



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 2015

PERMISSION FOR DEVELOPMENT

Application No: P/23/019/FUL **Date Application Registered:** 15th March 2023

Applicant: Mrs Lesley Jones
1 Porthcressa Terrace
Hugh Town
St Mary's
Isles Of Scilly
TR21 0JW

Site address: 1 Porthcressa Terrace Hugh Town St Mary's Isles Of Scilly TR21 0JW
Proposal: Replacement of existing scantle roof covering to the main elevation and dormers at the rear of the property and the adjoining property (2 Porthcressa Terrace) using dry laid natural slate.

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 1
- Plan 2 Site Plan 1
- Plan 3 Site Waste Management Plan (& Slate Specification)
- Plan 4 Preliminary Roost Assessment, Ref: 23-1-2 dated 15th January 2023 (Appendix 1 for the Precautionary Method 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 of the Isles of Scilly Local Plan (2015-2030).

C3 No construction plant and/or machinery shall be operated on the premises, as part of the implementation of this permission, before 0800 hours on Mondays through to Saturdays nor after 1800 hours. There shall be no works involving construction plant and/or machinery on a Sunday or Public or Bank Holiday.

Reason: In the interests of protecting the residential amenities of the islands.

C4 Following the completion of the development, hereby approved, measures to promote biodiversity enhancements, in accordance with the recommendations for birds on page 2 of the Preliminary Roost Assessment, dated 15th January 2023 (Ref: 23-1-2 by IOS Ecology), 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 enhance 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 2021.
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 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. There is a fee to apply for a non-material amendment and the most up to date fee will be charged which can be checked here: https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf
3. 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.
4. This decision is not a determination under the Building Regulations. 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. You can contact Building Control for further advice or to make a building control application: 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: 4th May 2023



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 Mrs Lesley Jones

Please sign and complete this certificate.

This is to certify that decision notice: P/23/019/FUL and the accompanying conditions have been read and understood by the applicant: Mrs Lesley Jones.

1. **I/we intend to commence the development as approved:** Replacement of existing scantle roof covering to the main elevation and dormers at the rear of the property and the adjoining property (2 Porthcressa Terrace) using dry laid natural slate at: 1 Porthcressa Terrace Hugh Town St Mary's Isles Of Scilly TR21 0JW **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.



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 un-authorised 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
- Planning Application – 6 months
- Listed Building Consent – 6 months
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Lawful Development Certificate – None (unless for LBC – 6 months)
- Other Types - 6 months

Note that these periods can change so you should check with the Planning Inspectorate for the most up to date list. You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

You find more information on appeal types including how to submit an appeal to the Planning Inspectorate by visiting <https://www.gov.uk/topic/planning-development/planning-permission-appeals> or you can obtain hard copy appeal forms by calling 0303 444 5000.

Current appeal handling times can be found at: [Appeals: How long they take page](#).

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 (Option 1), via email buildingcontrol@cornwall.gov.uk or by post at:

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

Inspection Requests can also be made online: <https://www.cornwall.gov.uk/planning-and-building-control/building-control/book-an-inspection/>

