



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/25/091/HH **Date Application Registered:** 24 October 2025

Applicant: Mr & Mrs Truan &
Charlotte Hicks
Atlantic View
High Lanes
Isles of Scilly
St Mary's
TR21 0NW

Site address: Atlantic View High Lanes St Mary's Isles of Scilly TR21 0NW
Proposal: Re-modelling of existing house and extension for garage and utility room
(AMENDED PLANS)

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 and Block Plan, Drawing Number: AVcth-P-01, dated 14/09/2025
 - Plan 2 Proposed Elevations (Amended), Drawing Number: AVcth-P-03 Rev A dated 14/12/2025
 - Plan 3 Proposed Ground and First Floor Plan (Amended), Drawing Number: AVcth-P-02 Rev A dated 14/12/2025
 - Plan 4 Site Waste Management Plan
 - Plan 5 Preliminary Roost Assessment (PRA) Ref: 25-6-1, dated 21/06/2025 IOS Ecology
 - Plan 6 Bat Presence/Absence Survey (PAS) Ref: 25-6-4, dated 16/07/2025 IOS Ecology
- 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 permanent external lighting shall be installed on the exterior of the building hereby approved unless:**
- a) It complies with the following parameters:
- Fully shielded luminaires with zero upward light output (ULR = 0%).

- Warm white light with a correlated colour temperature (CCT) not exceeding 3000K.
- Lumen output per fitting not exceeding 1000 lumens.
- No lighting directed beyond the site boundary.

OR

b) A Lighting Scheme has first been submitted to and approved in writing by the Local Planning Authority.

Any lighting installed shall thereafter be retained and operated in accordance with the approved details or the above parameters.

Reason: To safeguard the amenities of neighbouring occupiers, protect the rural character, and preserve the dark night skies of the Isles of Scilly, in accordance with Policy OE4 of the Isles of Scilly Local Plan (2015-2030).

C4 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.

C5 The roof void above the garage shall not be used as habitable accommodation and shall not be fitted with a floor or other works to enable its use as living space without prior written approval of the Local Planning Authority. The garage shall be retained for ancillary non-habitable purposes only, including vehicle and cycle storage, plant room, accessible WC, and utility room.

Reason: To ensure compliance with Policy LC8 and maintain a balanced housing stock, in accordance with the Isles of Scilly Local Plan and paragraph 55 of the NPPF.

C6 No works to form the new vehicular access shall commence until full construction details have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

- Access width and gradient
- Surface materials (ideally permeable but bound material)
- Drainage arrangements to prevent surface water run off onto the highway
- Boundary or hedge end treatments to frame the entrance

The access shall thereafter be constructed in accordance with the approved details, retained as such thereafter and shall not be brought into use until fully completed.

Reason: In the interests of highway safety and to ensure a safe and suitable access is provided.

C7 The parking and turning areas shown on the approved plans shall be laid out, consolidated and surfaced in full, prior to the first use of the new vehicular access. These areas shall thereafter be retained for the parking and turning of vehicles and kept available for such purposes at all times.

Reason: To ensure that adequate onsite parking and turning provision is retained to prevent vehicles reversing onto or from the highway, in the interests of highway safety.

C8 Before the new access is first brought into use, visibility splays shall be provided on both sides of the access in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The visibility splays shall thereafter be kept clear of obstruction above 1.0 metre in height at all times insofar as reasonably achievable within the land within the applicant's control.

Reason: To provide adequate visibility at the access in the interests of highway safety.

C9 No alteration to the Cornish hedge/dry stone boundary wall shall take place until a method statement for its dismantling, stone storage, and reinstatement or rebuilding (including construction profile, planting, and timing of works) has been submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be carried out strictly in accordance with the approved method statement.

Reason: To safeguard the character of the area and to protect biodiversity interests associated with traditional Cornish hedges, in accordance with Policies OE1, OE7 and SS2.

- C10** If the existing vehicular access is to be closed or reduced in width, details of the reinstated Cornish hedge/hedgebank shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of such works. The reinstatement shall be completed prior to the first use of the new access.
Reason: To prevent the proliferation of access points onto the highway and to maintain the rural character and ecological function of Cornish hedges.
- C11** Both the existing and proposed access points shall remain as shown on the approved plans. Any alterations or closure of either access shall require the prior written approval of the Local Planning Authority.
Reason: To ensure any change to access arrangements is properly assessed in the interests of highway safety.
- C12** All works to the roof, soffits, eaves, and Cornish hedge shall be carried out in accordance with the mitigation and precautionary working practices set out in the Preliminary Roost Assessment and Presence/Absence Survey reports. Works affecting features suitable for nesting birds shall not be undertaken between 01 March and 31 August unless an ecologist confirms in writing that no active nests are present.
Reason: To safeguard protected species and comply with OE1 and SS2.
- C13** Prior to the first bird nesting season (01 March - 31 August) following the substantial completion of the development, at least two bird nesting features suitable for species such as house sparrow shall be installed on the building or within the garden in accordance with the enhancement recommendations set out in the Preliminary Roost Assessment (PRA), Ref: 25 6 1 (June 2025). These features shall be installed no later than 31 August of that same nesting season (or, where substantial completion occurs after 31 August, by 1 March of the following nesting season) and thereafter retained.
Reason: To secure biodiversity enhancement consistent with Policy OE1 and the NPPF, and to ensure installation at an ecologically appropriate time of year without reliance on occupation triggers.
- C14** The roof void above the garage shall not be used as habitable accommodation and shall not be fitted with a floor or other works to enable its use as living space without prior written approval of the Local Planning Authority. The garage shall be retained for ancillary non-habitable purposes only, including vehicle and cycle storage, plant room, accessible WC, and utility room.
Reason: To ensure compliance with Policy LC8 and maintain a balanced housing stock, in accordance with the Isles of Scilly Local Plan and paragraph 55 of the NPPF 2024.
- C15** Notwithstanding the submitted Site Waste Management Plan (SWMP), no works involving the breaking up or removal of existing concrete, tarmac, hardstanding or paths as shown on the approved block plan shall commence until a Detailed Site Waste & Materials Management Plan (SWMMP) has been submitted to and approved in writing by the Local Planning Authority.
The SWMMP shall include:
1. Estimated volumes and types of all waste arising from the removal of concrete, tarmac and other hard surfaces including those located to the rear of the dwelling, as shown on the approved block plan.
 2. Methods for breaking up, lifting, temporarily storing and removing hardstanding materials, including measures to prevent dust, run off, contamination or pollution.
 3. Clear identification of disposal or recycling routes, including confirmation of acceptance at Moorwell Waste Facility and any quarry recycling facility.
 4. A phasing plan demonstrating the sequence in which all identified hardstanding areas (front and rear) will be removed, with the rear hardstanding removal forming part of the same phase as, or a phase preceding, the formation of the new access and driveway, to prevent deferral of offsetting works.
 5. Measures to protect proposed soft landscaping areas from contamination or compaction during waste handling.
 6. Identification of any materials to be retained and re used on site, demonstrating accordance with the waste hierarchy (reduce-reuse-recycle).

