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/21/046/HH**	**Date Application Registered:**	**21st June 2021**

Applicant:	**Mr R Dorrien-Smith** **Tresco Estate Partnership** **Tresco Estate** **Tresco** **Isles Of Scilly** **TR24 0PW**	**Agent:**	**Mr N Lowe** **Llewellyn Harker Lowe** **Home Barn** **Gattrell** **Steway Lane** **Northend** **Bath** **BA1 8EH**

Site address: The Moorings Old Grimsby Tresco Isles of Scilly
Proposal: Lean-to extension of existing dwelling; re-submission of application P/21/019/HH.

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

C1 **The development hereby permitted shall be begun before the expiration of three years from the date of this permission.**
Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

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

- **Location Plan, drawing number: 3885_S_001, dated Feb 2021**
- **Proposed Site Plan, drawing number: 3885_P_001 B, dated Feb 2021**
- **Proposed Elevations, drawing number: 3885_P_010C, dated Nov 2020**
- **Design and Access Statement, Project 3885 The Moorings**
- **Site Waste Management Plan, Project Ref: 3885/NL/SWMP, dated Mar 2021**
- **Bat Survey Report, Plan For Ecology, dated 30th September 2021**

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 of the Isles of Scilly Local Plan (2015 - 2030).

C3 **Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no extensions to the dwelling**

hereby permitted shall be erected and no additional windows or other openings shall be installed within the building without the prior permission, in writing, of the Local Planning Authority.
Reason: In the interests of protecting and retaining a domestic scale and character in keeping with the wider Conservation Area and to accord with Policies SS2 and OE1 of the Isles of Scilly Local Plan (2015 - 2030).

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 those of neighbouring residential properties and to protect this rural area and preserve the dark night skies of the Isles of Scilly and the Tresco Playing Fields Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Isles of Scilly Local Plan (2015-2030).

C5 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.

C6 Prior to the first occupation of the dwelling, hereby approved, a single bat tube or box shall be installed within the fabric of the modified building or on the building exterior, on a south or west facing elevation at a position of at least 4m above ground level, with no artificial light, in accordance with the Bat and Bird Survey Report, Plan for Ecology, dated 30th September 2021. These measures shall be installed, prior to the first breeding/nesting season following completion of the development and shall be retained as such thereafter.
Reason: To promote measures to improve and awareness of the value of biodiversity on the Isles of Scilly and in accordance with the requirements of Policies SS1(d) and SS2(g) 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. Please ensure that all building works accord with the Building Regulations and that all appropriate approvals are in place for each stage of the build project: buildingcontrol@cornwall.gov.uk

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: 6th October 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 Mr R Dorrien-Smith

Please sign and complete this certificate.

This is to certify that decision notice: P/21/046/HH and the accompanying conditions have been read and understood by the applicant: Mr R Dorrien-Smith.

1. **I/we intend to commence the development as approved:** Lean-to extension of existing dwelling; re-submission of application P/21/019/HH. at: The Moorings Old Grimsby Tresco 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. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

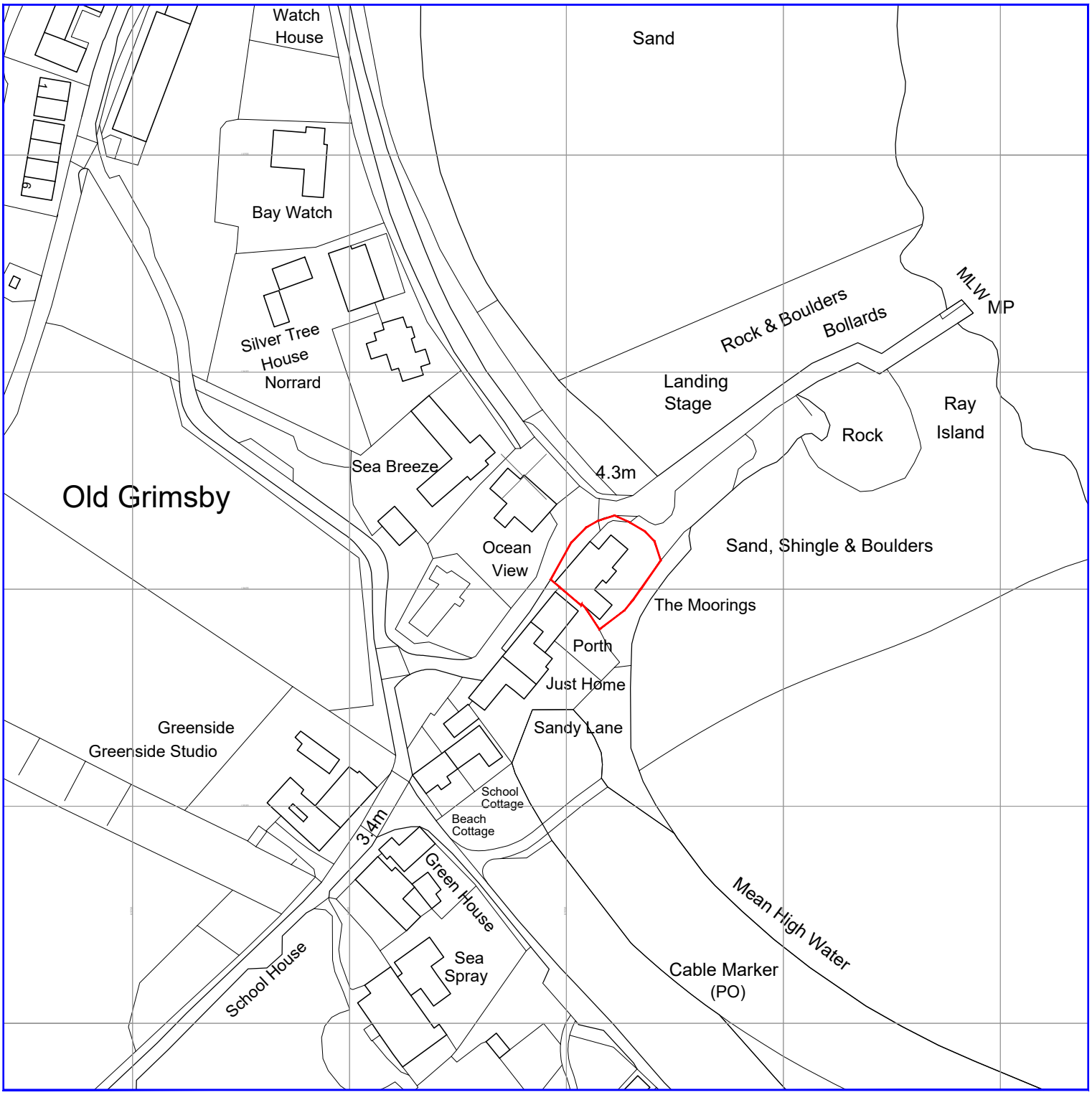
Name: **Contact Telephone Number:**
And/Or Email:

Print Name:.....