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

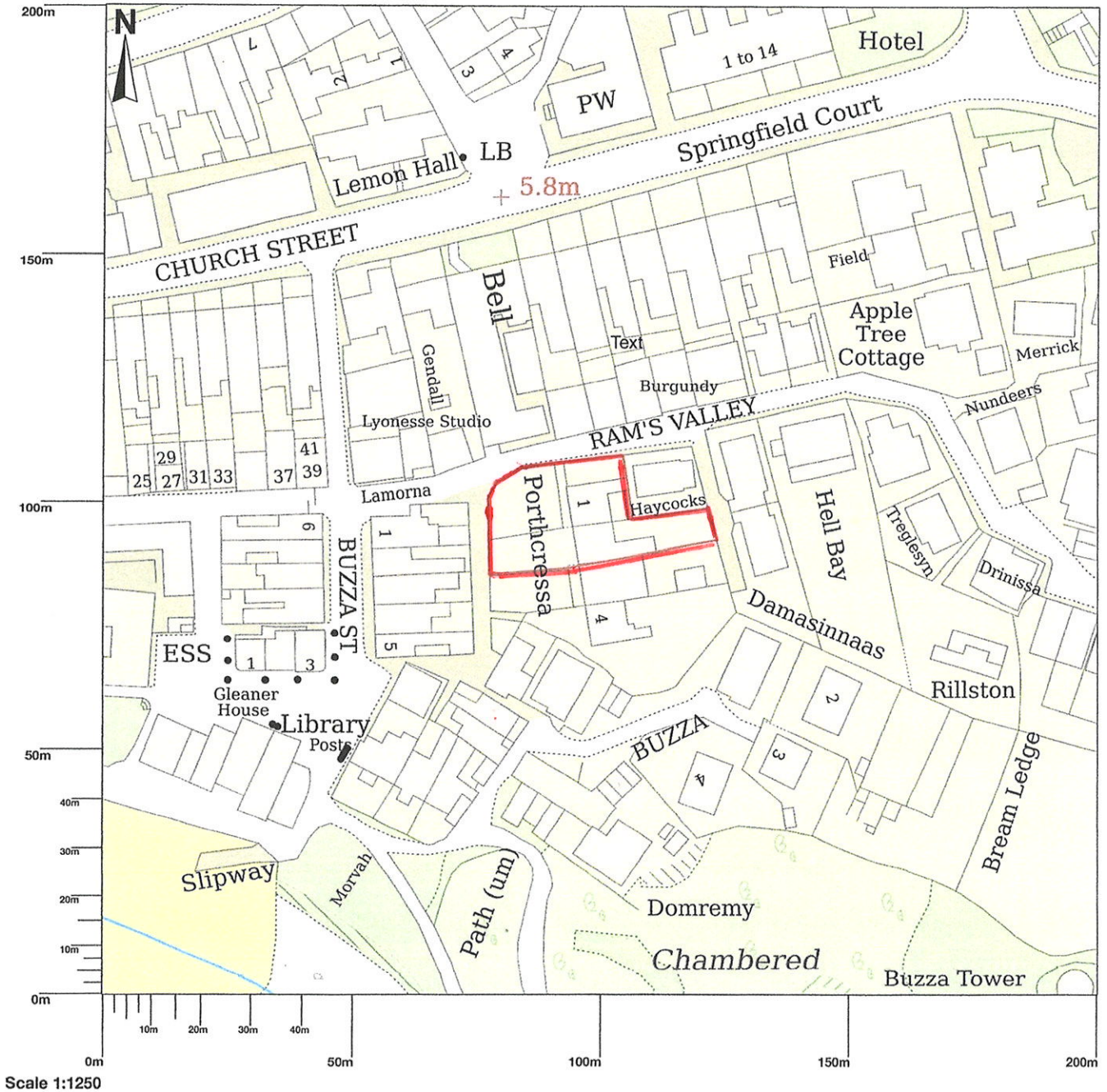
By Liv Rickman at 1:00 pm, Mar 15, 2023

APPROVED

By Lisa Walton at 1:17 pm, May 04, 2023

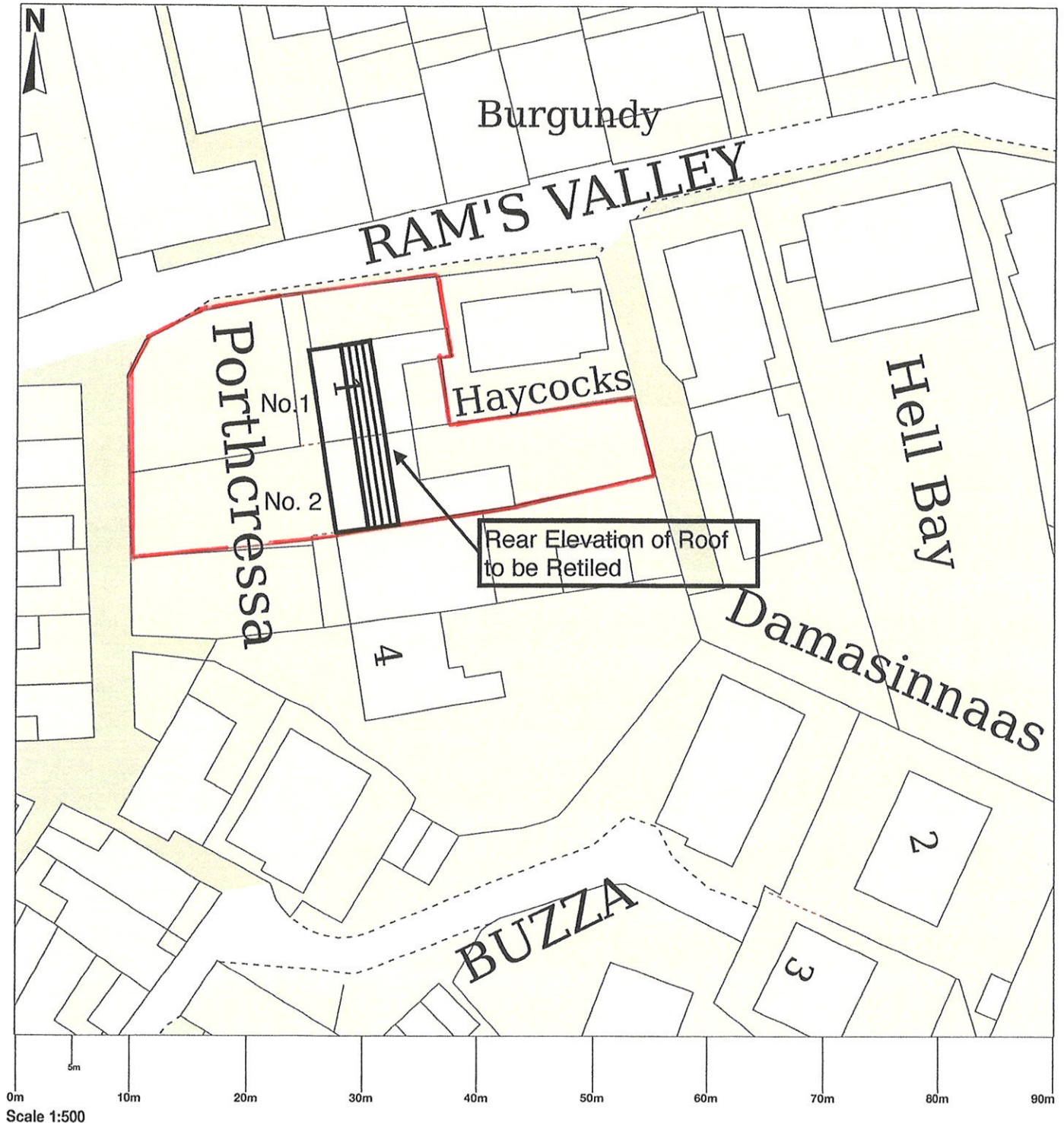
Location Plan: 1

Nos. 1 and 2 Porthcressa Terrace, St Mary's, TR21 0JW



SitePlan: 1

Nos. 1 and 2 Porthcressa Terrace, St Mary's, TR21 0JW



APPROVED

By Lisa Walton at 4:30 pm, May 04, 2023

RECEIVED

By A King at 1:30 pm, Mar 17, 2023

Site Waste Management - Plan Planning Ref. P/23/019/FUL

Project Site: Nos. 1 & 2 Porthcressa Terrace, St Mary's, Isles of Scilly TR21 OJW

Contractor: Clive Humphrey Building and Roofing,
Rowenruth, Telegraph. St Mary's, IoS, TR21 OJT.

Following removal of the existing scantle roof finish all slate will be removed to be reused where possible by contractor or crushed locally for recycling with building aggregate; all battens will be de-nailed and taken with the felt to local waste site and recycled where possible.

NB.

The replacement natural slate to be used is: 500mm x 250mm (20" x 10") Spanish slate. The new slate will be sourced by the contractor from a mainland supplier and will be shipped to the island by the IoSSCo.

RECEIVED

By Liv Rickman at 1:03 pm, Mar 15, 2023

APPROVED

By Lisa Walton at 1:20 pm, May 04, 2023

PRELIMINARY ROOST ASSESSMENT (PRA)

1 & 2 PORTHCRESSA TERRACE,
HUGH TOWN, ST MARY'S, ISLES OF SCILLY



Client: Lesley & Phillip Jones

Our reference: 23-1-2

Planning reference: Produced in advance of submission

Report date: 15th January 2023

Author: James Faulconbridge BSc (Hons), MRes, MCIEEM

Contact: ios.ecology@gmail.com

Executive Summary

Bats - Results and Findings

The preliminary roost assessment (PRA) survey concluded that there was **negligible potential** for use of the rear pitched roof of 1 and 2 Porthcressa Terrace by bats. This assessment relates solely to the rear pitch of the roof; it does not provide a comprehensive assessment of the buildings in question.

