



**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](mailto:planning@scilly.gov.uk)

Town and Country Planning Act 1990

Town and Country Planning (Development Management Procedure) Order 2010

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### **PERMISSION FOR DEVELOPMENT**

**Application No:** P/21/071/FUL      **Date Application Registered:** 18th August 2021

<b>Applicant:</b>	<b>Mr Alastair Martin</b> <b>Duchy of Cornwall</b> <b>Hugh House</b> <b>Garrison</b> <b>St Marys</b> <b>Isles of Scilly</b> <b>TR21 0LS</b>	<b>Agent:</b>	<b>Mr Nathan Dean</b> <b>Duchy of Cornwall</b> <b>Hugh House</b> <b>Garrison</b> <b>St Marys</b> <b>Isles of Scilly</b> <b>TR21 0LS</b>
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**Site address:** Hilldrop Flower Farm Lower Town St Martin's Isles of Scilly TR25 0QW  
**Proposal:** Change glass roof to cement profile sheeting.

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

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

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

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

- **Plan 1 Location Plan, Block Plan and Elevation Plan, drawing number: 10/0127-30 REV A dated 11-08-2021**
- **Protected Species Assessment, Wheal Grey Ecology Ltd, Dated August 2021 (Bat mitigation and enhancement)**

**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 Policies OE1 and OE7 of the Isles of Scilly Local Plan (2015 – 2030).

**C3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (As Amended), (or any order revoking or re-enacting that Order) prior to installation, details of any external lighting shall be submitted to and approved, in writing, by the Local Planning Authority. The lighting shall thereafter be installed in accordance with the agreed details.**

Reason: To protect the amenities of the locality, including those of neighbouring residential properties and to protect this rural area and preserve the dark night skies of the Isles of Scilly and the St Martins Cricket Pitch Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the Isles of Scilly Local Plan (2015-2030).

## **PRE-COMMENCEMENT CONDITION: Submission of Site Waste Management Plan**

- C4** Prior to the commencement of the development, hereby approved, a scheme including details of the sources of all building materials and the means/location of disposal of all demolition material and all waste arising from building works, 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. This is to ensure waste is minimised in accordance with the waste hierarchy and to ensure appropriate management and routes to disposal are in place. In accordance with the requirements of Policy SS2(2) of the Isles of Scilly Local Plan 2015-2030.

## **PRE-COMPLETION: Submission of Biodiversity Enhancement Measures**

- C5** Prior to the substantial completion of the re-roofing works, hereby approved, details of measures to promote biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the installation of bat boxes and bird nesting opportunities appropriate to species found on the Isles of Scilly. Local guidance from the Isles of Scilly Wildlife Trust, for example, should be sought to inform the type, number and positioning of suitable bat and bird boxes. The measures approved 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).

- C6** All works involving machinery required in connection with the implementation of this permission shall be restricted to between 0800 and 1800 hours Monday to Saturdays. There shall be no works involving machinery on a Sunday or Public or Bank Holiday.

Reason: In the interests of protecting the residential amenities of neighbouring properties.

## **Further Information**

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 the National Planning Policy Framework 2021.
2. In accordance with the Town and Country Planning (fees for Application and Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2017 a fee is payable to discharge any condition(s) on this planning permission. The fee is current £116 for each request to discharge condition(s) where the planning permission relates to any other type of development other than a householder application. The fee is payable for each individual request made to the Local Planning Authority. You are advised to check the latest fee schedule at the time of making an application as any adjustments including increases will be applied: [https://ecab.planningportal.co.uk/uploads/english\\_application\\_fees.pdf](https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf)
3. In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment (for which a fee of £234 would be required) or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer.
4. The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted. Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.

Signed: 

**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:** 17<sup>th</sup> December 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](mailto:planning@scilly.gov.uk)

Dear Mr Alastair Martin

## Please sign and complete this certificate.

This is to certify that decision notice: P/21/071/FUL and the accompanying conditions have been read and understood by the applicant: Mr Alastair Martin.

1. **I/we intend to commence the development as approved:** Change glass roof to cement profile sheeting at: Hilldrop Flower Farm Lower Town St Martin's Isles of Scilly TR25 0QW  
**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.

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 sources of all building materials and the means/location of disposal of all demolition material and all waste arising from

building 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.