Signed:.....

Date:.....

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



RECEIVED
By Emma Kingwell at 11:51 am, Jun 16, 2021

APPROVED
By Lisa Walton at 2:16 pm, Oct 06, 2021

Rev.	DR.	CH.	Date	Notes
-	JW	NL	26.02.21	First Issue

PROJECT THE MOORINGS

DRAWING SITE LOCATION PLAN

DRAWING No. 3885_S_001

SCALE: 1:1250 @ A4 DATE: FEB '21

0m 10m 50m 100m

1:1250 @ A4

llewellyn harker lowe

home barn, gattrell, steway lane, northend, bath, BA1 8EH Tel 01749 860022
email: architects@llewellynharker.com

1m 5m 10m

SCALE 1:100 @ A1

Rev.	DR.	CH.	Date	Notes
B	NL	-	16.06.21	Revised Planning
A	JW	-	12.03.21	Planning
-	CSJ	NL	26.02.21	First Issue

PROJECT: THE MOORINGS

DRAWING: PROPOSED SITE PLAN

DRAWING No.: 3885_P_001 B.

SCALE: 1:100 @ A1, 1:200 @ A3

DATE: FEB '21

N

llewellyn harker lowe

home barn, gatstrill, stewey lane, northend, bath, BA1 8EH Tel 01749 860032
email: architects@llewellynharker.com

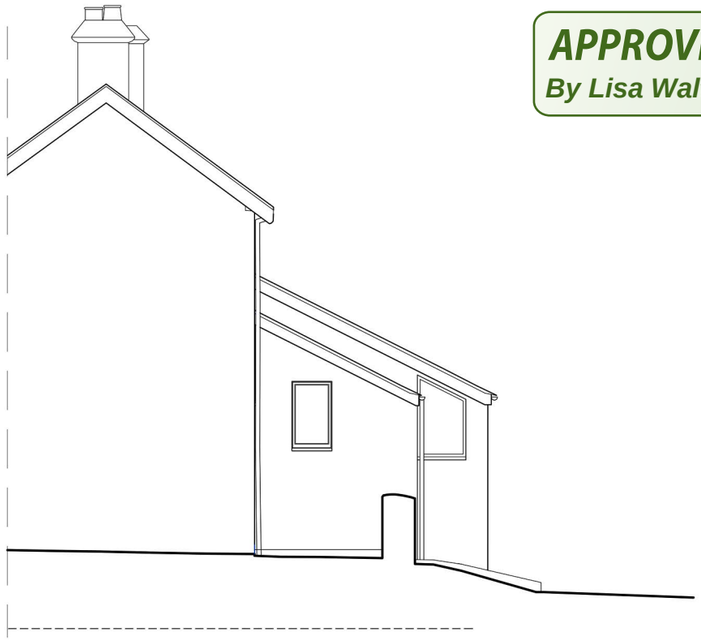
Do not scale from this drawing use figured dimensions only

RECEIVED
By Emma Kingwell at 11:50 am, Jun 16, 2021

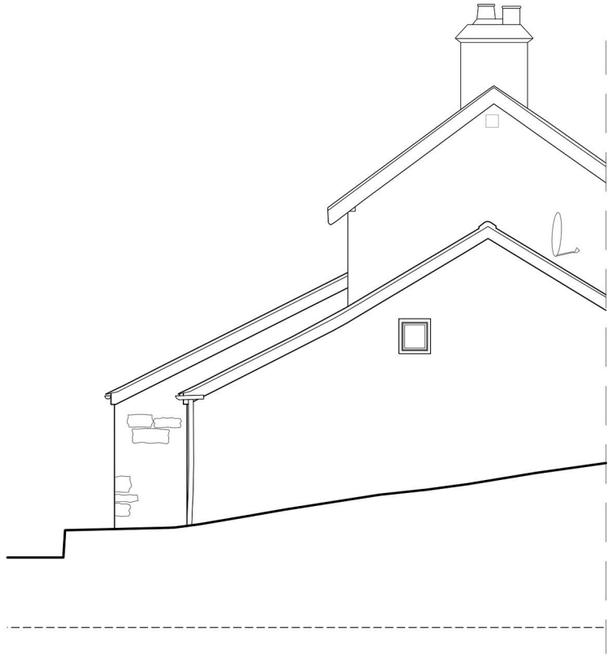
1m 5m
SCALE 1:50 @ A1

APPROVED
By Lisa Walton at 2:18 pm, Oct 06, 2021

NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH WEST ELEVATION

Rev.	DR.	CH.	Date	Notes
C	NL	NL	14.06.21	Window Updates
B	JW	NL	17.02.21	Updated to client comments
A	NL	-	17.02.21	Updated to client comments
-	CSJ		XX.XX.20	First Issue

PROJECT: THE MOORINGS

DRAWING: PROPOSED ELEVATIONS

DRAWING No.: 3885_P_010 C.

