



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
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/24/097/HH	Date Application Registered:	04 February 2025
Applicant:	Mr And Mrs Manning Royal Mews, St Georges Place, Cheltenham, Gloucestershire, GL50 3PQ	Agent:	Mr Ian Williams Royal Mews, St Georges Place, Cheltenham, GL50 3PQ
Site address:	5 Branksea Close Hugh Town St Mary's Isles Of Scilly TR21 0ND		
Proposal:	Replacement single storey rear extension, including insertion of replacement external doors		

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, drawing number TQRQM24352152002718, received 20.12.2024**
 - **Plan 2 Block Plan, drawing number TQRQM24355152953437, received 05.02.2025**
 - **Plan 3 Existing Dwelling, drawing number BS-ED-1a, received 20.12.2024**
 - **Plan 4 Proposed Layout Alterations, drawing number BS-PP-2a, received 20.12.2024**
 - **Plan 5 Planning Statement, received 20.12.2024**
 - **Plan 6 Ecology Assessment Letter, received 05.02.2025**
 - **Site Waste Management Plan received 25.03.2025**

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 The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the appearance of the building and the character of the area.

C4 No external lighting shall be installed to the dwelling or anywhere within the site unless otherwise agreed in writing by the Local Planning Authority. This exclusion shall not prohibit the installation internal lighting or of sensor-controlled security lighting of 1,000 lumens or less, which shall be designed and shielded to minimise upwards light spillage.

Reason: To protect the amenities of the locality, including the amenities of neighbouring residential properties and to protect the amenities of this rural area and preserve the dark night skies of the Isles of Scilly and the Garrison Dark Sky Discovery Site (Milky Way Class) in accordance with Policy OE4 of the 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 the islands.

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 creative way, in accordance with paragraph 39 of the National Planning Policy Framework 2024.
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. 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. 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.
4. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply. These can be found in the legislation. The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that, unless an exception or a transitional arrangement applies, the planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:
(a) a Biodiversity Gain Plan² has been submitted to the planning authority, and
(b) the planning authority has approved the plan.
The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan in respect of this permission would be the Planning Department at the Council of the Isles of Scilly.

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: 02 April 2025



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
☎0300 1234 105
✉planning@scilly.gov.uk

Dear Mr and Mrs Manning

Please sign and complete this certificate.

This is to certify that decision notice: P/24/097/HH and the accompanying conditions have been read and understood by the applicant: Mr And Mrs Manning.

1. **I/we intend to commence the development as approved:** Replacement single storey rear extension, including insertion of replacement external doors at: 5 Branksea Close Hugh Town St Mary's Isles Of Scilly TR21 0ND **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

Old Wesleyan, Garrison Lane , St Mary's, Isles of Scilly, TR21 0JD

☎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 - £43per application
- Other permissions - £145 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 £43 for householder type applications and £293 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.