Whilst a negligible potential is concluded, it is noted that there is a small chance of opportunistic/transient use of individual discreet features. This potential is not sufficient to justify further surveys or significant constraints to works, but should be taken into account in accordance with the precautionary principle.

This judgement was reached in accordance with the survey methodologies and evaluation criteria outlined in the Bat Surveys for Professional Ecologists: Good Practice Guidelines 3rd edition.¹

Bats - Further Survey Requirements

No further surveys are recommended – the PRA conclusion does not require further survey information with regards to bats in order to inform a planning application.

Bats - Recommendations

Standard good practice and vigilance should be observed by the contractors undertaking the works in acknowledgement that bats are transient in their use of roosting opportunities and may explore potential locations, especially if the condition of structural features were to change. A specific methodology is provided in Appendix 1.

A Planning Condition requiring compliance with the Precautionary Method of Works (PMW) outlined in Appendix 1 could be attached to a Decision Notice. If so, it is recommended that this should be compliance only – no further information would be required as the methodology outlined in the PMW is comprehensive.

Nesting Birds - Results and Findings

There is a minor risk of individual bird species finding occasional nesting habitat associated with gaps below the sill of the uPVC windows, though no evidence was noted at the time of survey. The survey did not identify any other suitable nesting habitat for breeding birds associated with the elements of the structure under assessment.

Nesting Birds - Recommendations

Works should take account of the minor residual risk of species such as wren or robin making use of nesting opportunities during the breeding season.

If the applicant wishes to provide biodiversity enhancement, nest boxes could be erected either on the dwelling or within the residential garden. Guidance on suitable specifications is provided.

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

PRELIMINARY ROOST ASSESSMENT (PRA)

Planning Authority: Isles of Scilly	Location: SV 90542 10478	Planning Application ref: Report produced in support of application
Planning application address: 1 & 2 Porthcressa Terrace, Hugh Town, St Mary's, Isles of Scilly		
Proposed development: The proposed works were identified by the client and accord with the documentation submitted in support of the application. These involve: 1) The removal of existing scantle tiles on the rear (eastern) pitch of the roof spanning both properties, and replacement with flat slate tiles.		
Building references: The roof section in question is identified in the plans provided in Appendix 2.		
Name and licence number of bat-workers carrying out survey: James Faulconbridge (2015-12724-CLS-CLS)		
Preliminary Roost Assessment date: The visual inspection was undertaken on 13 th January 2023 in accordance with relevant Best Practice methodology ² .		
Local and Landscape Setting: The properties are situated within the residential area of Hugh Town in St Mary's in the Isles of Scilly. The land use immediately surrounding the properties comprise dense residential development with generally small gardens although there is a more developed areas of green space to the immediate west of the properties. The shoreline of Porthcressa Beach lies close to the south of the properties with the green space of the allotments, playground and setting of Buzza Tower close by to the east. Three records of common pipistrelle roosts are identified in relatively close proximity to the properties – these relate to individual bats utilising features such as hanging slates around dormer windows.		
Building Description(s): The properties of 1 and 2 Porthcressa Terrace are end- and mid-terrace two-storey residential buildings. The pitched roof is scantle-tiled on the eastern pitch and flat slate-tiled on the western pitch, with dormers present in both pitches. The properties have single-story flat-roof extensions to the east. The proposals under consideration in the current Planning Application are restricted to re-roofing works on the eastern pitch – therefore the remainder of this description and assessment		

² Collins, J. (ed.) 2016 Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn). The Bat Conservation Trust, London.

will relate to those aspects of the properties to be directly and indirectly affected by these works only. This is to ensure clarity and brevity.

The eastern pitch of the roof has closely-fitted scantle tiles which are well sealed with cement and further by moss, lichens and other plant species. Where historic slippages have occurred, these have been repaired and sealed such that no gaps between tiles was identified. Any minor apparent gaps were inspected at close distance using a torch and binoculars to confirm that they are superficial and unsuitable to support roosting bats. Ridge tiles are similarly well-sealed. Inspection of the gable end of 1 Porthcressa Terrace confirmed that the roof verge is well-pointed with no gaps present.