SCALE: 1:50 @ A1, 1:100 @ A3

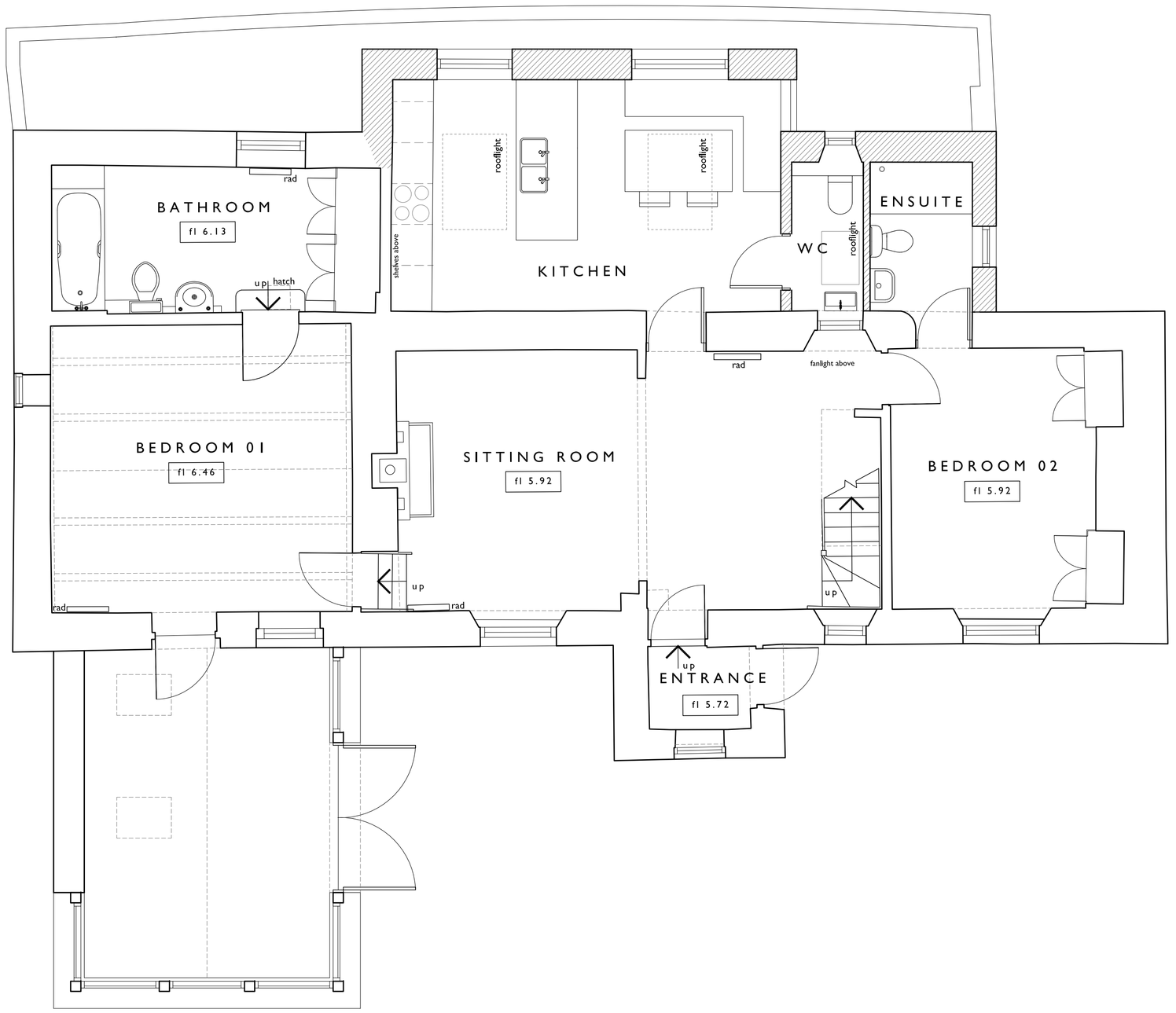
DATE: NOV 2020

llewellyn harker lowe

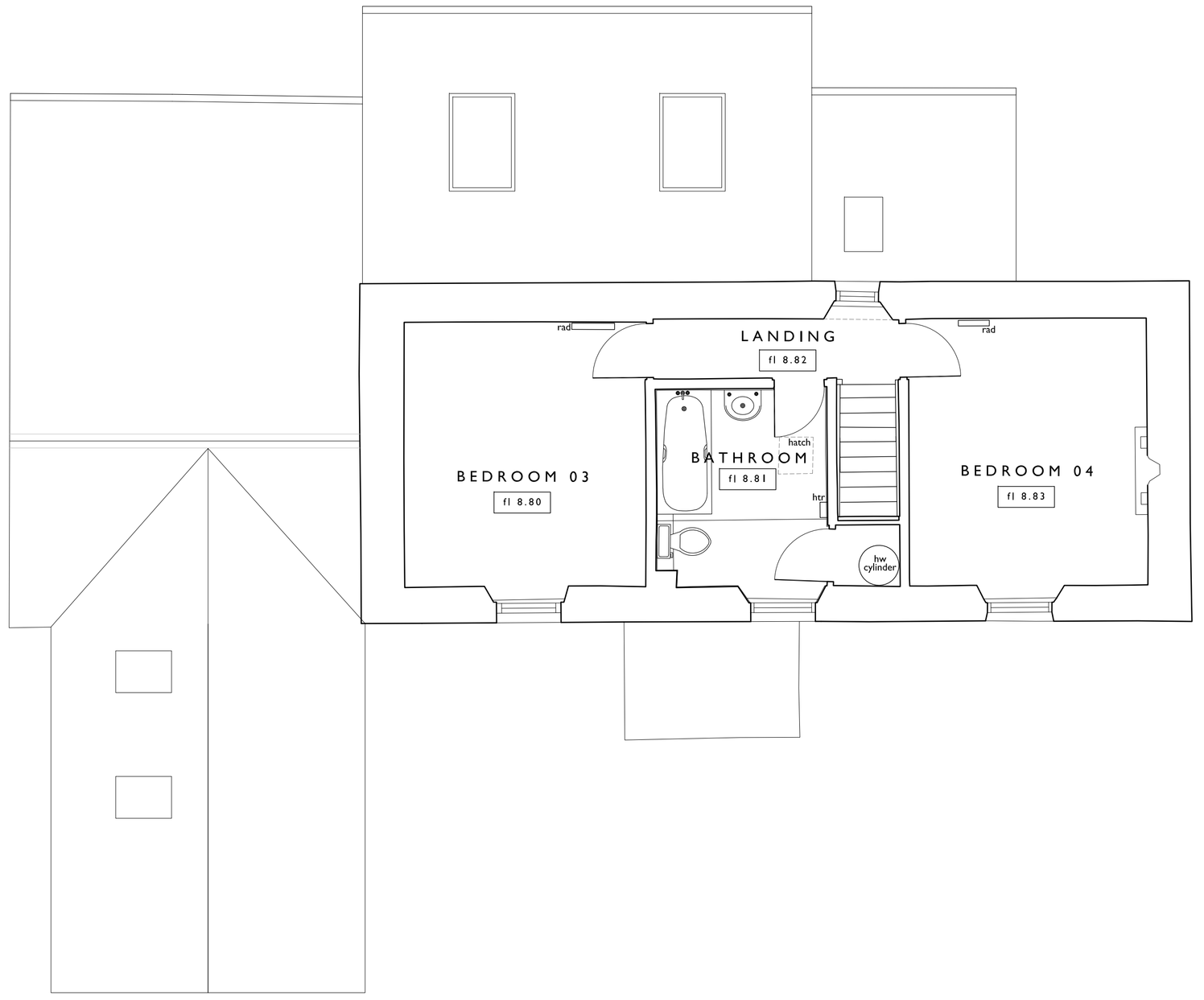
home barn, gatstrell, stanway lane, northend, bath, BA1 8EH
email: architects@llewellynharker.com
Tel 01749 860022

1m 5m

SCALE 1:50 @ A1



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Rev.	DR.	CH.	Date	Notes
C	NL	NL	14.06.21	Window Updates
A	NL	-	17.02.21	Updated to client comments
-	CSJ	-	XX.XX.20	First Issue

PROJECT: THE MOORINGS

DRAWING: PROPOSED PLANS

DRAWING No.: 3885_P_005 C.

