method will yield results within 10% of the actual annual energy yield for most systems.

Structural calculations

Roof 1

Weight loading calculation

The total weight of the solar panels and mounting components is **176.94 kg**. Assuming this is spread evenly over the area that the solar panels cover (**16.4 m²**), the loading imposed by the solar PV array is **10.8 kg/m²**, or **0.11 kN/m²**.

The existing dead load on the roof from the roof covering is **12 kg /m²**, or **0.12 kN/m²**.

If we factor in an imposed load of $\{results.imposedLoad\}$ kN/m², then the percentage increase in loading due to the installation of the solar array becomes

$$100 \times ((0.11 + 0.12 + 0.75) / (0.12 + 0.75) - 1) = \mathbf{12.6\%}$$

For flat roofs it is common for the additional weight of the panels and ballast to increase the loading on the roof by more than 15%. However, the roof joists may well be strong enough to take the additional weight. We recommend using the joist calculator in the next section to determine the strength of the roof joists.



An increase of less than 15% in the load imposed on a roof is not considered to be a significant change (The Building Regulations 2000, Approved Document A).

Please note that this method does not calculate the strength of the roof, and if a roof was badly constructed, does not meet existing building regulations, or is in poor condition then it may still not be appropriate to install an array.

APPROVED

By Lisa Walton at 9:23 am, Jun 04, 2021

BAT PRESENCE/ABSENCE SURVEYS OF:

GARAGE AT CHARLOTTE HOUSE
GARRISON LANE
HUGH TOWN
ST MARY'S
ISLES OF SCILLY
TR21 0JD

Client: Mr Rob Green

Our reference: BS39-2020PAS

Report date: 14th May 2021

Author: Darren Mason BSc (Hons)

Report peer reviewed: Sarah Mason.

Report signed off: Sarah Mason.

REPORT ISSUED IN ELECTRONIC FORMAT ONLY

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Non-Technical Summary

- On 8th December 2020, the Isles of Scilly Wildlife Trust (IoSWT) conducted a Preliminary Ecological Appraisal (PEA) and Preliminary Roost Assessment (PRA) of a detached garage at Charlotte House, Garrison Lane, Hugh Town, St Mary's, Isles of Scilly, TR21 0JD (BS39- 2020). These surveys were undertaken to establish baseline conditions, determine the importance of any ecological features within and around the survey areas and to establish the actual or potential use of the building by bats to help inform the determination of a future planning application.
- These surveys concluded that the garage at Charlotte House had low potential to support roosting bats. One presence/absence survey was recommended, and the results of this survey are outlined in the Presence/Absence (PAS) report.
- A dusk emergence survey conducted on 13th May 2021 did not identify any bats emerging from potential roosting sites associated with the building but did identify large numbers of bat contacts related to commuting and foraging behaviour in and around the large drystone walls adjacent to the development.
- Both the PEA/PRA and PAS reports should be considered together to provide a comprehensive assessment of nature conservation issues at the site.
- The results confirm the **likely absence of bats** using Charlotte House Garage as a roost
- The recommendations from the PEA/PRA along with this report, suggest **no further surveys and no requirement to obtain an EPS license.**
- The implementation of avoidance and enhancement measures recommended in this report could sufficiently ensure that the conservation status of bats on St Mary's is not negatively impacted.
- **This report is sufficient to support the proposed planning application.**

1.0 Introduction

1.1 Background

A Preliminary Roost Assessment report (BS39-2020) dated 8th December 2020 identified that the building under consideration provided low roosting potential for bats. Additional presence/absence surveys were recommended to meet best practice guidance to support a future planning application. This report outlines the results of this additional survey.

1.2 Survey Objectives

The objectives of this Presence and Absence Survey (PAS) report, is to provide further ecological information to support the planning proposal by:

- Ascertaining if roosting bats are present at the application site.
- To identify the location of these bat roosts (including exit/entry points)
- Subjecting this information (and the information from the PEA and PRA) to evaluation and impact assessment
- To provide advice on the potential for contravention of legislation/policy
- To provide recommendations on any further actions needed (i.e., further surveys, licensing, mitigation, or enhancement)

1.3 Surveyor details

The survey was undertaken by Darren Mason BSc (Hons) of the Isles of Scilly Wildlife Trust and with the assistance of Rhianna Pearce. 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, endoscopes, hand, and hand-held static nets.