There are uPVC fascias and guttering along the eaves which are well sealed with no gaps noted. The flat-roof extensions on the eastern aspect of the properties connect with the main building just below the eaves which would block direct fly-in access for bats.

The uPVC windows of the dormer are well-sealed although there is a small space beneath the sill which was fully inspected with a torch – no evidence of current or historic presence of bats were noted. There are minor cavities extending up the side of the window frames in the property at 1 Porthcressa Terrace – these were fully inspected with a video endoscope and found to be relatively shallow and filled with cobwebs and debris indicating no recent occupation. The equivalent gaps of the property at 2 Porthcressa Terrace were blocked with expanding foam.

The lead flashing where the uPVC windows meet the roof below were slightly lifted in places. These gaps were largely superficial and were fully inspected using a torch. Debris confirmed a lack of recent occupation and the restricted fly-in, coupled with the suboptimal dimensions would make occupation by bats highly unlikely.

The valley in the roof where the dormers meet the main pitch of the roof have minor gaps beneath the flashing – these were fully inspected with a video endoscope and found to be relatively shallow and filled with cobwebs and debris indicating no recent occupation.

The concrete chimneys were well-sealed and in good condition – lead flashing was present on only one of the two structures and was confirmed to be in good condition with no gaps noted.

Hanging tiles on the sides of the dormer windows were well-fitted with no gaps noted.

The loft space of 1 Porthcressa Terrace was inspected internally – this is a small void built above the collar beam of A-frame timbers with a ridge board at the apex. No insulation was noted. There is ply boarding throughout above the rafters – this was largely well-sealed with only very minor locations where gaps occurred. The chimney is boarded out internally and has only aesthetic function – it could be fully inspected from the loft space. Evidence of mouse and white-toothed shrew were noted but no evidence of bats was identified. There is no loft access to the property at 2 Porthcressa Terrace but the roof and loft space is understood to be of equivalent construction.

No evidence of current or historic use by bats or nesting birds was identified during the survey.

Survey Limitations

It was not possible to fully inspect the loft space in 2 Porthcressa Terrace, and the presence of a water tank in 1 Porthcressa Terrace restricted comprehensive access to this void. However the nature of the construction makes it unlikely that bats could access the void due to comprehensive under-boarding. These constraints are taken into account in the assessment which relies on the comprehensive external inspection which did not identify any suitable access features for bats. Minor residual risk can be controlled through an appropriate Precautionary Method of Works (PMW) which is provided in Appendix 1.

There were no other significant limitations to access or survey inspection which might affect

the evidence base or subsequent conclusions of this survey.

Assessment of Potential for use by Roosting Bats

No evidence of current or historic use by bats was identified during the survey and an overall **negligible potential** was determined; however it is noted that there is a small residual risk of opportunistic/transient use of the features noted.

This assessment relates only to the eastern roof pitch of the two properties in question.

Recommendations and Justification (Bats):

No further surveys are recommended – the conclusion of **negligible potential** related to the structures to be impacted does not require any further information with regards to bats in order to inform a planning application.

Standard good practice and vigilance should be observed by the contractors undertaking the works in acknowledgement that bats are transient in their use of roosting opportunities and may explore potential locations. The potential for individual common pipistrelle bats to make use of minor opportunities associated with listed features should be taken into account during works. These features are:

- The lead flashing in the valley between the pitched roof of the dormer windows, and the main pitch of the roof;
- The tiles immediately adjacent to the uPVC windows on either side;
- The lead flashing where the uPVC window joins the tiles below.

At the discretion of the Planning Authority, a compliance condition could be included in any Planning Application approval requiring that works proceed in line with the PMW requirements outlined in Appendix 1 of this report. This is in order to ensure that roosting bats are not impacted by the proposed works.

Assessment of Potential for use by Nesting Birds

It is considered that the relevant structures described in this report provide **low potential** for use by nesting birds; however there is a minor residual risk of species such as wren or robin making use of the gap beneath the window sill to build a nest.

Recommendations and Justification (Birds):

Timing of Works

Works affecting the roof, specifically the void below the uPVC window, should be undertaken outside of the breeding season which runs from March – September inclusive, where practicable.

Pre-commencement Inspection

If the recommended timing of works is not practicable, then contractors should visually inspect this location before they are affected by the works, in order to confirm that no nests are present. In the unlikely event that a birds nest is present, it must be left undisturbed until chicks have fledged the nest, at which point works can proceed.