**Pre-completion condition(s):**

- C5 Prior to the substantial completion of the re-roofing works, hereby approved, details of measures to promote biodiversity enhancements shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the installation of bat boxes and bird nesting opportunities appropriate to species found on the Isles of Scilly. Local guidance from the Isles of Scilly Wildlife Trust, for example, should be sought to inform the type, number and positioning of suitable bat and bird boxes. The measures approved shall be installed, prior to the first breeding/nesting season following completion of the development and shall be retained as such thereafter.



# COUNCIL OF THE ISLES OF SCILLY

Planning Department

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

☎01720 424455

✉[planning@scilly.gov.uk](mailto: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](mailto:buildingcontrol@cornwall.gov.uk) or by post at:

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

### **Registering/Altering Addresses**

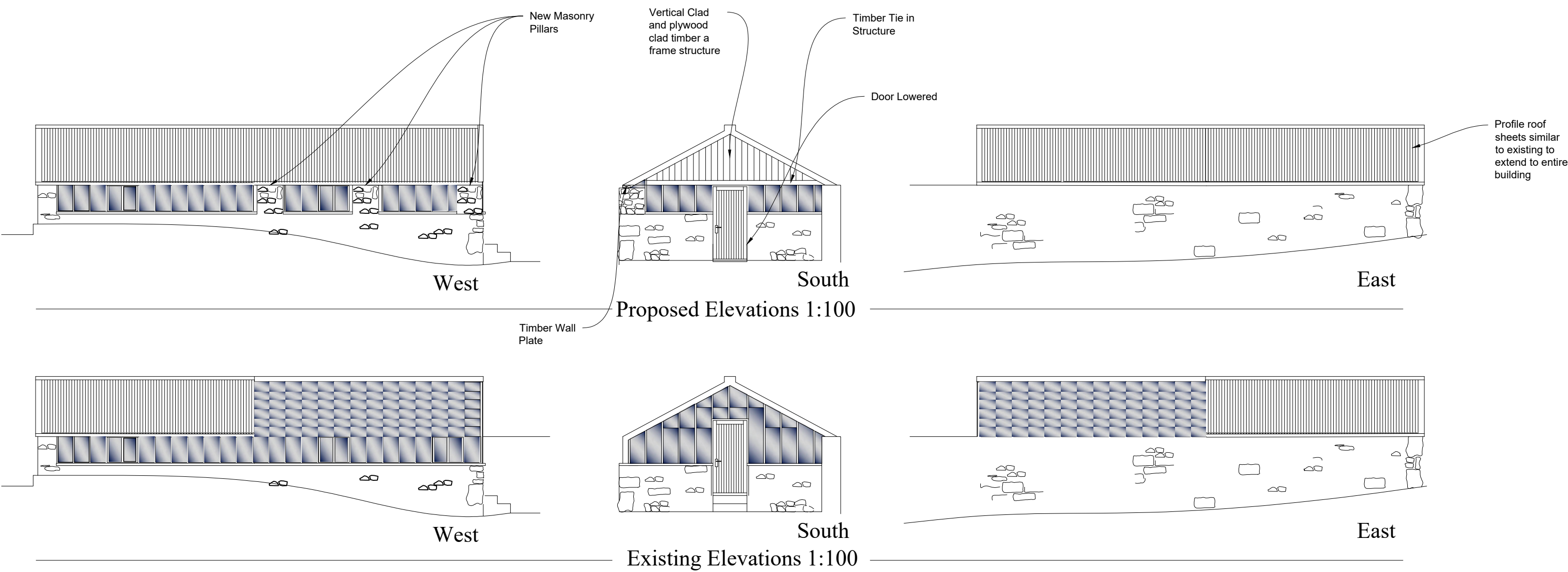
If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