2.0 Methodology

2.1 Bat Dusk emergence survey

The objective of the dusk emergence surveys was to detect active bat use of the site and identify any exit locations being used around the building. Survey effort was concentrated on areas of the site where suitable features or bat field signs were noted from the PRA. The survey involved.

- Starting the survey 15 minutes before sunset and continuing for approximately 1.5-2hours after¹
- Identification of bat species primarily using ultrasound characteristics. To aid identification flight and habitat characteristics were also noted (where possible) to determine the species.
- Identifying exit locations of bats by standing at different vantage points around the building that offered visual contact with any potential exit point previously recorded. Surveyors stood no more than 50m apart, or away from the building (see Fig 1 for location of surveyors).

2.2 Equipment

The following equipment was used for the dusk emergence survey at the site:

- Anabat Express (Frequency Division) static bat recorder
- Elekon Batscanner Stereo Heterodyne
- Elekon Batscanner Heterodyne
- Magenta Bat 4 Bat Detector
- Bestguarder WG-50 Night vision camera

Sound recordings were analysed using Anabat Insight software (version 1.9.2) to confirm surveyors' identification of species.

2.3 Survey Limitations

Surveys carried out during a specific season can only provide information on bat presence at that particular time, as bats are highly mobile in nature and may only use buildings at certain times of the year that favour a particular part of their roosting, maternity, and hibernating requirements.

3.0 Results

3.1 Weather conditions, temperatures, and timings

Survey Information:	Start and End Times:	Conditions (Start):	Conditions (End):
Dusk emergence: 11/5/21	Start: 20:45 Sunset: 21:00 End: 22:15	Temp: 13.5°C Humidity: 69.5% Wind speed: mph – 8WSW Cloud cover: 0% Rain: none	Temp: 6.5°C Humidity: 86.5% Wind speed: mph -7WSW Cloud cover: 0% Rain: none
	Surveyors 1. Darren Mason 2. Rhianna Pearce		Notes: Light Lux 2 at 21:27

Table 1. Site conditions for the dusk emergence survey 13-5-21



Photo 1. Surveyor location for the dusk emergence survey 13-5-21

3.2 Dusk emergence roost survey results

During the dusk emergence survey no bats were seen exiting or leaving the development from those potential roost features identified during the PEA/PRA, or any other area of the building affected by the planning application proposal. All species record were Common Pipistrelle (*Pipistrellus pipistrellus*).

Bat activity levels were deemed high with 33 bat contacts recorded in total, the first 21 minutes after sunset, well within the normal temporal parameters of this species^{2,3}. Twenty-eight of these contacts were recorded by both surveyors simultaneously, with many of these contacts including multiple feeding buzzes. Discussion afterwards revealed that surveyor 2 had visually recorded multiple bat passes that came from the north, before proceeding to circle and feed in and around the large drystone walls immediately adjacent to the development. This behaviour was first recorded at 21:29pm and continued right through to the end of the survey at 10.15pm, when the temperature was recorded as 6.5⁰C, temperatures below which bats would typically fly as flight is energetically demanding, particularly if insect levels are low. It is assumed that the drystone walls retained the heat of the day, which in conjunction with the area of vegetation below created a suitable micro-climate for invertebrates which the bats subsequently took advantage of. For all bat contacts see Appendix A.

3.3 Summary

The result of the dusk emergence survey has confirmed the likely absence of bats at Charlotte House garage. However, the results can only be based on presence/absence at a particular time as bats are highly mobile in nature and may use the building at other times of the year. Avoidance measures set out under Section 5 will help to reduce the probability of committing an offence if bats were found during the demolition phase of the proposed works.