SCALE: 1:50 @ A1, 1:100 @ A3

DATE: FEB '21

N

llewellyn harker lowe

home barn, gatcrill, stowey lane, northend, bath, BA1 8EH Tel 01749 860022
email: architects@llewellynharker.com

Do not scale from this drawing use figured dimensions only

3885/NL/SWMP

12th March 2021

THE MOORINGS, TRESCO

SITE WASTE MANAGEMENT PLAN

Client:

Tresco Estate Partnership,
Tresco Estate Office,
Tresco,
Isles of Scilly,
TR24 0QQ.

Declaration

The Client will be responsible for ensuring that the contents of this document are enacted, taking all reasonable steps to make certain that;

a) All waste from the site is dealt with in accordance with the Waste Duty of Care in Section 34 of the Environmental Protection Act 1990 and Environmental Protection (Duty of Care) Regulations Act 1991.

b) All materials will be handled efficiently, and waste managed appropriately.

1.0 Introduction

The Site Waste Management Plan (SWMP) has been prepared for works to take place during the extension of The Moorings, in the Old Grimsby area of Tresco, the Isles of Scilly.

2.0 Definition of the Works

The scope of works that this Site Waste Management Plan is applicable to, is the construction a single storey extension and alterations to 'The Moorings'.

The Plan is specific to this project and has been prepared in line with DTI Guidance for Construction Contractors and Clients, and this revision has been updated in line with the estate Site Waste Management Procedures.

The contractor appointed to undertake the works will ensure a copy of the plan is kept in the site office at all times and will be available for inspection to those enforcing authorities as required, whilst carrying out their duties.

Once the contractor hands over the site, then the plan will be passed to the Client and a copy will be held at the company's office for a period of no less than two years.

In complying with the procedure for Site Waste Management, the contractor and the Client will take all reasonable steps to ensure that;

All waste from site is dealt with in accordance with the waste 'Duty of Care' in Section 34, Environmental Protection Act 1990 and the Environmental Protection (Duty of Care) Regulations 1991; and Material will be handled efficiently, and waste managed appropriately. Material re-use, recycling and recovery is maximised where reasonably practicable. The Plan will be reviewed, revised and refined as necessary. Any changes will be clearly communicated to those affected. Sufficient site security measures are in place to prevent the illegal disposal of waste from the site.

3.0 The Waste Hierarchy

1. Prevention.
2. Preparing for re-use.
3. Recycling.
4. Other recovery.
5. Disposal.

3.1 Prevention

Waste shall be minimised by careful ordering of materials to eliminate the generation of waste materials. This means that material quantities shall be checked prior to procurement. Discussion shall be had with suppliers to minimise packaging of materials. Where applicable materials shall be used in the most efficient manner to reduce the generation of waste. An example of this would using timber off cuts in applications where the shorter lengths could be used for another purpose. Subcontract suppliers shall be encouraged to use the most efficient means of production for off-site manufactured items.

3.2 Preparing for re-use

Surplus materials shall be set aside and stored in an orderly fashion. They shall be stored in such a way that they are protected from damage from the weather, site conditions or other detrimental factors in order to preserve their condition. A simple catalogue of surplus materials shall be kept in order to make an easy assessment of what is available on site. This catalogue or register shall be referred to prior to the ordering of any additional materials.

3.3 Recycling

Surplus materials that have been categorised as unsuitable for re-use shall be considered for recycling.
All waste materials shall be segregated into the appropriate categories. The waste materials shall then be assessed as to whether it should be sent the islands central recycling facility, or returned to storage for future use.

3.4 Disposal

During early stages of the development it is envisaged that there will be some material waste, from the initial demolition works. Waste materials will include blockwork / masonry, existing windows, roofing materials.

Site generated inert spoil from ground works shall be re-distributed within the development site to create raised terracing.
As the development progresses skips shall be located on site to accommodate waste before being removed to central processing.

4.0 Responsibilities

Waste management responsibilities lie with Tresco Estate, and will be delegated to the Contractor at the time of appointment.

Tresco Estate Management Team:

Owner:	Robert Dorrien Smith
CEO:	Nick Halliday
Project Coordinator:	Diana Mompoloki

4.1 Contractor's Responsibilities:

To assist with the implementation of the SWMP, the Site Manager should be particularly concerned with training and communications of subcontractors and appointing trained and competent persons to check skips and vehicles, and to record waste types and amounts being produced on site.

4.2 Waste Minimisation

The contractor will be alerted to their responsibilities sunder the Environmental Protection Act 1990 and Hazardous Waste (England & Wales) Regulations 2005, and will not only comply with these regulations, but will actively look at waste reduction through re-cycling and using alternatives.

The works shall be carried out in such a way that, as far as is reasonably practicable, the amount of waste to be disposed of is minimised. The waste hierarchy will be applied throughout the duration of the project. Redundant equipment will be offered to the client to allow for reuse as spares where possible, or responsibly disposed of through authorised routes.

4.3 Waste Monitoring & Recording

Waste Transfer Notes shall be collated by the site manager as well as a register kept and managed on site, recording the quantities and types of waste generated by the construction activities.

4.4 Training

Every operative on site, including subcontractors will be given training and information on the SWMP as part of their induction. In addition, toolbox talks will be given reinforcing existing training and informing the workforce of the SWMP progress.

The on-site training will include the following topics;

- The SWMP, roles and responsibilities, waste procedures on site, hazardous waste, duty of care / responsibilities, materials storage.

- The SWMP will be kept in the site office and be available for inspection.

4.5 Review of SWMP

At the end of the project the plan will be reviewed and analysed to produce a comparison between estimated and actual waste production.

5.0 Waste Handling:

The following approaches are proposed for various waste types:

TYPE	APPROACH	% Recyclable
Concrete, Concrete work Block / inert masonry	To be crushed and reused as sub-base aggregate on site, Percentage recyclable 100%.	100
Timber and timber content sheet materials	To be distributed to Tresco Central Recycling Facility, distributed for use into mulch, timber particle sheets, chips for wood burning furnaces	100
Metals	To be distributed to Tresco Central Recycling Facility, for sorting and shipping to mainland for processing	100
Roofing materials; Slate	To be distributed to Tresco Central Stores, for use in future repair works	100
Glass	To be distributed to Tresco Central Recycling Facility, distributed for use for drainage and aggregate replacement on the Island	100
General waste materials; packaging, p'board & insulation off-cuts, cardboard	To be distributed to Tresco Central Recycling Facility, for sorting, compacting and shipping to mainland for processing	40

THE MOORINGS, TRESCO

DESIGN, ACCESS AND PLANNING STATEMENT REV A.