### **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.

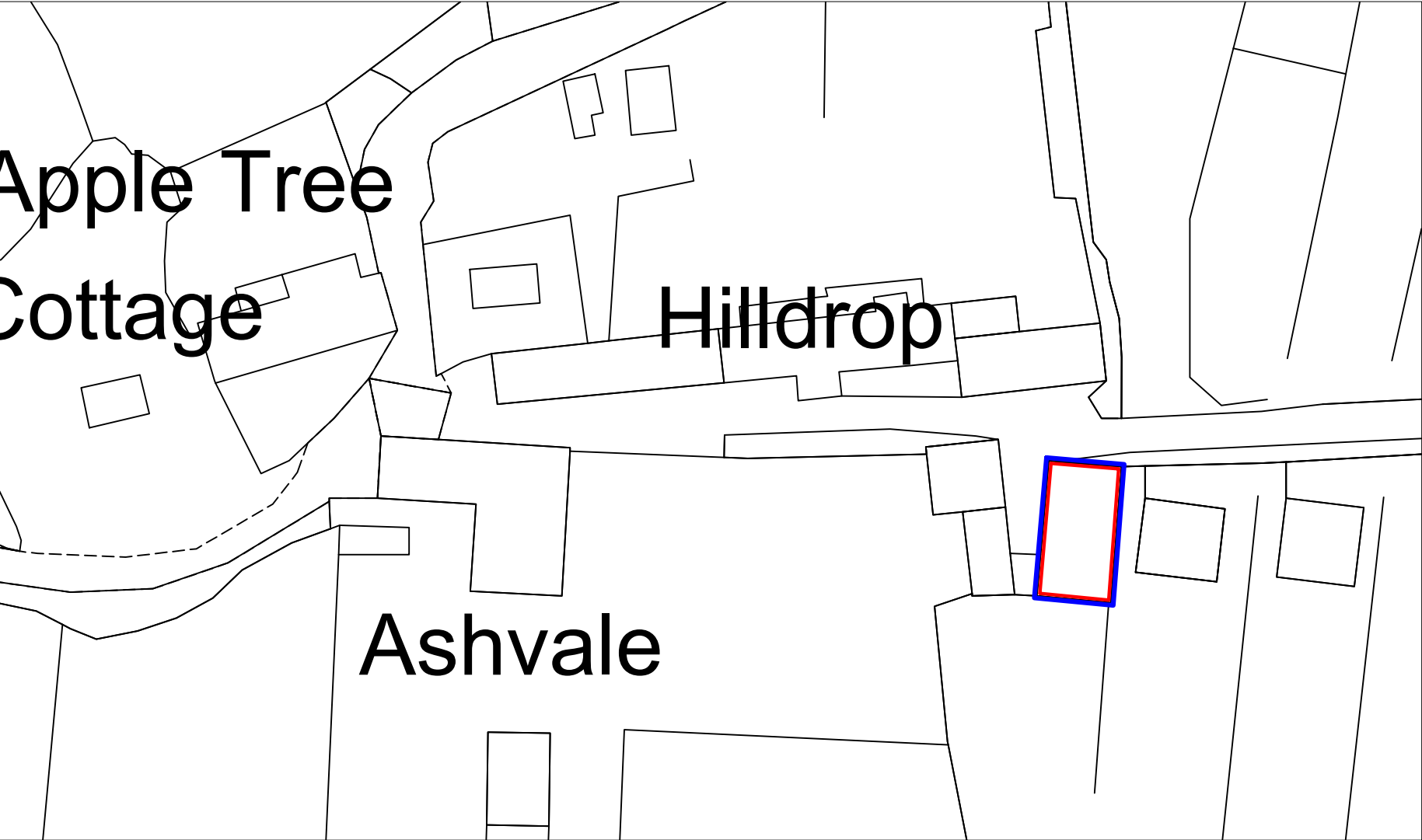
Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.