7. **Details of the reinstatement of all areas where hardstanding is to be removed, including soil depth, preparation, and seeding, to ensure that the environmental offsetting (front vs. rear) forms a coherent and deliverable landscape outcome.**

The development shall thereafter be carried out strictly in accordance with the approved SWMMP, and no part of the new vehicular access or associated hard landscaping shall be brought into use until all hardstanding removal and reinstatement works identified in the approved SWMMP (including those to the rear) have been fully completed.

Reason: To ensure the responsible management, reduction and sustainable handling of demolition and construction waste in accordance with Policy SS2(2), which requires development proposals to demonstrate sustainable construction practices and minimise environmental impact, and Policy OE5, which requires all development to follow best practice waste management principles in line with the waste hierarchy (reduce-reuse-recycle) and to be supported by a proportionate Site Waste Management Plan. This condition is necessary to prevent inappropriate on site stockpiling, pollution and the uncontrolled disposal or spreading of hardstanding waste, and to ensure that all materials are managed, removed and reused responsibly in a manner proportionate to the islands' limited waste handling capacity.

Further Information

1. **STATEMENT OF POSITIVE ENGAGEMENT:** 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. **POST-DECISION AMENDMENTS:** 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. **CONDITIONS:** 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 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
4. **COMMENCEMENT NOTICE:** Under Section 93G of the Town and Country Planning Act 1990 (as amended), this decision notice informs you that a 'commencement notice' must be served on the Local Planning Authority - subsections (2) and (3) are set out below:
(2) Before the development is begun, the person proposing to carry it out must give a notice (a "commencement notice") to the local planning authority specifying the date on which the person expects the development to be begun.
(3) Once a person has given a commencement notice, the person:
 - o may give a further commencement notice substituting a new date for the date previously given, and
 - o must do so if the development is not commenced on the date previously givenThe notice should be provided to the Local Planning Authority a minimum of seven (7) days before the development commences.
Failure to provide the commencement notice could lead to the Local Planning Authority serving notice on them to require information to be provided, and if that is not provided within 21 days, they will be guilty of an offence, as below:
(5) Where it appears to the local planning authority that a person has failed to comply with the requirements of subsection (2) or (3)(b), they may serve a notice on any relevant person requiring the relevant person to give the authority such of the information prescribed under subsection (4)(a) as the notice may specify.
(7) A person on whom a notice under subsection (5) is served is guilty of an offence if they fail to give the information required by the notice within the period of 21 days beginning with the day on which it was served.
(9) A person guilty of an offence under subsection (7) is liable on summary conviction to a fine not exceeding level 3 on the standard scale.
PLEASE NOTE: The requirement under Section 93G of the Town and Country Planning Act 1990 (as amended) is separate from any requirements under the Community Infrastructure Levy Regulations 2010 (as amended) or any requirements for serving notices secured through the signed Section 106 Legal Agreement.
5. **BUILDING REGULATION:** 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.
6. **BATS:** 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: 23 December 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 & Mrs Truan & Charlotte Hicks

IMPORTANT: Please sign and complete this **Commencement Certificate**.

Anyone intending to begin development under a granted planning permission (including permissions varied under Section 73) is required to notify the local authority of the Commencement Date.

What if plans change?

If development does not start on the stated date, a new notice must be submitted with the revised date.

What happens if you don't comply?

The local planning authority (LPA) can serve a notice requiring the information. Failure to respond within 21 days is an offence, punishable by a fine of up to £1,000, unless the person has a reasonable excuse.

Why is this important?

It gives LPAs better oversight of when development begins, helping with enforcement, monitoring, and infrastructure planning.

Relation to other notices:

This is separate from Building Control commencement notices, though similar in purpose.

This is to certify that decision notice: P/25/091/HH and the accompanying conditions have been read and understood by the applicant: Mr & Mrs Truan & Charlotte Hicks.

1. **I/we intend to commence the development as approved:** Re-modelling of existing house and extension for garage and utility room (AMENDED PLANS) at: Atlantic View High Lanes St Mary's Isles of Scilly TR21 0NW **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 none of the conditions prevent a lawful material start from taking place once this decision notice is issued. You are, however, reminded to address all relevant condition(s) at the appropriate time as part of 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 and pay the required fee as detailed in Further Information (3) of this decision notice:

https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf



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 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 - £86 per application
- Other permissions - £298 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). 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 £44 for householder type applications and £298 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.

If the scale of change is not considered to be 'non-material' you may be able to make a 'minor material amendment' which would require to you apply to vary the conditions (providing the change is not contrary to a specific condition). The fee for a householder variation of condition application would be £86, for other non-major (other than householder) development applications the fee would be £586 and for major development the fee would be £2,000.