4. Evaluation of Results

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 undertaken⁵. 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
Bats	CHSR, W&CA	Local	A, & E	Low
<p>Impact to roost site: Confirmed likely absence of a bat roost at Charlotte House garage suggests that the impact to a roost site at this location is low. However, if a roost were located this would have a negative effect on the population status of Common Pipistrelle bats on the Isles of Scilly. Therefore, consideration and due care must be considered and undertaken at the following stages:</p> <p>Impacts to bats:</p> <p>Demolition: – Undertaking Reasonable Avoidance Measures (RAM) can reduce the likelihood of negatively effecting the local population status and minimise the probability of committing an offence with respect to bats and their roosts if measures are adhered to.</p> <p>Construction: – A positive impact on the local population of Common Pipistrelle bats may result through the incorporation of new roost(s) in the new building⁶ and retaining the vegetation below the drystone walls immediately west of the garage or enhancing the area with bat friendly planting.</p>				
<p>Key to Legislation and Mitigation Hierarchy</p> <p>CHSR – Conservation of Habitats and Species Regulations 2017⁷ - http://www.legislation.gov.uk/uksi/2017/1012/made W&CA – Wildlife & Countryside Act 1981 (as amended)⁸ - http://www.legislation.gov.uk/ukpga/1981/69/contents HRA – Hedgerow Regulations Act 1997⁹ - https://www.legislation.gov.uk/uksi/1997/1160/made A – Avoid, M – Mitigate, C – Compensate, E – Enhancement</p>				

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 surveys were undertaken at an appropriate time of year, during the main summer active season.

5.2 Further survey requirements

No further surveys are recommended with regards to the proposed development – it is considered that this report, alongside the PEA/PRA (BS39) constitute a comprehensive ecological baseline from which to assess the impacts of the application.

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 was 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.

5.4 Planning Recommendation(s)

The information gathered in the PEA/PRA (BS39-2020) and this report is sufficient to support a planning application with regards to protected species in accordance with relevant best practice guidelines.

It is considered that the impacts of the proposed works on protected species can be mitigated sufficiently to ensure that the conservation status of Common Pipistrelle on St Mary's is not negatively impacted. The mitigation outlined in Section 5.5. would represent appropriate measures.

It is recommended that planning permission be granted if compliance with the recommendations in Section 5.5 of this report is conditioned.

5.5 Mitigation Proposals

5.5.1 Avoidance (A) – Bats

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:

- 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, however the months of **November to February should be avoided where possible** as this is when bats enter a time of reduced activity and torpor which makes disturbance impacts more significant.
- 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 other 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.

5.5.2 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 2006¹⁰ (NERC 2006) to have due regard for biodiversity when carrying out their functions and under Section 15 paragraph 170(d) of the NPPF 2019¹¹, 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 should be undertaken:**

- i. Erect one free-standing 'Kent' style bat box developed for crevice-dwelling species (See Appendix B for supplier details) immediately below the fascia on the east aspect of Charlotte House.
- ii. And retain the drystone walls and the vegetation below to maintain the existing micro-climate.
- iii. Or enhance the area immediately west of the garage with bat-friendly planting to enhance the area for feeding opportunities (see Appendix C for a list of bat-friendly plants).

6. Bibliography

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2. Rydell, J. et al. (1996). Timing of Foraging Flights of Three Species of Bats in Relation to Insect Activity and Predation Risk. *Oikos*. Vol 76. No.2. p243-252
3. Jones, G. and Rydell, J. (1994). Foraging strategy and predation risk as factors influencing emergence time in echolocating bats.
4. Hughes, P.M., Rayner, J.M.V. and Jones, G. (1995). *Ontogeny of 'true' flight and other aspects of growth in the bat Pipistrellus*. *Journal of Zoology* 236: p291-318
5. CIEEM. (2016). Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal (2nd edition). Chartered Institute of Ecology and Environmental Management, Winchester.
6. Mitchell-Jones, A.J. (2004). Bat mitigation guidelines. *English Nature*.
7. H.M.S.O. (2017). *The Conservation of Habitats and Species Regulations*. London.
8. H.M.S.O. (1981). *The Wildlife and Countryside Act 1981* (as amended). London.
9. H.M.S.O. (1997). *The Hedgerow Regulations 1997*. London
10. H.M.S.O. (2006). *The Natural Environment and Rural Communities Act 2006*. London
11. Ministry of Housing, Communities & Local Government. (2019). National Planning Policy Framework. OGL
12. BCT (2015). "*Encouraging Bats. A Guide for Bat Friendly Gardening and Living*"