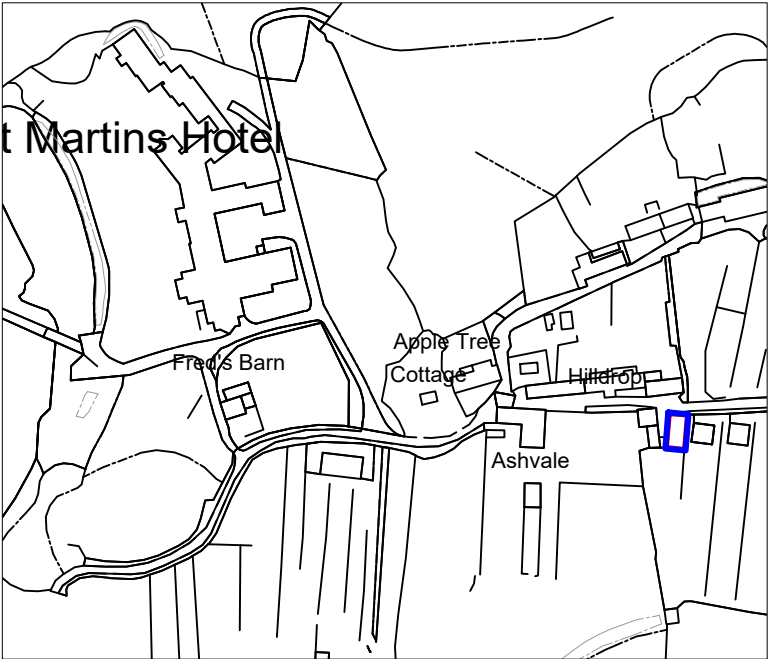


**RECEIVED**  
By A King at 2:07 pm, Aug 18, 2021

**APPROVED**  
By Lisa Walton at 9:49 am, Dec 17, 2021



Block Plan Scale 1:500



Location Plan Scale 1:2500

A	PILLARS AND DOOR LOWERED	ND	17/8/2021
REVISION	AMENDMENT	INITIALS	DATE
PROJECT			
Hilldrop Outbuilding			
Repairs and Roofing Works			
DRAWING TITLE			
Existing and Proposed Elevations			
Including Site and Location Plans			
 DUCHY of CORNWALL			
ST MARY'S ISLES OF SCILLY TR21 0LS Telephone: (01720) 422508 E-mail: ndean@duchyofcornwall.org			
SCALE	DRAWN BY	DRAWING NO.	REV.
As Shown@A2	ND		
DATE	CHECKED BY		
11-08-2021	ND	10/0127-30	A
© This drawing is copyright. Crown copyright and database rights 2017. Ordnance Survey Licence No 100023148 All materials and workmanship to comply with the current British Standards and codes of practice.			
Contractors to check ALL dimensions. Work from figured dimensions ONLY. Report ANY discrepancy to Architect or Surveyor before proceeding. IF IN ANY DOUBT ASK			



**APPROVED**

*By Lisa Walton at 9:49 am, Dec 17, 2021*



**BAT, BARN OWL AND NESTING BIRD SURVEY**

**on**

**A GLASS HOUSE AT HILLDROP HOUSE, LOWERTOWN,  
ST MARTINS, ISLES OF SCILLY**

**August 2021**



**Wheal Grey Ecology Ltd**

Admiralty House, 2 Bank Place,  
Falmouth, Cornwall. TR11 4AT

Email: [s.barnard@whealgreynecology.co.uk](mailto:s.barnard@whealgreynecology.co.uk)

Web: [www.whealgreynecology.co.uk](http://www.whealgreynecology.co.uk)

Tel: 01326 761092 | 07773375230

**BAT, BARN OWL AND NESTING BIRD SURVEY ON A GLASS HOUSE AT  
HILLDROP HOUSE, LOWERTOWN,  
ST MARTINS, ISLES OF SCILLY**

**O.S. Grid Ref:** SV 9165 1615

**Survey date:** 12<sup>th</sup> August 2021

**Surveyor:** Simon Barnard BSc (Hons) MSc CEcol MCIEEM  
Class Survey Licence Reg. Nos. 2017-32208-CLS-CLS  
(Level 3) & 2015-13541-CLS-CLS (Level 4)  
Barn Owl Class Survey Licence CL29/00170

**Time spent on site:** ½ hour

**Taxonomic groups covered:** Bats, Barn Owls and Nesting Birds

**Report author:** Simon Barnard BSc (Hons) MSc CEcol MCIEEM

**Filename & issue number:** BBONB\_Glass House, Hilldrop House, St Martins\_Final 1

**Report for:** Mr Nathan Dean, Duchy of Cornwall

**Report No:** 20-176/DofC/ Glass House, Hilldrop House, St Martins\_BBONB

**Report completed:** 20<sup>th</sup> August 2021

**Report Sign off****Document checked and  
approved for issue by:**

Matt Thurlow BSc (Hons) MSc ACIEEM

**Signature:****Date:**22<sup>nd</sup> August 2021

## **1. INTRODUCTION AND BACKGROUND**

Wheal Grey Ecology Ltd were instructed by Mr Nathan Dean of The Duchy of Cornwall to carry out a visual inspection on a glasshouse, Hilldrop House, Lowertown, St Martins on the Isles of Scilly looking for evidence of use of the building by Bats, Barn Owls and Nesting Birds. The proposal is to apply for planning permission to replace the glass roof on the southern half of the building with corrugated cement fibre sheeting.

The survey was carried out at midday on 12<sup>th</sup> August 2021. The weather was sunny and dry with very light cloud, a light breeze and the temperature was 23°C.