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 by email: planning@scilly.gov.uk who will be able to make alterations to local and national databases and ensure postcodes are allocated.

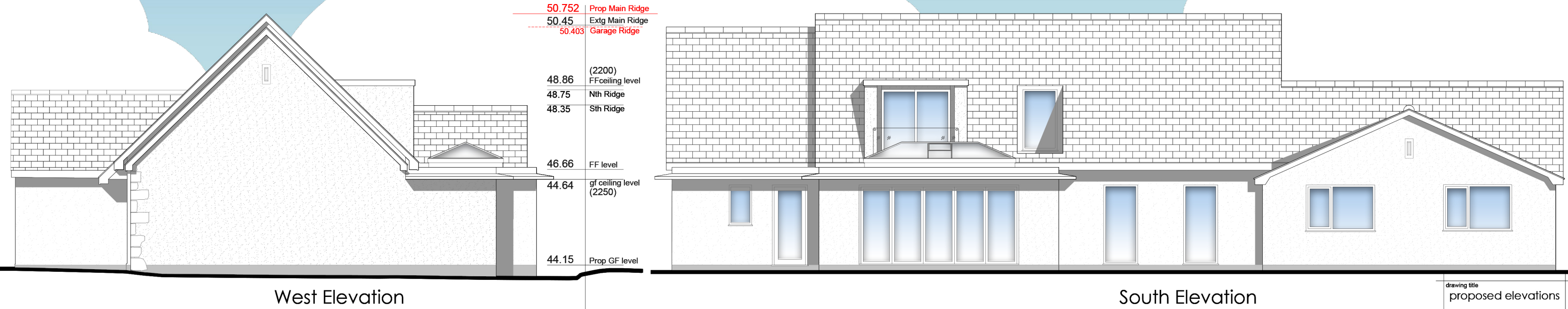
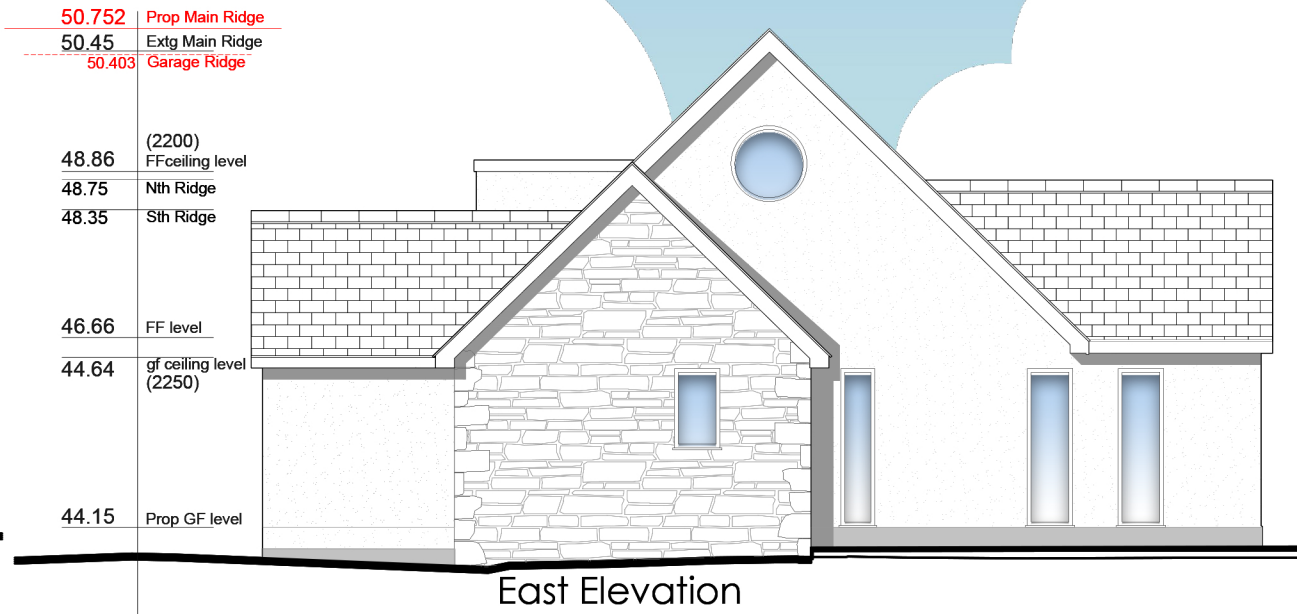
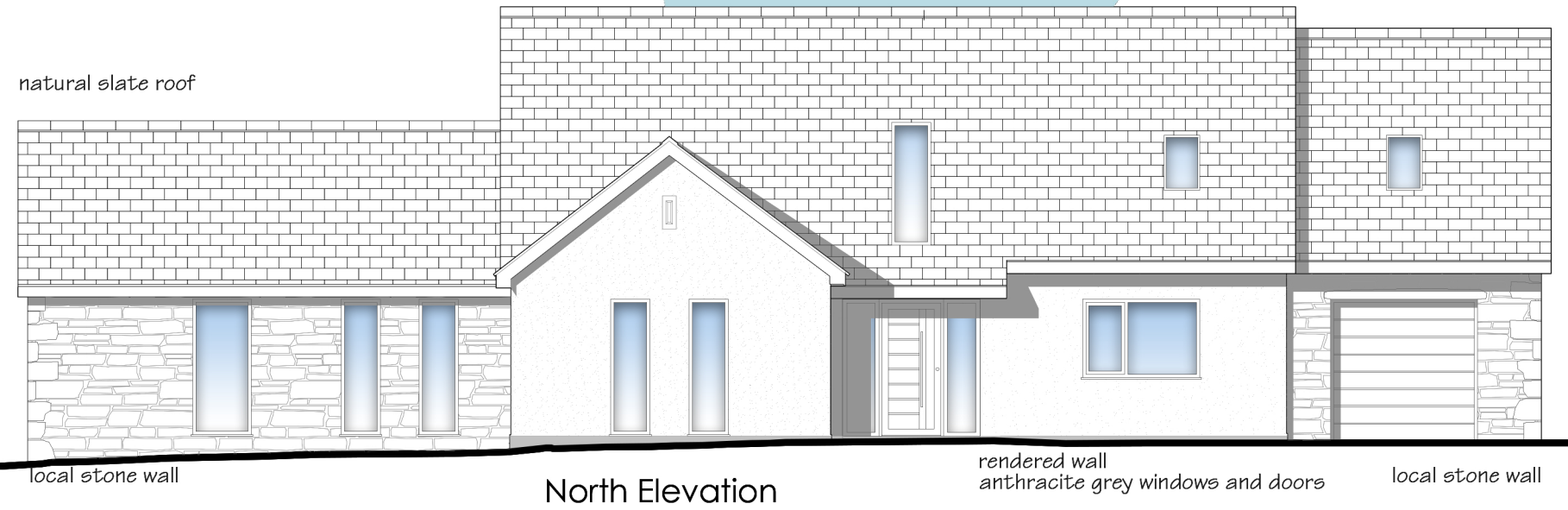
Connections to Utilities