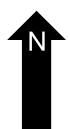
APPROVED

By Lisa Walton at 11:29 am, Apr 02, 2025

Location Plan - 5 Branksea Close



0 50
Metres



Plan Produced for: Mr & Mrs S & P Manning

Date Produced: 17 Dec 2024

Plan Reference Number: TQRQM24352152002718

Scale: 1:1250 @ A4

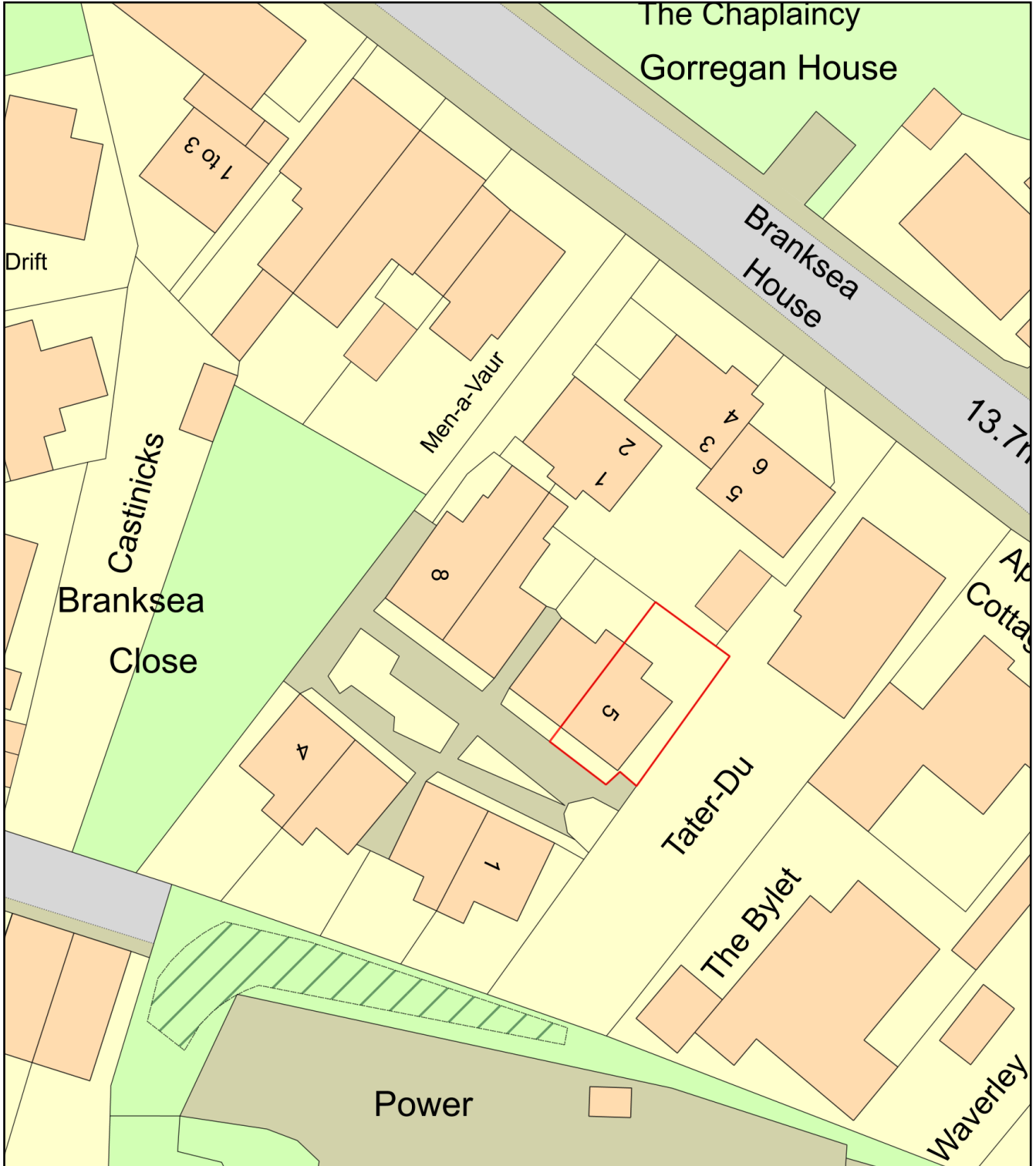
RECEIVED

By Liv Rickman at 12:39 pm, Feb 05, 2025