Enhancement Measures

There is no requirement to mitigate for loss of nesting habitat for breeding birds as the features are of low suitability and would be recreated following the re-roofing works. However if the applicant wished to provide biodiversity enhancement measures, this could be achieved through the erection of bird boxes on the residential property or within the garden.

House sparrows nest communally and nest boxes could accommodate this, either through the installation of a single purpose-built nest box comprising several individual chambers with separate entrances, or the installation of 3+ nest boxes in close proximity. Nest boxes suitable for hole-dwelling species such as blue tits, or open-fronted boxes for species such as blackbird and robin also have a high likelihood of occupation.

Boxes should be mounted on a wall or tree if possible, at a height of at least 3m above the ground with an entrance clear of vegetation/other features which may put them at risk of predation from cats.

Boxes can be sourced online, or can be constructed on site using methodology and specifications provided by the RSPB:

Sparrows: <https://www.rspb.org.uk/get-involved/activities/give-nature-a-home-in-your-garden/garden-activities/createsparrowstreet/>

Other Species: <https://www.rspb.org.uk/fun-and-learning/for-families/family-wild-challenge/activities/build-a-birdbox/>

Signed by bat worker(s):

Date: 15th January 2023



APPENDIX 1

PRECAUTIONARY METHOD STATEMENT WITH REGARDS TO BATS

The purpose of this Method Statement is to ensure that roof replacement works can proceed where presence of bats has been determined to be unlikely, but a precautionary approach is still advisable. It has been determined that direct harm to roosting bats during the proposed replacement works would be highly unlikely.

Contractors should, however, be aware of **their own legal responsibility with respect to bats:**

Relevant Legislation regarding Bats

The Conservation of Habitats and Species Regulations 2017, or the 'Habitat Regulations 2017', transposes European Directives into English and Welsh legislation. Under these regulations, bats are classed as a European Protected Species and it is, therefore, an offence to:

- *Deliberately kill, injure or capture bats;*
- *Deliberately damage or destroy bat roosts.*

A bat roost is commonly defined as being any structure or place that is used as a breeding site or resting place, and since it may be in use only occasionally or at specific times of year, a roost retains such a designation even if bats are not present.

Bats are also protected from disturbance under Regulation 43. Disturbance of bats includes in particular any disturbance which is likely:

(a) *To impair their ability -*

- *to survive, to breed or reproduce, or to rear or nurture their young; or*
- *in the case of animals of a hibernating or migratory species, to hibernate or migrate; or*

(b) *To affect significantly the local distribution or abundance of the species to which they belong.*

Bats also have limited protection under the Wildlife and Countryside Act 1981 (as amended) and the Countryside Rights of Way Act 2000 (as amended). It is, therefore, an offence to:

- *Intentionally or recklessly destroy, damage or obstruct any structure or place which a bat uses for shelter or protection.*
- *Intentionally or recklessly disturb bats whilst occupying any structure or place used for shelter or protection.*

Contractors should be aware of **where bats are most likely to be found in respect to the roof to be replaced:**

Lead flashing

Minor lifted sections occur within the lead flashing where the dormers meet the roof tiles below, and in the valley between the pitch of the dormer and the adjacent roof.

If these are to be removed as part of the works, locations where the flashing is lifted should be exposed carefully such that if any bats were present behind the lifted element, they would not be crushed or otherwise injured by the operation. Contractors should satisfy themselves that no bats are present before proceeding with works in these areas.

uPVC Window Frames

There is a minor gap below the uPVC window frame which should be fully inspected visually before works commence in order to confirm that no bats are present.

In the case of 1 Porthcressa Terrace, there are minor gaps extending upwards at either corner of this gap – works in this location should be designed to carefully expose this void and confirm absence of bats before works continue. This is likely to involve careful removal of tiles in such a way that in the unlikely event of bats being present, they are not harmed or killed by the removal. This feature does not appear to be present in the case of 2 Porthcressa Terrace.

This feature is the only location where a low risk of use by nesting birds was identified – the inspection should also confirm the absence of nests or breeding birds prior to proceeding.

Contractors should be aware of **the process to follow in the highly unlikely event of finding bats** or evidence indicating that bats are likely to be present:

If bats are identified, works should cease and the named ecologist contacted immediately for advice.