Contents & Introduction

INTRODUCTION

This document has been prepared in support of an application for the construction of a single storey extension and alterations to 'The Moorings', a 4 bedroom cottage in the Old Grimsby area of Tresco.

The proposed works form part of the Tresco Estate's policy for ongoing investment in improved accommodation for visitors to the island.

This application is a resubmission of a previous application, P/21/019, which was recommended for approval by the Planning Officer but refused at Committee. A number of modifications have been made to the proposals in line with their comments.

The Moorings (Google Maps 2021)

Project ref
3885The Moorings

Llewellyn Harker LoweArchitects
tel 01749 860022
email architects@llewellynharker.com

EXISTING

The Moorings is a traditional detached granite cottage, located on the north-eastern coast of Tresco, in the Old Grimsby area. It is the last in the row of cottages extending towards Old Grimsby Quay. The plot sits at the waters edge, with the house itself forming the north western boundary of the site. A low granite wall and planted bed separates the building from the access track to the quay and the seafront which runs along the boundary. Access to the garden, enclosed in granite stone walls and planting, is also from this track. To the south east, the cottage looks across the foreshore towards the Old Blockhouse monument.

The Moorings currently houses 4 bedrooms, a combined living and dining space and a compact kitchen, along with a garden room. It is currently used as holiday accommodation for tourists visiting the island

The site lies within the Isles of Scilly AONB and Conservation Area.

The house is typical of the Tresco vernacular; a linear, traditional form with walls primarily of random granite masonry, and a natural slate pitched roof. The original house has grown gradually over time, incorporating stores and outbuildings until space between the north western boundary and the rear of the original house was infilled with a single storey lean-to, also in granite and slate.

In 2016, planning permission was granted for application P/16/076, for a single storey studio/ garden room extension on the south eastern elevation, constructed from a combination of granite masonry, an untreated hardwood framed glazed screen and a natural slate roof.

The existing accommodation is habitable, but requires improvement to suit modern living standards. The kitchen is cramped and cold – the building was constructed before modern insulation standards so the thermal performance of the spaces requires improvement. The only access to the shared shower room is via the kitchen, which is too small to include any seating area.

Llewellyn Harker Lowe Architects
tel 01749 860022
email architects@llewellynharker.com

PROPOSALS

The proposed alterations to The Moorings form part of the Tresco Estate's ongoing strategy of investment into improving the quality and diversity of accommodation on the island. The alterations would significantly improve the internal layout and spaces whilst maintaining the character and setting of the area.

This application is a resubmission of a previous application, P/21/019, which was recommended for approval by the Planning Officer but refused at Committee. In line with their comments, modifications have been made to the proposals, which include:
- The proposed extension has been set back from the granite boundary wall and planting bed to reduce the visual impact of the proposals from the road.
- The hipped roof has been replaced with a lean-to, in keeping with the existing roof forms.
- The eaves height has been lowered to tie into the adjacent roof.
- The volume and floor area of the proposals have been reduced.

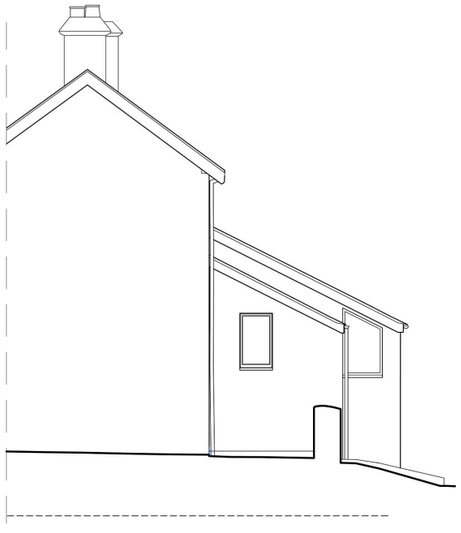
The modifications and extensions would be vernacular in style, taking cues from the existing building, and respecting the character and setting of the conservation area. The proposed materials would reflect their surroundings and continue the palette established on the existing building, and the island as whole. Where more contemporary elements are proposed these continue an architectural language that has been established on Tresco over the last 30 years, using natural materials like untreated timber in a manner sensitive and appropriate to the existing architecture and natural landscape.

It is proposed that the existing kitchen would be extended both to the north west towards the boundary of the site, and enlarged slightly to the north east, to form a larger family kitchen and breakfast room. The proposed extension projects in line with the gable of the opposite and perpendicular cottage, articulating the changing orientation of the seafront development. High quality, appropriate materials would be used in the works. A granite masonry wall would be used, reflecting the architectural character of the existing building. Cill heights are set to improve privacy for the occupants when viewed by passers-by on the road towards the Quay. The lean-to roof with rooflight would create a light and airy internal space, whilst matching the existing roofs and minimising the visual impact of the extension from the road.

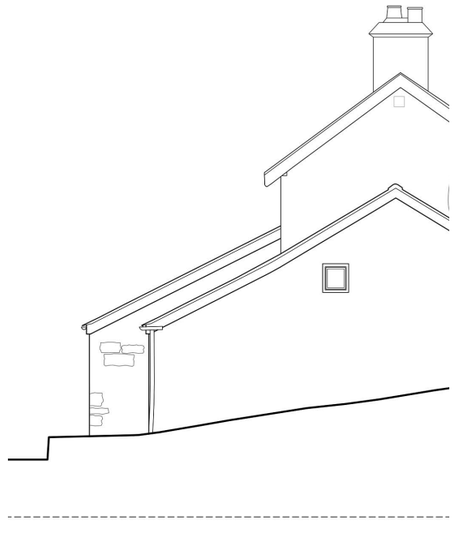
The existing shower room to the north east of the kitchen would be removed and replaced with an extended lean-to of the same depth. This would house both a separate WC and a new ensuite shower room for bedroom 2. The lean-to would be clad in vertical untreated cedar boards, and set behind the existing granite garden walls. Painted timber windows at high level would bring natural light into these rooms, and a rooflight set into the slate roof would bring more natural light into the WC.

The proposed alterations are all located on the NW elevation of the cottage, and as such the proposals would have no impact on the views from Old Grimsby Bay, and the Old Blockhouse to the south east.

NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH WEST ELEVATION

Project ref
3885 The Moorings

Llewellyn Harker Lowe Architects
tel 01749 860022
email architects@llewellynharker.com

PLANNING POLICY

The building has an established use as a holiday cottage, but requires improvement to bring it up to modern living standards. The changes proposed herewith are in accordance with Tresco Estate's policy of improving the quality of the existing building stock and accommodation.

The draft local plan, which is out for consultation, encourages flexible tourist accommodation of this sort.