If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 0800 0831821. 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 Lisa Walton at 12:24 pm, Dec 16, 2025

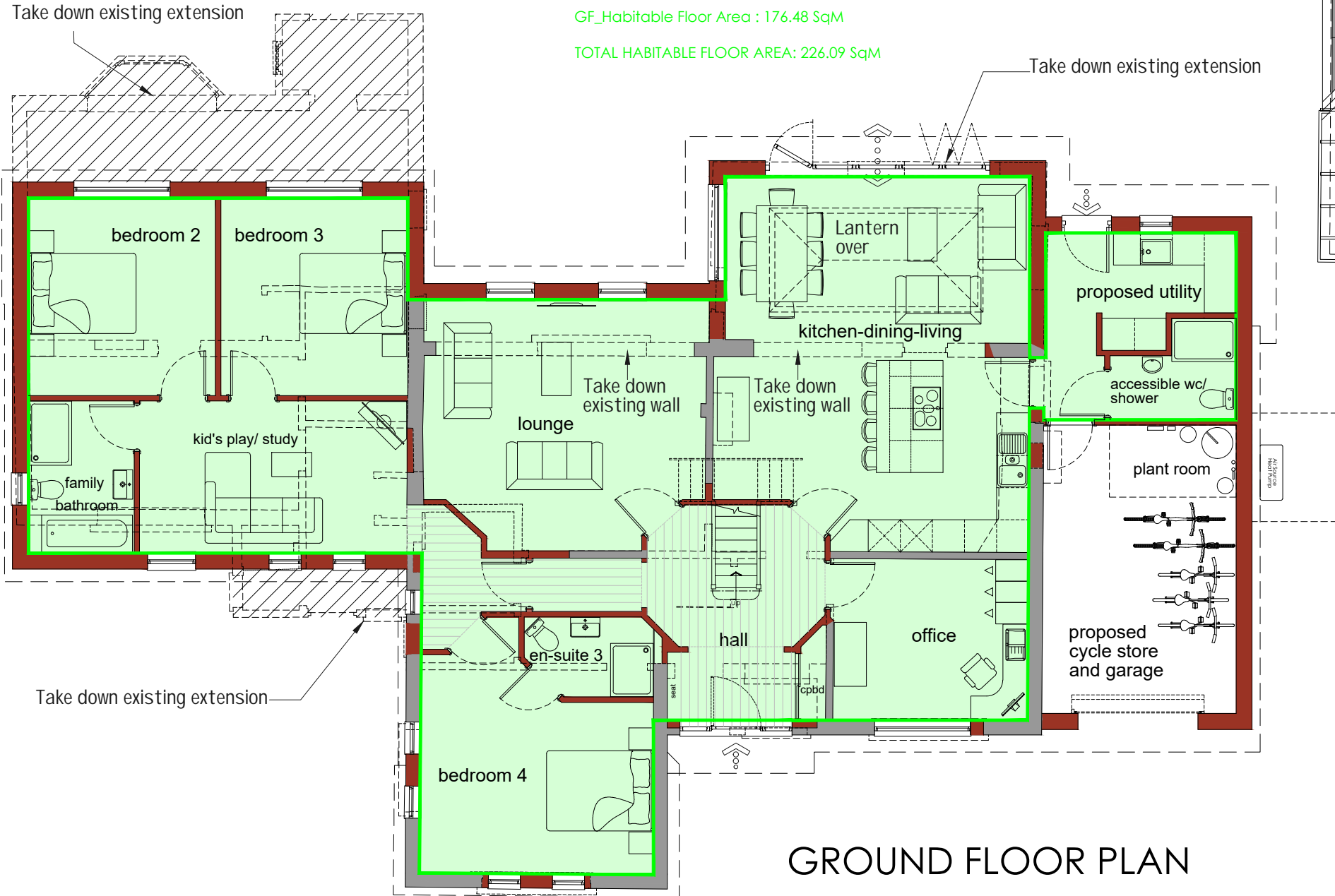
APPROVED
By Lisa Walton at 1:58 pm, Dec 23, 2025