Block Plan - 5 Branksea Close

APPROVED

By Lisa Walton at 11:29 am, Apr 02, 2025



Plan Produced for: Mr & Mrs S & P Manning

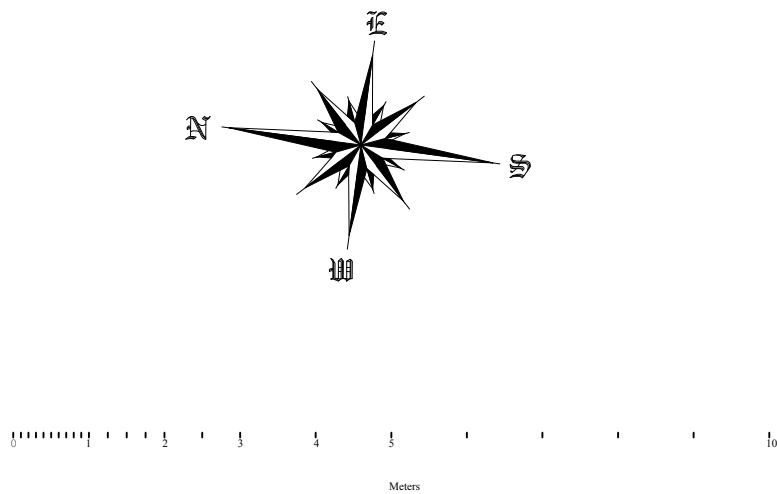
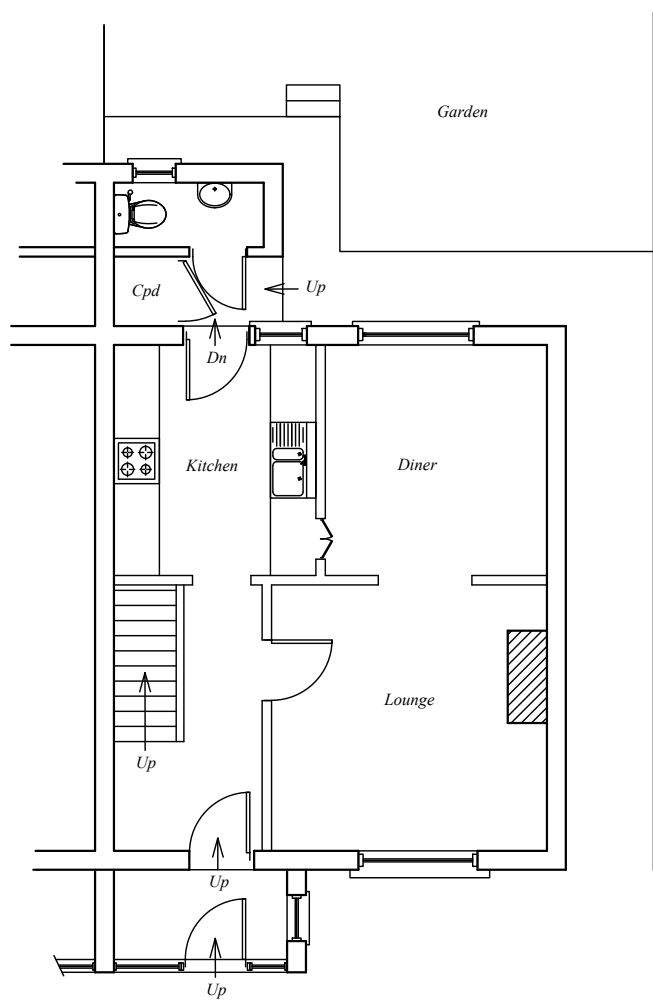
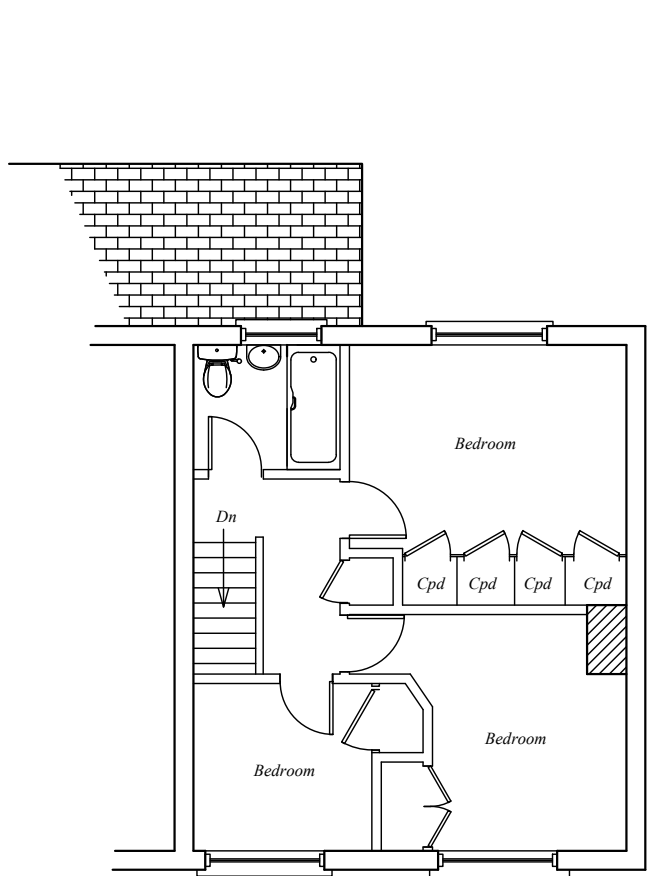
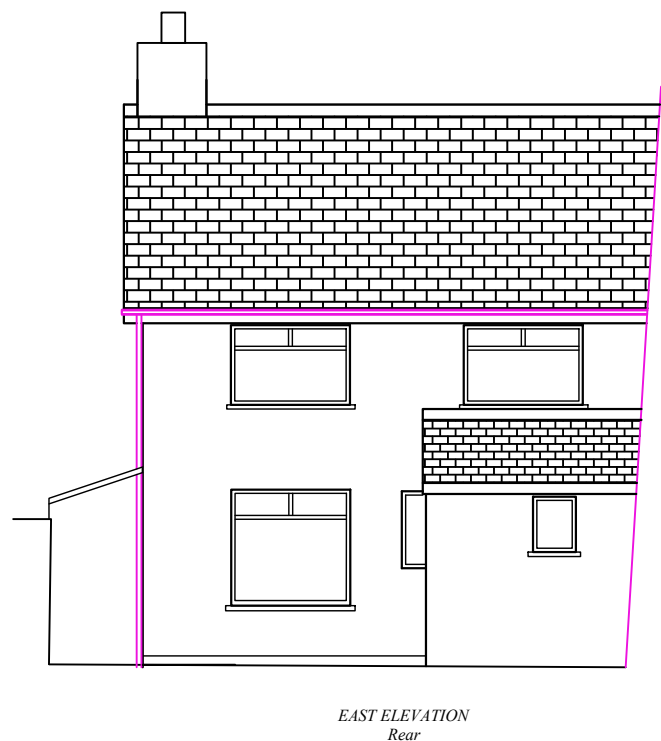
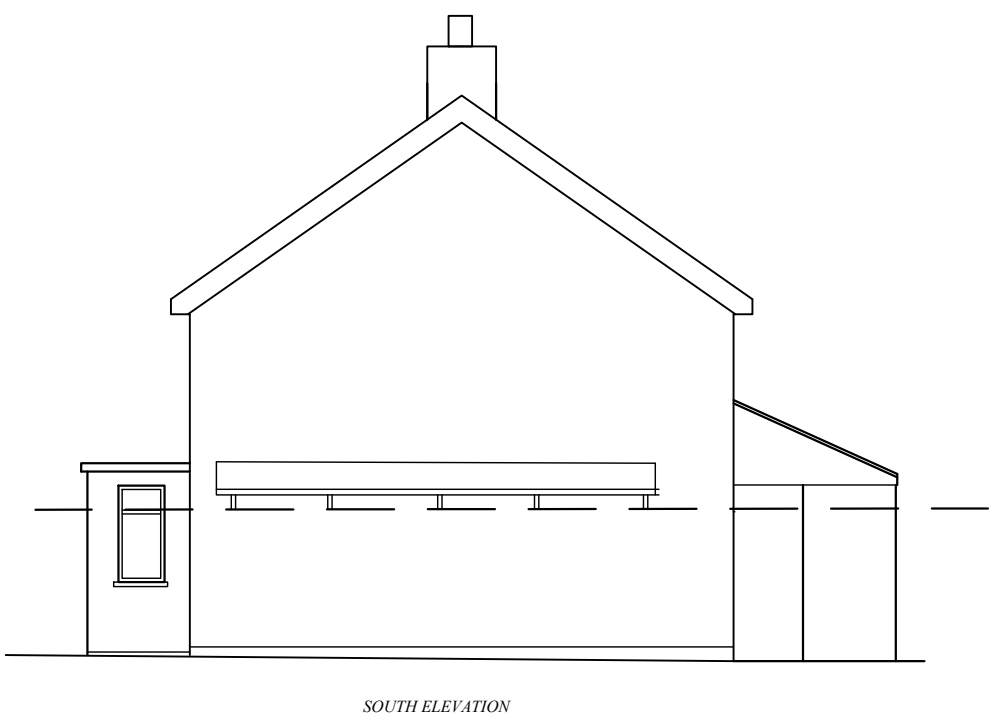
Date Produced: 20 Dec 2024