## **2. DESCRIPTION OF BUILDING AND SURROUNDING LANDSCAPE**

### **2.1. Description of Building**

The building subject to this survey is a single storey rectangular glass house built on a north south alignment. It has gable ends, with the lower parts of the walls being stone and the upper parts of the walls being vertical timber clad or timber framed supporting glass. The northern gable end and eastern wall are solid with the upper parts of the western and southern walls being glazed or being open, the southern gable end is timber framed but unglazed being covered with a tarpaulin. The northern half of the roof is covered with corrugated cement fibre sheeting with the southern end being glazed, see photos 1 and 2.



Photo 1. Showing the glasshouse  
from the north west



Photo 2. Showing the glasshouse  
from the south west

Internally the building is divided into two rooms by a timber partition wall with an open doorway in the centre. The northern room is roofed with corrugated cement fibre sheeting and the southern room is roofed with glass. Both rooms are open from the floor to the underside of the roofs and the interiors are used for storage and to grow plants. The interior is open to outside via missing windows and a vent over the glass roofed section of the building. The building supports very few features with any potential to support roosting bats and the interior is very light and will get very warm making its use by roosting bats unlikely, see photos 3 and 4.



Photo 3. Showing the interior of  
the northern room



Photo 4. Showing the interior of  
the southern room

Externally there are no significant features with the potential to be used by roosting bats.

## **2.2. Surrounding landscape**

The building is located within Lower Town at the western end of the Island of St. Martins. It is surrounded by a low density of houses, further glass houses, agricultural buildings and chalets immediately surrounded by small rectangular fields bounded by hedges dominated by *Pittosporum*. Beyond this to the south are sand dunes which give way to the sea with heathland and coastal scrub to the north.

The habitats surrounding the property represent good bat foraging habitat and a Common Pipistrelle roost is known to be present in a building a short way to the west.

### **3. METHODS**

#### **3.1. Bats**

The building was carefully inspected internally and externally, where access allowed, for individual or groups of roosting bats using a high-power torch, ladders and an endoscope (where needed); this included looking for signs that the building is currently, recently or has been historically used for roosting by bats. This included searching between any roof timbers, walls and wall tops, any cavities, openings or gaps behind hanging slates or fascia's, window ledges and other protruding features. Additionally, any potential entry points were inspected thoroughly for signs of their use, i.e., staining, polishing or scratching of woodwork (indicating use by bats).

As bats can leave little evidence of their occupation, this survey included an assessment of the potential of the building and features of the building to support roosting bats. This involved identifying potential roosting features including but not limited to cracks, crevices and voids, cavities created by spaced off fascia, hanging slates or split render and any other features capable of providing suitable roosting space for bats.

#### **3.2. Barn Owls**

Where suitable access points into the building are present the interior is carefully searched, with the aid of a torch, looking for evidence that the building is used by Barn Owls, for either nesting or roosting. This includes searching for owl pellets, feathers and nest debris, with particular attention being paid to the ground below crossing timbers, below any artificial nest boxes which may have been installed or ledges which could be used by nesting Barn Owls. If any nest boxes or ledges are present and it is safe to do so they will also be inspected for signs of use.

#### **3.3. Swallows and other birds**

Suitable ledges, voids and the underside of any floors or timberwork which could provide nesting space for Swallows and other birds were inspected for evidence of previous or current nest building attempts.

#### **3.4. Surveyors' experience and licences held**

Simon Barnard is an experienced bat surveyor with 15 years' experience of carrying out all aspects of professional bat survey work including activity surveys, call analysis and emergence surveys. He has held a Natural England survey licence for more than 10 years, currently being registered on the Level 3 (CL19) and level 4 (CL20) Class Survey Licence. He has been involved in designing numerous mitigation schemes and obtaining European Protected Species development licences for the majority of the species of bats found in Devon and Cornwall and is a registered consultant on Annex's B, C and D on the Natural England's Bat Mitigation Class Licence. He also holds a valid Barn Owl Class Survey Licence CL29/00170.



#### **4. RESULTS**

No evidence of the use of this building by roosting bats was found during this survey and the building was thoroughly searched.

##### **4.1. Barn Owls**

No evidence of the use or occupation of this building by Barn Owls was found.