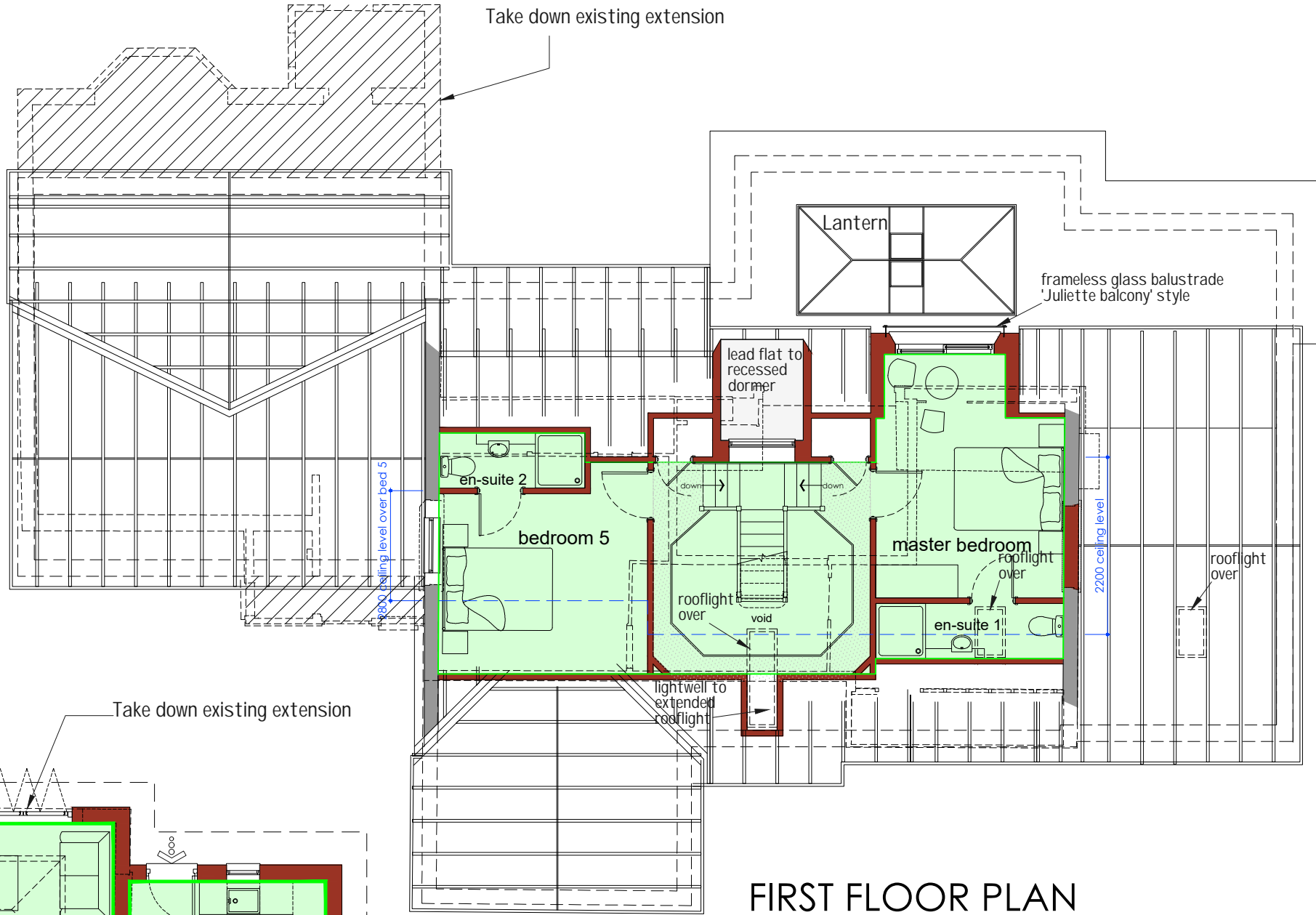
RECEIVED
By Lisa Walton at 12:23 pm, Dec 16, 2025

APPROVED
By Lisa Walton at 2:00 pm, Dec 23, 2025

FF_Habitable Floor Area : 49.61 SqM
GF_Habitable Floor Area : 176.48 SqM
TOTAL HABITABLE FLOOR AREA: 226.09 SqM



GROUND FLOOR PLAN



FIRST FLOOR PLAN

1:100 @ A3
0 1 2 3 4 5m

Rev A: 14 December 2025 Proposed rebuilding of Eastern 'wing' significantly reduced in length. Floor area reduced and aligned with 'as surveyed' existing. Notated on drawing. E-S 1 and 2 repositioned to give sufficient headroom to showers	
drawing title	proposed floor plans
project	proposed alterations Atlantic View St Mary's, I.O.S.
client	Charlotte and Truan Hicks
date	14 December 2025
scale	1:100
sheet size	A3
AVctH-P-02 A	

RECEIVED

By Liv Rickman at 1:11 pm, Oct 24, 2025

APPROVED

By Lisa Walton at 2:08 pm, Dec 23, 2025

Site Waste Management

Atlantic View

Applicants: Mr & Mrs T Hicks

Address: Atlantic View, High Lanes, St.Mary's, Isles of Scilly, TR21 0NW

Principle Contractor: Householder

Description of works: Construction of new garage. Removal of conservatory and annex and re-build to be thermally efficient and thermally sound. Removal of current roof structure and replace with room in the roof truss for more usable space.

General:

All waste from the demolition phase will be segregated and removed from site.

Recyclable materials – wood, metals, cardboard/paper, glass & Plastics

Plasterboard

General waste

Removal to be to Moorwell waste site

Roof slates are thought to be fibre cement (may contain asbestos) test and dispose of correctly. Double bag and remove of to Moorwell.

Roof felt remove to Moorwell waste site

UPVC windows/door recycle where possible, remove glass segregate and remove to Moorwell waste site

Block work and concrete hard standings Remove to Quarry for recycling

Soil and stones where practical will be kept on site for landscaping

Construction phase

Waste will be kept to a minimum and carefully managed whilst construction is underway.

Completion

On Completion of the project an undercover bin store will be constructed to keep general waste and recycling bags and containers. There will be easy access for the Council of the IOS for regular collections.