Plan Reference Number: TQRQM24355152953437

Scale: 1:500 @ A4

RECEIVED
By Liv Rickman at 1:54 pm, Dec 20, 2024

APPROVED
By Lisa Walton at 11:29 am, Apr 02, 2025



5, Branksea Close
Church St
St Mary's
Isles of Scilly

Existing Dwelling

Mr Mrs Manning

N.B.-No measurements to be scaled from this drawing unless specified. Whilst all efforts are made to insure accurate measurements Any discrepancies should be reported immediately to the architect.

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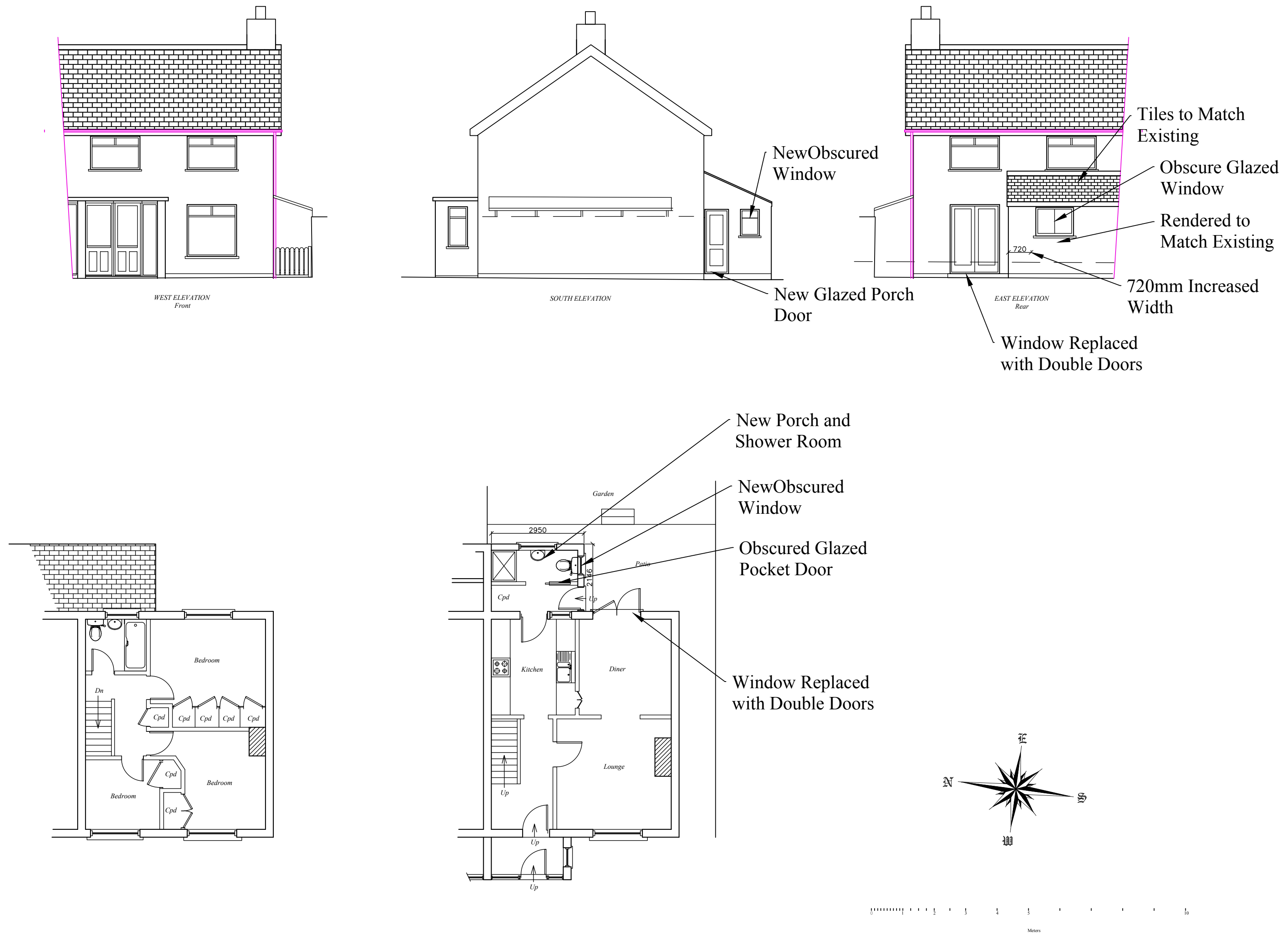
Date - November 2024
Amended -
Scale - 1 : 100 @ A2