APPENDIX A – BAT CONTACTS SURVEY TABLE

Date:	13/5/21 – Dusk emergence survey			
Survey Type:	Surveyor 1	Surveyor 2	Surveyor 3	Night vision camera
Location:	Unseen, unseen, S to N, unseen, N to S to N, unseen, S to S to N, N to S, unseen, unseen, unseen, unseen, unseen, unseen, unseen, unseen, and unseen	Unseen, unseen, unseen, S to N, unseen, courtyard, courtyard, courtyard, courtyard, courtyard, unseen, courtyard, courtyard, courtyard, courtyard, courtyard, N to S, unseen, unseen, courtyard, unseen, unseen, courtyard, unseen, courtyard, courtyard, courtyard, unseen, unseen, unseen, courtyard, courtyard		
Exit/Entry point:	None recorded	None recorded		
Time(s):	21:21; 21:25 (fb) ; 21:28 (fb) ; 21:30 to 21:36 (fb) ; 21:37 to 21:39 (fb); 21:40 (fb) to 21:42 (fb) ; 21:48 ; 21:50 (fb) ; 21:51 ; 21:52 (sc); 21:53 ; 21:55 to 21:57 (fb) ; 21:58 (sc); 21:59 ; 22:01 to 22:06 (fb) ; 22:10 to 22:13 (fb) and 22:14	21:22; 21:23; 21:25 ; 21:28 ; 21:29 to 21:36 ; 21:38 to 21:40 ; 21:41 , 21:42 , 21:48 ; 21:51 to 21:55 ; 21:57 ; 21:59 ; 22:01 to 22:04 ; 22:05 ; 22:08; 22:11 , 22:12 and 22:16		
Species of bat:	Common Pipistrelle	Common Pipistrelle		
Roost present:	None confirmed	None confirmed		

(fb) – feeding buzz; (sc) – social calls

APPENDIX B – 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

APPENDIX C: Bat Friendly Planting

List of species taken from the Bat Conservation Trust Leaflet: "*Encouraging Bats. A Guide for Bat Friendly Gardening and Living*" (BCT 2015)¹²

*Plants marked * are hybrids or exotics that may be useful in the garden.*

Flowers for Borders	Flowering period
*Aubretia	Spring to early summer
Bluebell	Spring
*Candytuft	Summer to autumn
*Cherry pie	Summer to autumn
Corncockle	
Corn marigold	
Corn poppy	
*Echinacea	
*Evening primrose	Summer to autumn
Field poppies	Summer
*Honesty	Spring
*Ice plant 'Pink lady'	Early autumn
Knapweed	Summer to autumn
Mallow	Summer to autumn
*Mexican aster	Summer to autumn
*Michaelmas daisy	Summer to autumn
*Night-scented stock	Summer
Ox-eye daisy	Summer
*Phacelia	Summer to autumn
*Poached egg plant	Summer
Primrose	spring
*Red valerian	Summer to autumn
Scabious	Summer
St John's wort	Spring
*Sweet William	Summer
*Tobacco plant	
*Verbena	Summer to autumn
*Wallflowers	Spring to early summer
Wood forget-me-not	Spring
Yarrow	Early summer

Herbs

Angelica
 Bergamot
 Borage
 Coriander
 Fennel
 Feverfew
 English marigold
 Hyssop
 Lavenders
 Lemon balm
 Marjoram
 Rosemary
 Sweet Cicely
 Thyme

Flowering period

Summer to early autumn
 Spring to early autumn
 Summer
 Summer to early autumn
 Summer to early autumn

 Summer to early autumn

 Summer
 Spring
 Spring to early summer
 Summer

Trees, shrubs, and climbers

*Bramble
 Buddleia
 Common Alder
 Dog rose
 Elder
 Gorse
 Hawthorn
 Hazel
 Honeysuckle (native)
 Hornbeam
 Ivy
 *Jasmine (night-scented)
 Grey Willow
 Rowan
 Silver birch