Declaration

We confirm that all waste from the site will be dealt with in accordance with the waste duty of care in section 34 of the Environment Protection act 1990 and the Environmental Protection (Duty of Care) Regulations 1991. It is also accepted that materials will be handled and waste managed appropriately.

RECEIVED

By Liv Rickman at 1:11 pm, Oct 24, 2025

APPROVED

By Lisa Walton at 2:06 pm, Dec 23, 2025

PRELIMINARY ROOST ASSESSMENT (PRA)

ATLANTIC VIEW, HIGH LANE, ST MARY'S, ISLES OF SCILLY



Client: Truan Hicks

Our reference: 25-6-1

Planning reference: Report produced in advance of submission

Report date: 21st June 2025

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

Contact: ios.ecology@gmail.com

Executive Summary

Bats – Results and Findings

The preliminary roost assessment (PRA) survey of Atlantic View concluded that the property has **Low Potential** for use by roosting bats.

Bats – Recommendations (Main Dwelling)

The following recommendation is provided:

- **One further Presence/Absence Survey (PAS)** should be undertaken to characterise and assess the potential use by bats in order to meet the standard of survey required by Best Practice Guidance to support a planning application.

Nesting Birds – Results and Findings

A historic nest was identified within the roof space of the property and there are opportunities which may be suitable for some species such as house sparrow in features associated with the soffits and eaves of the roof space.

Nesting Birds - Recommendations

Works should take account of the potential for species such as sparrow to make use of nesting opportunities during the breeding season. Recommendations regarding appropriate working methodologies are provided to ensure this.

It is recommended that nest boxes for common bird species could be erected on the building or within the garden to mitigate for the loss of nesting opportunities associated with the repair and renovation of the soffits.

Other Ecological Receptors

No further ecological impacts relevant to planning are identified.

Report Status

As the requirement for a further PAS survey is identified in accordance with the Best Practice Guidance, this report **does not provide a comprehensive baseline** until this survey has been completed and the results used to conclude Likely Absence or inform appropriate mitigation measures if a roost is confirmed.

PRELIMINARY ROOST ASSESSMENT (PRA)

Planning Authority: Isles of Scilly	Location: SV 91676 11750	Planning Application ref: Report produced in advance of application
Planning application address: Atlantic View, High Lane, St Mary's, Isles of Scilly.		
Proposed development: <p>The proposed works involve comprehensive renovation works to the existing property.</p> <p>For the purposes of this assessment regarding bats, it is assumed that all aspects of the property capable of supporting roosting bats may be directly or indirectly impacted by the scope of works.</p>		
Building references: <p>The building is a single contiguous structure, though there are discrete elements which vary in age and construction. For the purposes of this report, these are designated:</p> <ul style="list-style-type: none"> Dormer Bungalow – the original structure; Single-Storey Extension – an extension which ties in with the main Dormer Bungalow on its eastern aspect; Porch – a single-storey porch present on the front of the Dormer Bungalow; Conservatory – a flat roof structure on the southern aspect of the Dormer Bungalow. <p>These individual components of the property are identified in the map provided in Appendix 1.</p>		
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 6 th June 2025 in accordance with relevant Best Practice methodology ¹ .		
Local and Landscape Setting: <p>The property is part of a small settlement of dwellings with extensive gardens on High Lane. This location is central within the island of St Mary's in the Isles of Scilly.</p> <p>The property is surrounded immediately by detached properties set within large gardens which are primarily managed as lawn or amenity/ornamental planting. Beyond these more managed areas, the land use is small-scale agricultural including bulb growing, flower farming and grazing pasture. The fields are of typical Scillonian character being small in size and often with large, evergreen windbreak hedges.</p> <p>Within the wider landscape, there are pockets of elm-dominated woodland to the north-west associated with Content Farm, and more extensive mature tree cover within Holy Vale to the</p>		

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

east. The coastline is between 850m-1,000m away to the north, west and east.

The desk study showed that no species of bat had previously been recorded roosting on the Site or associated with properties on High Lane immediately bounding the Site.

A data search revealed information on five species of bat recorded on St Mary's. The species conclusively identified were common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and brown long-eared bat (*Plecotus auritus*). Leisler's bat (*Nyctalus leisleri*) and Nathusius pipistrelle (*Pipistrellus nathusii*) records were also returned though these species are believed to be itinerant or migratory individuals present during the summer period only.

There are ten records of roosts between 300-500m from the property – these are predominantly common pipistrelle roosts including both individual day roosts and maternity colonies associated with Holy Vale and agricultural properties to the east.

A brown long-eared roost is confirmed through DNA analysis within Holy Vale approximately 300m to the east.

Building Description

The following description will provide an overview of the construction and structural condition of the property with a focus on features which, by their design or condition, could provide suitable roosting opportunities for bats.

See 'Building References' above along with Map 02 in Appendix 1 to identify the structural elements under discussion below.

Dormer Bungalow

The Dormer Bungalow is rendered externally with a cross-gable pitched roof and a single dormer window on the southern aspect.

The rendering is in good condition throughout the property with no gaps, cracks or other features which might offer roosting opportunities for bats.

Windows and doors are a mixture of uPVC and timber – frames are well fitted within their apertures. There are occasional gaps beneath sills but these were fully inspected at the time of survey and, whilst potentially capable of supporting individual bats on a transient or opportunistic basis, were found to be cobwebbed and showing no sign of recent or historic use.

There are timber soffits around the roofline including both eaves and gables – these are largely in good condition but occasional gaps were noted including on the northern and eastern aspects. These features could provide access to roosting opportunities associated with the soffit itself, or with the wall plate of the main building.

The roof covering comprises slate-imitation asbestos tiles with ridge tiles. There is a single instance of missing pointing beneath a ridge tile on the northern aspect, but the tiles are otherwise well-fitted and in good condition with no notable access points for bats noted. Guttering attached to the soffits would preclude direct fly-in access to any potential gaps beneath tiles at the eaves.