PAUL OSBORNE
CARN THOMAS
ST. MARY'S, ISLES of SCILLY.
TR21 0PT Tel (01720) 423066
Email: paul@sailscilly.com

BS-ED-1a

RECEIVED
By Liv Rickman at 1:55 pm, Dec 20, 2024

APPROVED
By Lisa Walton at 11:29 am, Apr 02, 2025



*5, Branksea Close
Church St
St Mary's
Isles of Scilly*

*Proposed Layout
Alterations*

Mr Mrs Manning

N.B.-No measurements to be scaled from this drawing unless specified. Whilst all efforts are made to insure accurate measurements Any discrepancies should be reported immediately to the architect.

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Date - November 2024
Amended -
Scale - 1 : 100 @ A2

PAUL OSBORNE
CARN THOMAS
ST. MARY'S, ISLES of SCILLY.
TR21 0PT Tel (01720) 423066
Email: paul@sailscilly.com

BS-PP-2a

RECEIVED

By Liv Rickman at 1:57 pm, Dec 20, 2024

APPROVED

By Lisa Walton at 11:30 am, Apr 02, 2025



Planning, Design and Access Statement

5 Branksea Close
St Marys
Isles of Scilly
TR21 0ND

Prepared on Behalf of: Mr S Manning and Mrs P Manning

Project: 17900

Date: 16 Dec 2024

Cheltenham | London | Reading

☎ 0800 001 4090

✉ info@evansjones.co.uk

evansjones.co.uk



Project
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Planning
Consultants



Building
Surveying



Disabled Access
Consultancy

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Executive Summary

Evans Jones Ltd have been instructed by Mr and Mrs Manning to submit an application to make alterations to 5 Branksea Close, off Church Road, St Marys, Isles of Scilly,

The application site is within the boundary of Isles of Scilly Council.

The proposal is acceptable in principle complying with the relevant Development Plan policies. This statement has assessed all the other relevant planning considerations and found that the scheme is fully compliant with the Development Plan and other material policy considerations, including national policy and the pursuit of sustainable development.

1. INTRODUCTION

- 1.1 This Planning Statement is submitted in support of the full planning application seeking permission for alterations to a dwellinghouse – replacement of rear extension including roof, replacement windows and doors. This application relates to works identified in the Article 4 Direction dated 28.11.95.
- 1.2 This Statement sets out the main planning considerations and justifications for the scheme. In support of the application, this Statement demonstrates that the proposed scheme is acceptable in principle and expands upon issues relating to inter alia the potential impact of the proposed scheme on the Conservation Area, Heritage Coast and National Landscape.
- 1.3 The application submitted comprises the following plans and documents.
- Site Location Plan
 - Existing plans BS-ED-1a
 - Proposed plans BS-PP-2a

2. SITE AND SURROUNDINGS

- 2.1 The application site is located at Branksea Close, Hughtown, St Mary's, Isles of Scilly TR21 0ND. The site comprises a two-storey semidetached house and its plot. This can be seen in Figure 1



Figure 1 - Site Location (taken from Google Maps)

- 2.2 Access to the site is currently obtained via Branksea Close, off Church Road, Hughtown, St Marys.
- 2.3 The character of the area is residential, being at the edge of Hughtown.
- 2.4 The site lies within the Isles of Scilly Conservation Area (1975), Heritage Coastline (1974) and National Landscape (AONB 1976). An Article 4 Direction (1995) removes permitted development rights including in respect of making alterations to roofs, altering doors and windows.
- 2.5 There is a low potential for fluvial or pluvial flooding, however this site in common with much of Hughtown has been identified as having a potential long-term risk of flooding, in the Flood Risk Management Strategy, Figure 2.

3. DEVELOPMENT PROPOSAL

3.1 The application seeks planning permission for a replacement single storey rear extension, including insertion of replacement external doors as shown below.