POLICY LC3 Balanced Housing Stock

(1) All new residential development must contribute towards the creation of sustainable, balanced and inclusive island communities by ensuring an appropriate mix of dwelling types, sizes and tenures, taking account of the existing and future housing needs of the community, imbalances in the housing stock, and viability and market considerations.
(2) All new homes must offer a good standard of accommodation by being constructed in accordance with the Nationally Described Space Standards (Technical Housing Standards) (or any replacement standards);
(3) All homes will be encouraged to be accessible and adaptable in accordance with Building Regulations Requirement M4(2) or any successor regulations.
(4) Wheelchair users' homes will be encouraged to be constructed in accordance with Building Regulations Requirement M4(3) or any successor regulations, and will be encouraged where a specific local need for a wheelchair-adaptable or accessible home is identified.
(5) All affordable homes permitted under LC6 and LC7, including custom/self-build, must be affordable by size and type to local people and will remain so in perpetuity,
(6) All affordable homes will be subject to a condition removing permitted development rights in respect of extensions, to ensure they remain of a size that meets the affordability needs of the islands.

The proposals directly respond to the criteria of Policy LC3

The standard of accommodation within the dwelling would be substantially improved.
The proposals to extend the property improves the island's accommodation provision. They form part of Tresco Estate's continuing strategy of adaptation and diversification to ensure balance in the available housing stock and in the operation of the commercial enterprise as whole.

Isles of Scilly Local Plan

Including Minerals and Waste

2015 to 2030

The success of this strategy has been key to the ongoing viability of the island economy.

Inevitably investment on Tresco has an indirect economic benefit to other islands, with transport services, employment, restaurant and retail services across the islands benefiting.

The new Local Plan also makes clear that tourism will be a key driver for the islands' economy, recognising that whilst historically this grew rapidly, more recently the Islands' tourism economy has suffered a decline. The new Local Plan records that it must be responsive to the specific challenges it faces, (including the decline in tourism) and work proactively with applicants and investors to, 'secure developments that improve the economic and social conditions'.

The Plan states that the focus will therefore be on finding solutions, 'to secure development that sustains the islands' future'.

Project ref
3885The Moorings

Llewellyn Harker LoweArchitects
tel 01749 860022
email architects@llewellynharker.com

SUSTAINABILITY ASSESSMENT

The proposals have been developed to include a range of strategies to achieve sustainability in construction and in the building's ongoing use.

EMBODIED ENERGY IN CONSTRUCTION :
A considerable proportion of a building's carbon footprint is attributable to the manufacturing and transportation of building materials. To minimise this, the building's exterior would be clad in long lasting materials, and installed with robust detailing, capable of withstanding the marine environment. Improved lifespan ensures a better return on the energy expended in construction.

Indigenous natural materials would be used wherever possible. These would include reclaimed granite and some local timber. The specification would be developed with reference to the BRE Green Guide to Specification to evaluate the environmental credentials of the materials procured from further afield.

HEAT LOSS AND ENERGY USE:
The proposals take a 'fabric first' approach to energy reduction, seeking to minimise consumption from the outset through the use of passive design principles. These include optimising orientation and massing, as well as ensuring the use of high-performance building fabric.

The new building elements will have insulation that is far superior to the existing elements that are being replaced, which will reduce the energy required to heat the property. Improved double glazing would: improve air tightness; thermal performance and increase the amount of natural light entering the property, reducing the energy demand from space heating and artificial lighting as a consequence

The scheme as whole would be also sustainable in the broader sense, supporting the economy of the Islands, and providing work for the people who live there.

ACCESS

OUTSIDE:

Access to the plot would be unchanged by the proposals.

INSIDE:

Internally the proposals have been designed to comply with Part M of the Building Regulations as a minimum standard. The following improvements have been made to improve the overall accessibility of the dwelling:

Provision of ground floor bedrooms, bathrooms and living spaces ensure that the dwelling can be occupied by all. The existing kitchen and shower room is at a lower level than the existing living spaces. The proposal provides a level access into the kitchen.

SUMMARY

The proposed alterations seek to enhance the architectural and spatial quality of the existing accommodation at The Moorings. The proposed modest alterations would be in keeping with the character and setting of the existing building and the local area, in both scale, form and material, whilst improving the quality of the accommodation to suit modern living standards. Improving quality maintains the economic activity of the islands by responding to the changing expectations of the market, and delivers the aspirations of the Destination Management Plan.

Llewellyn Harker Lowe Architects
tel 01749 860022
email architects@llewellynharker.com

Bat Survey Report

Site: Moorings, Tresco, Isles of Scilly, TR24 0PW

Grid Reference: SV 8934 1560

30th September 2021

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

Document Control:

Site Name:	Moorings, Tresco, Isles of Scilly
OS Grid Reference:	SV 8934 1560
Report Author:	Dr Lucy Wright BSc (Hons) MSc PhD MCIEEM
Document Approved by:	Dr Kim Jelbert BSc (Hons) MSc PhD MCIEEM
Client:	Tresco Estate
Report Reference Number:	P4E2290
Version:	01
Date:	30th September 2021

Declaration:

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

Kim Jelbert	[redacted]
Lucy Wright	[redacted]

Report Lifespan:

Ecological features can change over time, particularly if site management/ use changes. Typically, bat surveys are valid for 12 – 24 months (until September 2022/ 2023).

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1.0 Summary

Bat evidence?	Moorings was visually inspected for evidence of bats on 18th March 2021. A number of external features were identified that have potential to support roosting bats or permit bat access to the interior of the roof voids. In addition, a small number of mammal droppings, characteristic of bat droppings, were found within the roof void above the first floor of the building. The building was assessed as being of moderate suitability for roosting bats. In accordance with the Bat Surveys for Professional Ecologists: Good Practice Guidelines (2016), two bat emergence surveys, a static detector survey and DNA analysis of droppings was undertaken. No evidence of bats using the building was found. The survey results indicate that, at the time of the surveys, the building was not in current use by bats.
Proposed works?	Extension.
Bat specific mitigation recommendations?	Mitigation not required. Precautionary recommendations are provided. There is opportunity to make provision for roosting bats within the building and enhance the value of the site for bats post-development.

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2.0 Introduction

2.1 Background

In March 2021, Diana Mompoloki, on behalf of the Tresco Estate, commissioned Plan for Ecology Ltd to undertake a Preliminary Bat and Bird Assessment (sometimes referred to as a Bat and Barn Owl Assessment) of the property known as Moorings, Tresco, Isles of Scilly (OS Grid Ref: SV 89349 15603). The client proposes to extend the property. During the initial assessment, a number of external features were identified that have potential to support roosting bats or permit bat access to the interior of the roof voids. In addition, a small number of mammal droppings, characteristic of bat droppings, were found within the roof void above the first floor of the building (Plan for Ecology Ltd, 2021). Moorings was, therefore, assessed as being of 'moderate suitability' for roosting bats and further bat surveys were recommended (Plan for Ecology Ltd, 2021).