The dormer window on the southern aspect has hanging tiles of the same material; these appear to be well-fitted.

Lead flashing lines the valley between the two pitches of the roof as well as the junction with the single-storey extension to the east. This appears well-fitted.

There are two chimneys present within the roof structure – these are rendered and in good condition with sealed flashing to the capped pots. A minor element of lifted flashing appears to be present on the western gable but this appears to be superficial.

Internally, there are voids at the apex and at the eaves of the roof. The roof is lined with tar paper with a boarded floor and no insulation. There are occasional tears in the tar paper which would allow access to the void from beneath the tiles. There are exposed timber trusses which were tightly fitted with no gaps between timbers. Daylight visible at the eaves indicates that there is potential for bats or birds to access these voids in principle. Evidence of rodents was noted but no evidence of bats was recorded in this void.

Single-storey Extension

The extension on the eastern aspect of the Dormer Bungalow uses the same materials and overall aesthetic including the asbestos tiles, timber soffits and rendered walls. Internally the roof structure is of a more recent and modern material including insulation between the joists and polyethylene underfelting. Rodent droppings – including white-toothed shrew – were again identified within the loft space. Light is visible at the eaves, and a historic bird's nest was identified in one location which corresponds with a damage feature on the external soffit where access is permitted.

The soffits on the southern and western aspects of this property have rot or damage features which could provide access to roosting opportunities associated with the soffit itself, or with the wall plate. Slight gaps also occur on the eastern aspect where soffit boards have been replaced.

There is a single instance of missing pointing on a ridge tile on the western aspect but this appears to be superficial.

Conservatory

The conservatory is a flat-roof structure which is constructed against the southern aspect of the Dormer Bungalow. This structure has large glazed windows set within rendered walls with a flat roof. The roof covering is in good condition with no gaps noted. Soffits appear to be well-sealed on this component. This structure does not otherwise appear to offer any roosting opportunities for bats.

Porch

The porch on the front of the property is a flat-roof structure with the roof covering in good condition. Timber soffits are well-sealed and the door frame is sealed in its aperture. A minor gap occurs in the lead flashing which links this structure to the Dormer Bungalow.

Summary

The following potential roosting features are identified associated with property:

- Gaps within soffits on the Dormer Bungalow and the Single Storey Extension which could provide access to roosting opportunities within the soffit voids or associated with the main structure of the building e.g. the wall plate;
- Minor gaps in pointing on the ridge of the Dormer Bungalow and the Single Storey Extension;
- Lifted flashing around the porch which could potentially provide a roosting opportunity for individual bats.

Survey Limitations

The following limitations on survey were noted:

- There are locations within the building where evidence of bats, if present, would not have been apparent from a PRA survey, such as roosts associated with the wall plate; or beneath roof tiles.

These limitations and constraints are taken into account when concluding the assessments of

building potential and are addressed by the recommendations for further surveys.

Assessment of Potential for use by Roosting Bats

The following roosting potential assessments² are therefore determined:

- The building has **Low Potential** to support roosting bats.

This takes account of the potential roosting features present; and the constraints to survey noted in the above section as well as the location of the property within a sparsely populated area with limited other buildings in the centre of St Mary's.

Recommendations and Justification:

In accordance with the criteria outlined in the Best Practice Guidance³, the following surveys would be required to provide an appropriate evidence-base to support a Planning Application:

- 1x Presence/Absence Surveys (PAS).

The purpose of the PAS technique is to allow the building to be watched at dusk to observe bats emerging from concealed roosting locations. This uses the predictable emergence behaviour of bats to allow their presence to be detected in roosting locations which cannot be directly visually inspected.

The PAS surveys should be led by Licenced Bat Worker(s) between mid-May and mid-September. Three surveyors and three Night Vision Assistance (NVA) cameras would be required to cover the relevant features and allow the results of the surveys to be reviewed and confirmed in accordance with the Best Practice Guidance.

The results of the survey would be used to conclude Likely Absence if the results were negative; or to inform the development of mitigation or Reasonable Avoidance Measures (RAMS) if a roost is confirmed.

Assessment of Potential for use by Nesting Birds

A single historic nest was identified in the roof of the Single-Storey Extension. Damage features associated with the soffits and other gaps at the eaves of the property may also allow species such as house sparrow to find nesting opportunities within the building.

Recommendations and Justification (Nesting Birds):

Care should be taken to ensure that no birds are nesting prior to works taking place.

Timing of Works

Works affecting the property should be undertaken outside of the breeding season which runs from March – September inclusive, where practicable. This would provide the most robust means of avoiding risk of impacts to nesting birds.

Pre-commencement Inspection

If the recommended timing of works is not possible, then contractors should visually inspect the work area internally and externally before they are affected by the works, in order to confirm that no nests are present. In the event that a bird's nest is present, it must be left undisturbed until chicks have fledged the nest, at which point works can proceed.

Care must also be taken to ensure that the works do not cause disturbance or damage to

² Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition) – Table 4.1. The Bat Conservation Trust, London

³ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition) – Tables 7.1 and 7.2. The Bat Conservation Trust, London

proximate nesting areas including the garden and perimeter hedges through indirect impacts including vibration, noise or contractor presence.

Enhancement Opportunities

It is recommended that bird boxes are installed to offer nesting habitat for common garden bird species. This would compensate for the removal of existing features which are associated with damage or structural deterioration of the soffits and would therefore be removed as part of the renovation works proposed.