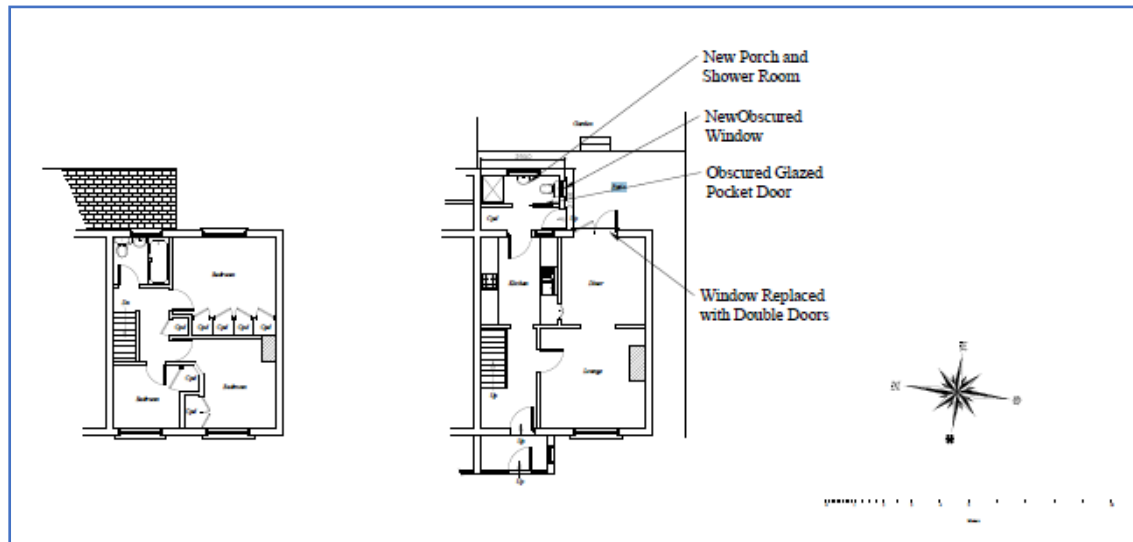


Figure 2 - Proposal (extracted from submitted plans)

3.2 The rendered lean-to replacement extension would have tiles and rendered walls to match the original house. It would stand on the same footprint, and it would be of similar dimensions to the existing. There would be an side (east-south-east) facing window and glazed door to the extension, together with a rear (north-north-east facing) window; both windows to be obscure glazed. Also, a dining room window would be replaced with glazed double doors in the rear (north-north-east) house elevation.

4. PLANNING HISTORY

- 4.1 Branksea Close is a contemporary cul-de-sac of four pairs of two-storey dwellinghouses, off Church Road.

5. PLANNING POLICY CONTEXT

- 5.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires that planning decisions should be made in accordance with the Development Plan, unless material considerations indicate otherwise.

The Development Plan

- 5.2 The Development Plan policy context for the site and the surrounding area is provided by the Isles of Scilly Local Plan (2021)

- 5.3 The policies that are of relevance to this application are:

- SS1 Principles of Sustainable Development
 - a) Development should conserve the built and historic environment
- SS2 (1) Sustainable Quality Design and Place-Making

High-quality sustainable design is required,

 - a) respecting local character, and
 - d) safeguarding amenity including potential privacy, overlooking, overshadowing and overbearing impacts
- SS2 (2) Sustainable Quality Design and Place-Making

The development should be sustainable including energy efficient
- OE1 Protecting and enhancing the landscape and seascape
- OE7 Development affecting Heritage
 - 5) development within the Conservation Area must preserve or enhance the character or appearance of the area and its setting, including
 - b) ii. In its form, scale, size and massing and materials

National Planning Policy Framework

- 5.4 The National Planning Policy Framework (The Framework) was revised on 12th December 2024. The Framework sets out the Government's economic, environmental and social planning policies for England and details how these are expected to be applied. It is, in itself, a material consideration in planning decisions.

- 5.5 The Framework states that the purpose of the planning system is to contribute to the achievement of sustainable development, which can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. This means *“approving development proposals that accord with an up-to-date Development Plan without delay” or “where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out of date, granting permission unless: i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework as a whole.”*
- 5.6 Paragraph 231 of the Framework advises that the policies within the Framework are material considerations which should be taken into account in dealing with applications from the day of its publication.
- 5.7 Paragraph 232 of the Framework advises that existing policies should not be considered out-of-date simply because they were adopted or made prior to publication. Due weight should be given to them, according to their degree of consistency with the Framework and that the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given.
- 5.8 Section 12 of the Framework provides context to design within planning. Paragraph 131 states *“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*

Other Material Policy Consideration

- 5.9 Outside of the Development Plan and the Framework, there are other material policy considerations that need to be discussed in relation to this development. In this case, the other material policy considerations are:

- **The Isles of Scilly Design Guide (2006)**

This expects a simple lean-to form, a shallow roof pitch and shallow planform, and robust materials. Casement windows are encouraged. Rendered finishes are acceptable.

Appropriate Weight

- 5.10 Regarding the weight that is given, Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that, determination of applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. In this instance, full weight is given to the Isles of Scilly Local Plan as it forms the Development Plan.
- 5.11 As it forms the basis of Government policy for planning applications, substantial weight should be given to the policies of the Framework.
- 5.12 Since they do not form part of the Development Plan, limited weight can be given to the aforementioned SPDs/SPGs. However, they are material considerations and should not be overlooked.