##### **4.2. Swallows and other bird species**

No evidence of the use of this building by nesting birds was found during this survey. A small number of House Sparrows were noted entering and leaving the building during the survey.

#### **5. RECOMMENDATIONS**

##### **5.1. Bats**

As no evidence of the use of this building by roosting bats was found, no further survey work is necessary, and the proposed works can proceed with a negligible risk of disturbing/harming roosting bats or damaging or destroying a bat roost.

It should be noted that in any building individual bats could occasionally roost. If a bat was to be found unexpectedly whilst the works are being carried out, work should stop immediately and Wheal Grey Ecology Ltd contacted and further advice sought. If a bat were to be found it should be protected from the elements and predators and work activity in the immediate vicinity should stop until further advice is received.

##### **5.2. Barn Owls**

No recommendations necessary.

##### **5.3. Swallows and other bird species**

No recommendations necessary.



## **6. MITIGATION AND ENHANCEMENTS**

### **6.1. Bats**

No evidence of the use of this building by roosting bats was found and so no mitigation is required.

It would be desirable to incorporate new roosting opportunities for bats into the new building, should the owner wish to do so. This could be done fairly simply by installing/building-in purpose-built bat boxes onto/into the building. This would help to enhance the biodiversity value of the site. Please contact us at Wheal Grey Ecology for further information if this is something you would like to consider.

Please Note: Breathable roofing products must not be used in areas where bats could come into contact with them as they have been proven to cause bat fatalities.

### **6.2. Barn Owls**

No mitigation needed.

### **6.3. Swallows and other bird species**

No mitigation needed.

## 7. LEGISLATION

### 7.1. Bats

Bats in England have been protected under a number of regulations and amendments but the most up-to-date and relevant are:

- The Conservation of Habitats and Species Regulations 2017
- Wildlife and Countryside Act 1981 (Section 9)

The result of Regulations and Acts is that all species of bat and their breeding sites or resting places (roosts) are protected under law. It is an offence to:

- Deliberately capture, injure or kill a bat
- Deliberately disturb a bat in a way that would affect its ability to survive, breed or rear young or significantly affect the local distribution or abundance of the species
- Intentionally or recklessly disturb a bat at a roost
- Intentionally or recklessly obstruct access to a roost whether bats are present or not
- Damage or destroy a roost whether bats are present or not
- Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat

Through the Conservation (Natural Habitats &c.) Regulations 1994 (this has been updated and consolidated with subsequent amendments by the Conservation of Habitats and Species Regulations 2017 mentioned above) bats were designated a European protected species as part of a Europe wide effort to conserve certain plant and animal species.

Any development which is likely to result in the disturbance of a European protected species, or damage to its habitat usually requires a European protected species licence from Natural England. 'Development' is interpreted broadly to include projects involving demolition of buildings, rebuilding, structural alterations and additions to buildings.

### 7.2. Birds

All birds, their nests and eggs are protected by law and it is an offence, with certain exceptions, to intentionally:

- Kill, injure or take any wild bird.
- Take, damage or destroy the nest of any wild bird while it is in use or being built.
- Take or destroy the egg of any wild bird.

The Conservation of Habitats and Species (Amendment) Regulations 2017 require public bodies to help "*preserve, maintain and re-establish habitat for wild birds.*"

Barn Owls and other birds listed in Schedule 1 of the Wildlife and Countryside Act 1981 are given a further level of protection against disturbance whilst breeding.

## REFERENCES

A. J. Mitchell-Jones & A. P. McLeish *Bat Workers' Manual (3<sup>rd</sup> edn)*. Joint Nature Conservation Committee, JNCC, Monkstone House, City Road, Peterborough PE1 1JY

A. J. Mitchell-Jones (2004) *Bat Mitigation Guidelines version 1*. External Relations Team English Nature, Northminster House, Peterborough PE1 1UA.

Barn Owl Trust (2012) *Barn Owl Conservation Handbook*, Pelagic Publishing, Exeter

BTHK 2018. *Bat Roosts in Trees – A Guide to Identification and Assessment for Tree-Care and Ecology Professionals*. Exeter: Pelagic Publishing.

Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3<sup>rd</sup> edn)*. The Bat Conservation Trust, London.

Ferguson, Joanna & Fox, Harry & Smith, Nick. (2018). *Bats and artificial lighting in the UK*. Institution of Lighting Professionals Regent House Regent Place Rugby Warwickshire CV21 2PN. Copyright © 2018 ILP