If the bat is in a safe situation, or a situation which can be made safe, they should remain undisturbed.

Only if the bat is in immediate risk of harm can the bat be moved with care and using a gloved hand. This is a last resort and should only be undertaken for humane reasons if the bat is at immediate risk of harm **and** if the ecologist cannot be contacted for advice.

APPENDIX 2

LOCATION PLAN AND PHOTOGRAPHS



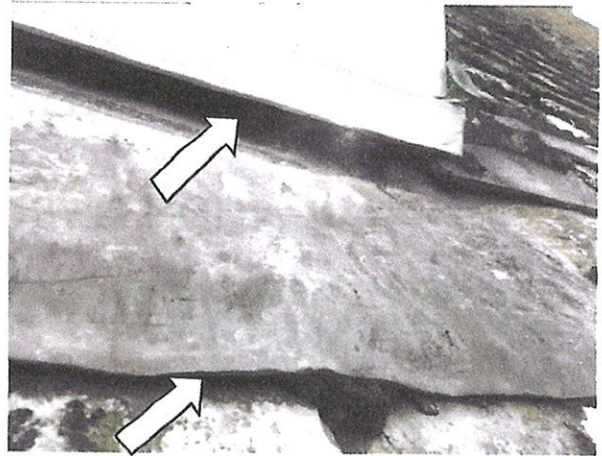
Map 01 - Illustrating location of property within the local environs (red circle). Reproduced in accordance with Google's Fair Use Policy.



Map 02 - Showing the roof to be replaced (blue) which includes the eastern pitch of both 1 and 2 Porthcressa Terrace. The footprint of the properties are indicated with the red line for reference - the building structures to the east are single-storey flat-roof components whilst to the west is the western pitch of the main roof.



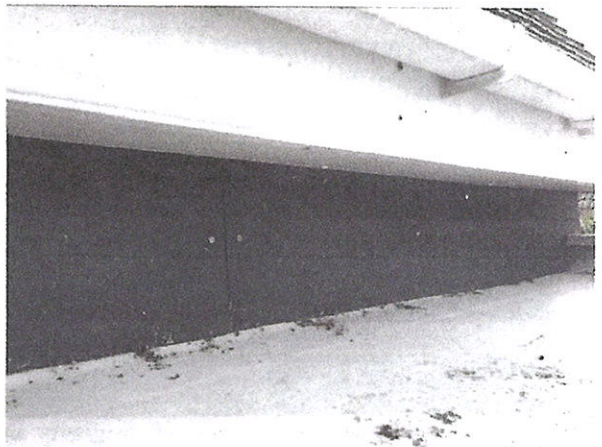
Photograph 1: Showing the pitch of the roof as viewed from the adjacent flat roof.



Photograph 2: Showing the very minor gaps beneath lead flashing (lower arrow) and beneath the uPVC sill (upper arrow) associated with the dormer windows.



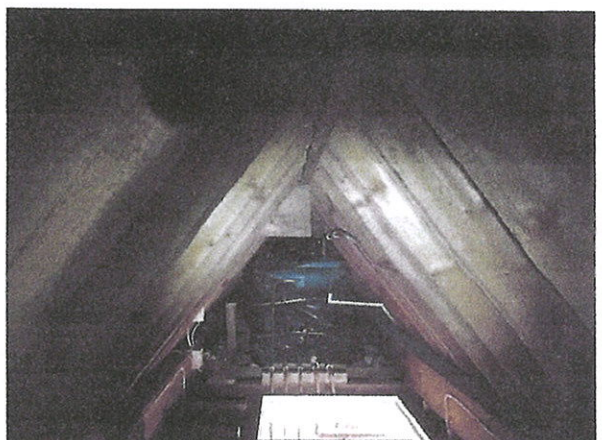
Photograph 3: Showing the location where flashing is lifted at the base of the valley between the dormer and main roof pitches. By contrast, the very tight fit of the remaining scantle tiles and hanging tiles on the dormer can be seen.



Photograph 4: Showing the uPVC fascia and guttering at the eaves of the pitched roof, with the flat roof visible below.



Photograph 5: Showing the tight cement pointing on the roof verge – this is at the gable of No 1 Porthcressa Terrace on the northern aspect.



Photograph 6: Showing the interior of the roof void of No 1 Porthcressa Terrace.