6. PLANNING CONSIDERATIONS

- 6.1 Having regard for the proposed development; the sites planning history; the relevant planning policy context; and all other material issues; the main planning considerations for the determination of this application relate to
- The potential impact on the special character of the Isles of Scilly Conservation Area, Heritage Coast and National Landscape, and
 - The use of sustainable construction and materials.
- 6.2 The main policy considerations relating to the principle of development are set out by Local Plan policies SS1 (a), OE1 and OE7 (5) bii, and SS2 (1) (a, b) and SS2 (2).
- 6.3 This proposal would replace an existing rear lean-to projection. The proposed replacement extension would be of similar external dimensions. It would be externally finished in render and with tiles to match the original house.
- 6.4 The proposal would replace and insert into new openings two windows and two doors including a patio door at the rear of this house. These would be of a style, proportion and position suited to this contemporary dwelling and to its context.
- 6.5 Overall, the proposed changes are modest in nature, fitting to the style and materials of the original house and will not be prominently visible from any public place. The proposal would conserve the special character of the Conservation Area and National Landscape.
- 6.6 Therefore, the proposal is consistent with the expectations of policies SS1 (a), SS2 (1a), OE1 and OE7 (5 b).
- 6.7 Accepted practice would be used to ensure that the extension is thermally efficient in its construction, making the proposal consistent with policy SS2 (2). Also, there would be no change in the water run off or drainage arrangement.
- 6.8 The proposed extension would introduce a new and an enlarged obscure glazed washroom window, as well as replacing a rear facing ground floor window with a small casement patio door. There would be no material impact to the amenity of neighbouring dwellings and the proposal is consistent with the expectations of SS2 (1).

7. SUMMARY AND CONCLUSIONS

- 7.1 The application seeks planning permission for external alterations to and the replacement rear extension of a dwellinghouse.
- 7.2 There would be no material impact to affect the special character of the conservation area, Heritage Coastline or National Landscape.
- 7.3 There would be no material impact to neighbouring living conditions.
- 7.4 The extension will be constructed using methods that provide suitable thermal comfort. Also, suitable materials would be used to reflect the appearance of the existing house.
- 7.5 The proposal is therefore consistent with the expectations of policies SS1 (a), OE1 and OE7 (5) bii, and SS2 (1) (a, b) and SS2 (2).
- 7.6 This Statement has reviewed the relevant Development Plan Policy Framework as it applies in this case, together with the other material considerations. On the evidence presented it has been demonstrated that the proposal accords with all relevant Development Plan policies and national guidance, and there are no other material considerations present to override them.
- 7.7 We respectfully request that the Local Planning Authority grant planning permission for this sustainable development.

Ian Williams
Senior Planner
DDI. 03450580474
E. ian.williams@evansjones.co.uk



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Project
Management



Planning
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Building
Surveying



Disabled Access
Consultancy



Stephen Manning,
Lenteverne House,
Watermill,
St Mary's,
Isles of Scilly,
TR21 0NS

Ref: 5 Branksea Close, St Mary's.

Dear Stephen,

I am writing to confirm the results of the initial site visit to 5 Branksea Close on 30th January 2025.

Overview

The purpose of the visit was to review the requirement for a Preliminary Roosting Assessment (PRA) to be undertaken and a report submitted to the Local Planning Authority (LPA) in writing in order to support your proposed buildings works.

Scope of works

As discussed and confirmed on site, the proposals relate to the extension of an existing single-storey structure which is present on the north-eastern aspect of the property. This structure currently houses a utility area and a WC as well as a covered porch area. The proposals under consideration are restricted to the extension of this existing structure along the main house in the same manner and character as the existing structure.

This assessment is based upon the limited works described above – if there is any modification to the proposals such that additional areas of the property may be directly or indirectly impacted, the assessment should be updated.

Assessment of Structures (Direct Impacts)

The assessment was conducted in accordance with the recommendations outlined in the relevant Best Practice methodology¹.

¹ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition).
The Bat Conservation Trust, London

The existing single-storey structure is very well sealed at the eaves and the gable verge with all tiles being well-fitted and in good condition. Soffits/fascias are tightly fitted. An internal inspection of the minor roof void revealed no evidence of bats, nor any signs of potential access features for bats. It can therefore be concluded that the structure to be extended offers Negligible Potential for use by bats.

Turning to the aspect of the main dwelling along which the extension will be made – the property here is rendered externally with no gaps, cracks or missing pointing which could support roosting bats. The window frames on this aspect are tightly fitted in their apertures with no gaps or other roosting opportunities noted.

No other aspects of the existing structure would be directly impacted by the proposed extension works.

Indirect Impacts

Consideration was given to the potential for negative indirect effects on proximate roosting features. The distance from the roof of the single-storey element (which will be extended in the same character) to the eaves of the main roof would preclude any works at this lower level from impacting on a clear fly-in to any roosts associated with the main roof of the property. As this main roof will be neither directly nor indirect impacted, no further assessment of this feature is required.

No other indirect impacts are identified to areas or structural components which could potentially support roosting bats.

Conclusion and Recommendations

It can be concluded that the minor extension proposed will not impact upon roosting bats. It is not deemed proportionate to produce a comprehensive PRA report in this instance and it is requested that the LPA accept this letter as confirmation that no further constraints exist with regards to bats with regards to this application.

Additional information and evidence can be provided upon request in support of this assessment at the request of the LPA.

