

RECEIVED

By Liv Rickman at 12:47 pm, Apr 17, 2024

Liv Rickman

From: Natasha Collings-Costello
Sent: 16 April 2024 13:29
To: James Faulconbridge
Cc: Lisa Walton; Stella New; Angela Warwick - Situ8
Subject: RE: St Mary's Hospital - PAS (bat survey) Report (P/24/006/FUL)

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Thank you James, and Stella for your earlier response on the use of the pre-demolition condition. I can confirm both my comments have now been addressed.

Natasha Collings-Costello MEnv Sci CEnv CSci MCIEEM

Managing Director



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Registered Office address: Five Acres, Allet, Truro, Cornwall, TR4 9DJ

From: James Faulconbridge [REDACTED]

Sent: Tuesday, April 16, 2024

To: Natasha Collings-Costello [REDACTED]

Cc: Lisa Walton <Lisa.Walton@scilly.gov.uk>; stella.new@southdowns.gov.uk; Angela Warwick - Situ8 [REDACTED]

Subject: Re: St Mary's Hospital - PAS (bat survey) Report (P/24/006/FUL)

Hi Natasha,

Thanks for reviewing this so quickly - I've updated the Rev A report in line with your Comment 1 and agree with Comment 2 - this should certainly be included as a condition.

The BCT guidelines include the allowance in Section 7.2.28 for variation in timings provided justification is provided; therefore I think the statement that the report accords with the guidelines is correct but for clarity I have amended the unqualified statements to caveat the application of the variation in timings. These are in the attached Rev A report and are in the following locations for ease of review:

- Executive Summary (Overview)
- P6 Section 2.2 (first para)

In text which references specific parts of the guidance, either implicitly (such as survey methodology relating to NVAs) or explicitly, I haven't added additional caveats as the statements are not asserting wholesale compliance.

In the following text, I have amended to make clear that 'survey effort' refers to the definition used in the guidance which relates specifically to the number of surveys per building according to potential:

- P7 Section 3.1 (first para)

I hope this addresses your comments - please let me know if there are any other points to review.

Best wishes,

James

On Tue, 16 Apr 2024 at 11:40, Natasha Collings-Costello [REDACTED]

Hi all (copying in James as time is tight on this one)

CEC have reviewed the report on behalf of the Isles of Scilly Council.

We have two comments:

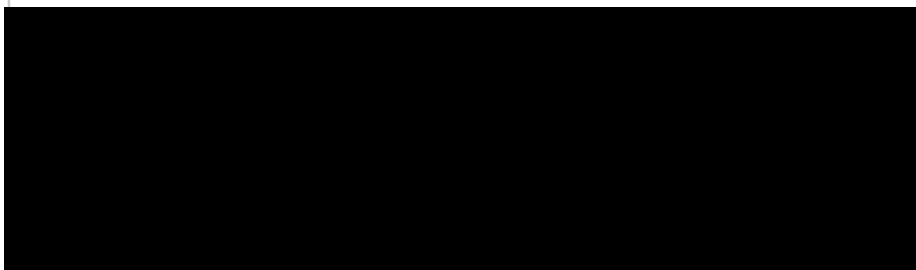
1. The report states the survey effort is following the survey guidance. The good practice guidance recommends surveys May - August for buildings with Low potential, April is mentioned but the guidance states this is a transitional period. As we have previously discussed and agreed it is perfectly acceptable to vary the 'guidance' for a particular situation but it must be explained in the report on why it has been deemed necessary. This has been included in Appendix 3 so the alteration to the report that is needed is to say the report varies from the good practice guide rather than follows it, as detailed in Appendix 3. If this is not explained then NE could question this, if it is found a licence is needed following the May survey.

2. We agree that a May survey is required and would therefore like to flag paragraphs 4.1.1., 4.1.2 and 4.1.3 as these recommendations need picking up in a pre-demolition condition. This is in line with the report recommendation and the existing draft condition.

Best wishes

Natasha Collings-Costello MEnv Sci CEnv CSci MCIEEM

Managing Director



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Registered Office address: Five Acres, Allet, Truro, Cornwall, TR4 9DJ

From: James Faulconbridge [REDACTED]

Sent: Monday, April 15, 2024 12:13 PM

To: Lisa Walton <Lisa.Walton@scilly.gov.uk>; stella.new@southdowns.gov.uk; Natasha Collings-Costello [REDACTED]

Cc: Angela Warwick - Situ8 [REDACTED]

Subject: St Mary's Hospital - PAS (bat survey) Report (P/24/006/FUL)

Please find attached the PAS report for the surveys completed at the hospital site.

No bats were identified emerging from the buildings.

Please let me know if you have any queries regarding the survey results or report.

Best wishes,

James

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