In accordance with the 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' (Collins, 2016), the recommended further bat surveys comprised a minimum of two bat emergence or re-entry surveys and a static detector survey during the bat active season (May to September inclusive). DNA analysis of droppings found within the roof void was also recommended. In April 2021 Diana Mompoloki, on behalf of the Tresco Estate, commissioned Plan for Ecology Ltd to undertake the further survey work.

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

2.2 Project Administration

Property Address:	Moorings, Tresco, Isles of Scilly, TR24 0PW
OS Grid Reference:	SV 8934 1560
Client:	Tresco Estate
Planning Authority:	Council of the Isles of Scilly
Planning Reference Number:	Unknown
Report Reference Number:	P4E2290
Proposed work:	Extension
Visual Assessment Date:	18th March 2021
Emergence Survey Dates:	20th May and 3rd September 2021
Static Detector Survey Dates:	Nights of 10th – 16th May 2021
Ecologist & Licence Number:	Chloe Balmer MSci (Hons) Qualifying CIEEM member: Bat licence No. [redacted] Dr Kim Jelbert BSc (Hons) MSc PhD MCIEEM: Bat licence No. [redacted] Barn owl licence no. CL29/00037 Dr Lucy Wright BSc (Hons) MSc PhD MCIEEM Katherine Biggs BSc (Hons) MSc ACIEEM; Bat licence No. [redacted]; Barn owl licence no. CL29/00552

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2.3 Legislation & Planning Policy

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

Bats: In the UK all bat species are listed on Annex IV(a) of the European Communities Habitats Directive and as such are European Protected Species (EPS). In Britain protection of bats is achieved through their inclusion on Schedule 2 of the Conservation and Habitats Regulations 2019, Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 12 of the Countryside and Rights of Way Act 2000 (HM Government, 1981, 2000 & 2010).

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

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

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

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3.0 Methodology

3.1 Summary Visual Assessment

A visual assessment of the property was undertaken on 18th March 2021. The ecologist (Chloe Balmer) assessed the suitability of the building and surrounding habitat to support bats. A high-power torch was used to illuminate all accessible areas of the buildings with potential to support roosting bats and roosting/nesting birds. The ecologists searched for signs of bats and birds including droppings, staining, feeding remains, bird nests, barn owl pellets and liming.

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

Negligible: negligible features with potential to support roosting bats.

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

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

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

3.2 Emergence Surveys

Emergence surveys of the building were undertaken on 20th May and 3rd September 2021. Two ecologists were required to cover all elevations of the building on both survey occasions. On the first survey occasion surveyor 1 (Lucy Wright) used an Echo Metre Touch (EMT) 2 detector and surveyor 2 (Katherine Biggs) used an EMT 2 detector and an Elekon Batscanner Stereo. On the second survey occasion, surveyor 1 (Kim Jelbert) used an EMT 2 Pro, and surveyor 2 (Chloe Balmer) used an EMT 2. The various detector types use different methods of detecting. The EMT detectors use heterodyne and real-time expansion, whilst the Elekon Batscanner Stereo detector uses the heterodyne method. Each method of detection is described below:

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

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Figure 1: Emergence surveys – surveyor locations. The dwelling is outlined red. Yellow triangles show surveyor locations on both emergence surveys and the red triangle shows the location of the static detector within the roof void over the first floor (void 2); droppings were also collected here.

3.3 Static Detector Survey

To provide more detailed information about bat activity, a static detector survey was carried out between the nights of 10th – 16th May 2021. A static bat detector (Anabat Express) was installed within roof void 2 above the first floor of the dwelling. The detector was set to record continuously overnight (30 minutes prior to sunset until 30 minutes after sunrise) for a total of seven nights. The Anabat Express uses the frequency division method of detecting as described in Section 3.2 above.

3.4 DNA Analysis

One sample of droppings was collected from the roof void above the first floor during the initial visual assessment (Fig. 1; red triangle). The sample was sent for DNA analysis to provide further information on the species present. DNA analysis was carried out by SureScreen Scientifics Ltd, Derbyshire, U.K.

3.5 Ecological Evaluation

The value of buildings/ other structures for roosting bats is determined following the framework provided by Wray *et al.* (2010). This framework determines the appropriate value of a roost on a geographic scale, based on the relative rarity of the bat species using the site (based on the known distribution and population size in the U.K.), as well as the type of roost (based on the results of the emergence/ re-entry and static detector surveys). Where more than one bat species is present within the site, each species is valued individually, and the highest value obtained is assigned to the site. Table 1 (below) categorizes bat species by their distribution and rarity in England. Table 2 (below) assigns a value for each roost type for the different rarity categories (Tables 1 and 2 are adapted from Wray *et al*. 2010).

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

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

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

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

3.6 Weather Conditions

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

- 20th May 2021: dry with full cloud and a temperature of 11.0°C at the beginning and end of the survey; in accordance with the Beaufort Scale, wind was described as strong breeze.

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- 3rd September 2021: dry with full cloud and a temperature of 14.0°C at the beginning of the survey; and 13.0°C at the end of the survey; in accordance with the Beaufort Scale, wind was described as light breeze.

Weather during the static detector survey (10th – 16th May 2021) was in line with seasonal norms with no prolonged periods of heavy rain or high winds.

3.7 Limitations

There are a number of visible features on the exterior of the main dwelling with potential to support roosting bats, which could not be fully inspected for evidence of bats. During the visual inspection, the roof voids were viewed only from the loft hatches. These limitations were addressed by undertaking two bat emergence surveys and a static detector survey.

Weather during the surveys was in line with seasonal norms; wind during the first emergence survey on 20th May 2021 was described as strong breeze, which may have decreased the likelihood of bats emerging, although conditions were warm and dry. The second emergence survey and static detector survey were undertaken in fine weather conditions; weather conditions are not considered to be a significant limitation.

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

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

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4.0 Bat Survey Results

4.1 Site Description and Habitat Assessment

The property 'Moorings' is located in Old Grimsby on the eastern coast of the island of Tresco, Isles of Scilly, *c.* 0.8 km north-east of New Grimsby and *c.* 5.3 km north-west of Hugh Town (St Marys). The location is coastal in character; the property directly adjoins the beach to the north and east. There are a small number of neighbouring properties to the south and west, with pasture, woodland, open heathland and sand dunes beyond. Great Pool (Tresco) Site of Special Scientific Interest (SSSI) is present *c.* 0.8 km to the south of the site, and Pentle Bay, Merrick and Round Islands SSSI is present *c.* 0.35 km south-east of the site. Buildings in the wider area comprise a mixture of period and modern properties. In combination, these features provide potentially important foraging, commuting and roosting habitat for bats.