Validity of Letter

This assessment is considered valid for a period of 12 months from the date of the letter, provided there is no material change in the condition or structure of the property.

Yours sincerely,

A black rectangular box redacting the signature of James Faulconbridge.

James Faulconbridge BSc (Hons), MRes, MCIEEM
IOS Ecology, St Martin's, Scilly.

APPROVED**By Lisa Walton at 11:37 am, Apr 02, 2025**

Paul Osborne

Kavorna

Hugh St.

St. Mary's

Isles of Scilly

Site Waste Management Plan

For

5, Branksea Close,

Church St,

St. Mary's, Isles of Scilly.

INTRODUCTION

This document constitutes the ‘best practice initiatives’ adopted by the Mr. Stephen Manning by requiring the contractors employed to carry out the proposed works at 5, Branksea Close, Church St, St Mary’s, Isles of Scilly to embrace the principles of the Site Waste Management Plan as required by the Site Waste Management Regulations 2008.

PROJECT SITE - 5, Branksea Close, Church St, St. Mary’s, Isles of Scilly

CLIENT - Mr. Stephen Manning

CONTRACTOR - TBA. (Dependant on Tender)

PROJECT SUMMARY - The proposed works are to replace an existing ground floor rear porch and WC with extended rear porch, WC and shower room. The works also include the replacement of existing window with new rear double doors .

START DATE - Summer 2025 (Subject to the availability of contractors)

PROJECT DURATION - To be confirmed by Contractor (Estimated 6 weeks)

PERSONS RESPONSIBLE FOR THE MANAGEMENT OF WASTE - Contractor

Third Party Waste Handling - Third parties handling waste will be required to provide documentary evidence of their licence to handle, transport, recycle and dispose of waste.

OBJECTIVES

Project Objectives

- 1 To take all responsible steps to ensure that waste management controls are observed.
- 2 To minimise the amount of waste generated and maximised the amount of waste reused and recycled.
- 3 To re-use as much waste as possible on-site. Where reuse is not possible to identify the most appropriate waste management option in line with the waste hierarchy.
- 4 To manage waste as close as possible to site location
- 5 To make and improve awareness of waste management issues of all contractors and sub contractors and to ensure the correct waste management practices are followed on site.

RESPONSIBILITIES

The responsibilities in relation to the SWMP are set out below.

The Site Waste Coordinator is the Principle Contractor on site, who is responsible for implementation of the SWMP. Duties include but are not limited to:

Ensuring waste is managed on site according to the SWMP. This includes ensuring appropriate segregation of waste on-site, making arrangements for the removal of waste from the site.

Ensuring all staff and sub-contractors understand their duties in relation to the SWMP. This includes organising appropriate training.

Ensuring correct records and documentation is kept. This includes checking waste transfer documentation, and maintenance of documentation relating to waste transfer.

The 'Site Waste Coordinator' is the point of contact for all staff, contractors and waste contractors in relation to the SWMP and waste management issues.

All contractors' staff operatives working on site are responsible for adhering to the principles for the movement and segregation of waste on site.

WASTE CONTRACTORS

The waste contractors are to be listed with contact details, this list is to be compiled by the 'Site Waste Coordinator'

All waste contractors are responsible for adhering to the SWMP including:

All waste contractors are responsible for ensuring compliance with their Duty of Care including providing the appropriate records to the 'site waste coordinator'

All mainland Contractors receiving waste are responsible for ensuring waste is managed as specified in the SWMP. They are responsible for ensuring the waste treatment facilities have a waste licence and that records are provided to the 'site waste coordinator'

Mainland waste contractors receiving waste are responsible for transporting it to a licensed waste management facility

Mainland waste contractors are responsible for providing adequate containers for the collection and segregation of waste as specified in the SWMP.

MANAGEMENT OF WASTE ON SITE

The principle contractor shall adopt the materials that'll be re-used or recycled on site will be segregated in designated areas ready for mainland transportation. The locations of the designated areas shall be identified by the contractor prior to commencement of works and recorded.

- Re-Use and Re-Cycle Off Site
- Materials that will be removed from site for recycling will be segregated from the waste stream and collected in containers for transport. The locations of collection and segregation area/s and the materials that will be collected at these sites are to be recorded.
- The waste containers will be colour coded according to the National Coding Scheme.
- All waste which can be reused or recycled as specified in the recorded tables just be segregated out of the waste stream by staff and sub-contractors.
- Contamination of the waste containers will be monitored.
- At the end of each day all staff and package contractors must ensure that waste is moved to the appropriate area/s as specified.
- All lovable containers will be locked at the end of each day.
- Any problems found with arrangements for waste segregation should be reported directly to the 'site waste coordinator.'

TRAINING

As part of adopting the principles of the SWMP the Principle Contractor shall implement training and as such the site waste coordinator shall be responsible for ensuring all of the contractors staff and operatives receive training the implementation of the SWMP

Details of training should be recorded.

MEASURING AND MONITORING

The Site waste Coordinator will be responsible for ensuring that monitoring takes place throughout the project - to include:

- Estimated Waste generated Schedule
- Summary of Actual Waste Generated
- Actual Waste Carrier Recorded.