Type

climber
 shrub
 tree (suitable for coppicing)
 climber
 tree (small)
 shrub
 tree (suitable for coppicing)
 shrub (suitable for coppicing)
 climber
 tree
 climber
 climber
 tree (suitable for coppicing)
 tree
 tree



COUNCIL OF THE ISLES OF SCILLY

Planning Department

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

☎01720 424455

✉planning@scilly.gov.uk

**THIS LETTER CONTAINS IMPORTANT INFORMATION
REGARDING YOUR PERMISSION – PLEASE READ
IF YOU ARE AN AGENT DEALING WITH IS ON BEHALF OF THE
APPLICANT IT IS IMPORTANT TO LET THE APPLICANT KNOW
OF ANY PRE-COMMENCEMENT CONDITIONS**

Dear Applicant,

This letter is intended to help you advance your project through the development process. Now that you have been granted permission, there may be further tasks you need to complete. Some aspects may not apply to your development; however, your attention is drawn to the following paragraphs, which provide advice on a range of matters including how to carry out your development and how to appeal against the decision made by the Local Planning Authority (LPA).

Carrying out the Development in Accordance with the Approved Plans

You must carry out your development in accordance with the stamped plans enclosed with this letter. Failure to do so may result in enforcement action being taken by the LPA and any unauthorised work carried out may have to be amended or removed from the site.

Discharging Conditions

Some conditions on the attached decision notice will need to be formally discharged by the LPA. In particular, any condition that needs to be carried out prior to development taking place, such as a 'source and disposal of materials' condition, an 'archaeological' condition or 'landscaping' condition must be formally discharged prior to the implementation of the planning permission. In the case of an archaeological condition, please contact the Planning Department for advice on the steps required. Whilst you do not need to formally discharge every condition on the decision notice, it is important you inform the Planning Department when the condition advises you to do so before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up to **8 weeks** for the discharge of conditions process.

Please inform the Planning Department when your development or works will be commencing. This will enable the Council to monitor the discharge and compliance with conditions and provide guidance as necessary. We will not be able to provide you with any written confirmation on the discharge of pre-commencement conditions if you do not formally apply to discharge the conditions before you start works.

As with the rest of the planning application fees, central Government sets a fee within the same set of regulations for the formal discharge of conditions attached to planning permissions. Conditions are necessary to control approved works and development. Requests for confirmation that one or more planning conditions have been complied with are as follows (VAT is not payable on fees set by central government). More information can be found on the Council's website:

- Householder permissions - £34 per application
- Other permissions - £116 per application

Amendments

If you require a change to the development, contact the LPA to see if you can make a 'non material amendment' (NMA). NMA can only be made to planning permissions and not a listed building consent. They were introduced by the Government to reflect the fact that some schemes may need to change during the construction phase. The process involves a short application form and a 14 day consultation period. There is a fee of £34 for householder type applications and £234 in all other cases. The NMA should be determined within 28 days. If the change to your proposal is not considered to be non-material or minor, then you would need to submit a new planning application to reflect those changes. Please contact the Planning Department for more information on what level of amendment would be considered non material if necessary.

Appealing Against the Decision

If you are aggrieved by any of the planning conditions attached to your decision notice, you can appeal to have specific conditions lifted or modified by the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Other Types - 6 months

You can obtain the appeal forms by calling 0303 444 5000 or submit an appeal through the Planning Portal <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal>

You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

Building Regulations

With all building work, the owner of the property is responsible for meeting the relevant Planning and Building Regulations. Building Regulations apply to most building work so it is important to find out if you need permission. This consent is to ensure the safety of people

in and around buildings in relation to structure, access, fire safety, infrastructure and appropriate insulation.

The Building Control function is carried out on behalf of the Council of the Isles of Scilly by Cornwall Council. All enquiries and Building Control applications should be made direct to Cornwall Council, via the following link [Cornwall Council](#). This link also contains comprehensive information to assist you with all of your Building Control needs.

Building Control can be contacted via telephone by calling 01872 224792, via email buildingcontrol@cornwall.gov.uk or by post at:

Building Control
Cornwall Council
Pydar House
Pydar Street
Truro
Cornwall
TR1 1XU

Registering/Altering Addresses

If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

Connections to Utilities

If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 08000831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.