4.1 Visual Assessment Summary

A visual assessment was undertaken on 18th March 2021.

The building comprises a detached two-storey dwelling of stone construction, with a single storey extension on the south and west elevations, and a small lean-to (porch) on the south-east elevation (Figs. 2-3). The building features a pitched scantle slate roof which is largely tight with no obvious gaps. There are two chimneys on the main pitched roof, both of block construction and which appear tight, although there are occasional gaps underneath the lead flashing with potential to support crevice-dwelling bats. At the eastern elevation is a porch/ lean-to projection with mono-pitched traditional slate roof. The single-storey extension on the south-east elevation features large glass windows; here the construction and roof appeared tight with no obvious gaps.

The cottage exhibits timber fascias throughout and timber soffits on the northern and southern gable ends of the main part of the house, plastic guttering and downpipes, timber doors and timber framed glazed windows. The newer part of the extension to the south had uPVC doors and windows. Throughout the building there are notable gaps behind the fascias and between the soffits and stonewall, which provide potential roosting opportunities for crevice dwelling bats or potential bat access to the building interior.

Internally the cottage features two roof voids; a narrow roof void above the single-storey kitchen extension on the north-west elevation (void 1; Fig 4) which is accessed from a loft hatch on the ground floor, and a separate larger roof void above the first floor of the main part of the house (void 2; Fig 5). Both voids were viewed only from the loft hatches.

Void 1 is a small, narrow, dark, well-sealed void and features thick insulation blocks lining the mono-pitch roof, with a bitumen membrane beneath (Fig 4). The void was densely cobwebbed. No evidence of roosting bats was found within this void, although it was not possible to fully inspect this area due to access restrictions.

Void 2 is in the apex of the main part of the building with a shallow timber A-frame structure supporting the pitched roof (Fig 5). Within this void there is a thick layer of rolled insulation between the floor joists. The roof is lined with bitumen, which is torn and sagging in places. A light scattering of droppings (*c*. 20) typical of bat droppings, was noted on the insulation close to the loft hatch. It was not possible to fully inspect this area due to access restrictions.

Overall, Moorings was assessed as being of **'moderate suitability'** for roosting bats.

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Figure 2: East elevation of Moorings showing single-storey glazed extension to the south, and small lean-to porch.

Figure 3: West elevation showing single-storey extension wrapping around the west and south elevations.

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Figure 4: Interior view of void 1, above the kitchen.

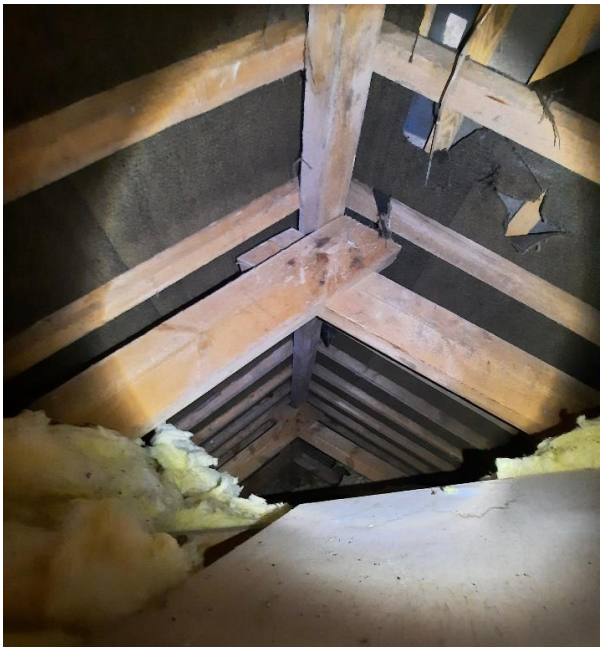

Figure 5: Interior view of void 2, above the first floor.

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4.2 Emergence Surveys

No bats were observed to emerge from the building during either of the emergence surveys on 20th May and 3rd September 2021.

4.3 Bat Static Detector Survey

A static detector survey of the roof void above the first floor (void 2) was undertaken between the nights of 10th – 16th May 2021. Two common pipistrelle bat calls were recorded on a single occasion during the survey period (12th May; see Appendix 1 for full survey results). However, due to the lack of any other evidence of bats roosting within the building, it is considered likely that these calls were recorded from bats flying close to but outside of the building. Common pipistrelle bat calls are comparatively loud and non-directional and common pipistrelle bats were observed foraging and commuting over the building during the emergence surveys.

4.4 DNA Analysis

DNA analysis of a sample of droppings collected from void 2 confirmed that the droppings were deposited by the insectivorous Lesser White-toothed Shrew (*Crocidura suaveolens*), and not by a bat species.

4.5 Bat Species Evaluation

The combined survey results have shown that Moorings is not currently (at the time of the surveys) being used by bats.

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5.0 Impacts and Mitigation Recommendations

5.1 Evaluation of Development Proposals and Impacts

The further survey work has shown that the property 'Moorings' is not currently (at the time of the survey) being used by bats. The client proposes to extend the property. The proposed works are unlikely to impact bats due to the likely absence of bats from the building.

5.2 Mitigation

Although bats are not currently, at the time of the surveys, using the building, external features with potential to support bats were identified during the visual assessment. A precautionary approach should be adopted. The building contractors should be made aware that bats can roost unseen within the building structure. If, during works, a bat(s) is uncovered, the bat must not be handled, and works must stop immediately (as soon as it is safe to do so). Advice must be sought from an experienced bat ecologist (Plan for Ecology Ltd: 01326 218839) or Bat Conservation Trust (Tel: 0345 1300 228). See Section 2.3 for relevant legislation.

5.3 Opportunities for Biodiversity

The value of the site for roosting bats post-development could be enhanced by incorporating the following measures:

- A single bat tube or box could be installed within the fabric of the modified building or on the building exterior post-development, on a south or west facing elevation and at least 4m above ground level. Any enhancements installed should not be lit by artificial lighting, either directly or indirectly through light spill. This is in line with the Cornwall Planning for Biodiversity Guide (2018). Suitable products for bats include 1FR & 2FR Schwegler bat tubes, the 1FF Schwegler bat box, 1FE Schwegler Bat Access Panel with or without back plate and bat block. Suitable products are available at https://www.nhbs.com, Bat Boxes (atroposbooks.co.uk), https://www.greenandblue.co.uk and https://www.wildcare.co.uk/. Plan for Ecology Ltd can provide more detailed advice upon request.

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7.0 Appendix 1 – Static Detector Survey Results

Static Detector Survey Results

Date	Time	Species	Number of calls
12/05/2021	21:00	Common pipistrelle bat	2

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