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 mature trunk 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/createasparrowstreet/>

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

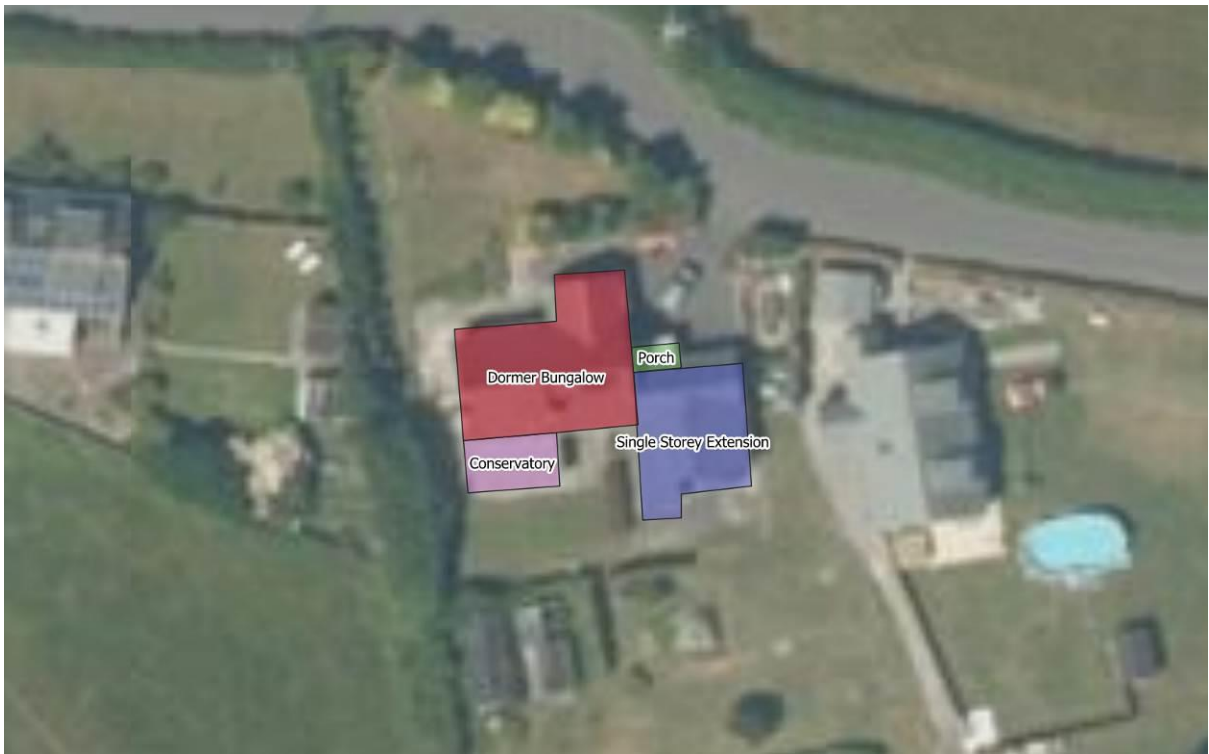
APPENDIX 1

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LOCATION PLAN AND PHOTOGRAPHS



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



Map 02 – Showing the various structural components of the property as described in this report.



Photograph 1: Showing the view from the north-eastern corner of the property with the dormer bungalow on the RHS and the Single Storey Extension on the RHS with the Porch in between.



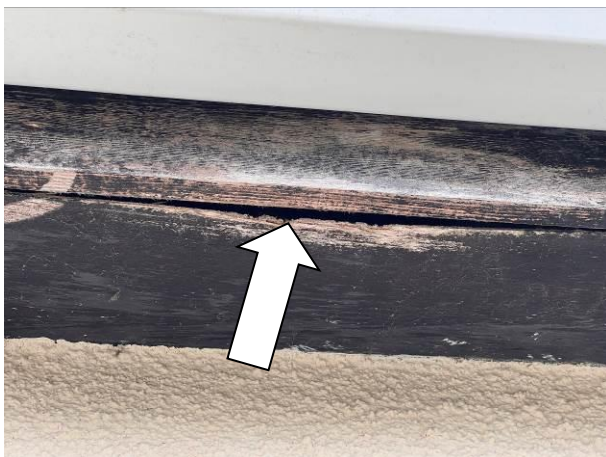
Photograph 2: Showing the view of the property from the south-western corner with the Conservatory visible on the LHS with the Dormer Bungalow behind. The Single Storey Extension is visible on the RHS.



Photograph 3: Showing an example of the lifted flashing offering a potential roosting opportunity.



Photograph 4: Showing an example of a structural gap between the soffits on the western gable.



Photograph 5: Showing a damaged portion of the soffit on the Single Storey Extension with indications of historic access by animals or birds.



Photograph 6: Showing an example of a gap beneath a sill which was inspected fully.



Photograph 7: Showing the interior of the eaves storage within the Dormer Bungalow.



Photograph 8: Showing the interior of the loft space at the apex of the Dormer Bungalow.



Photograph 9: Showing the interior of the more recently constructed Single Storey Extension loft space.

RECEIVED

By Liv Rickman at 1:11 pm, Oct 24, 2025

APPROVED

By Lisa Walton at 2:08 pm, Dec 23, 2025

BAT PRESENCE/ABSENCE SURVEYS (PAS)

ATLANTIC VIEW, ST MARY'S, ISLES OF SCILLY



Client: Truan Hicks

Our reference: 25-6-4

Planning reference: Report produced in advance of submission

Report date: 16th July 2025

Revision: -

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

Contact: ios.ecology@gmail.com

Executive Summary

Overview
<p>One Presence/Absence Survey (PAS) was undertaken on the property known as Atlantic View to assess the use of the structure by roosting bats in advance of proposed re-roofing and renovation works.</p> <p>This was undertaken to provide an evidence base which meets Best Practice Guidance following the initial findings of the Preliminary Roost Assessment (PRA) report.</p>
Results
<p>The survey did not identify any bats emerging from the property.</p> <p>The survey generally recorded low activity levels of common pipistrelle bats in the vicinity of the site. No other bat species were recorded.</p>
Conclusion
<p>The survey evidence accords with the Best Practice Guidance requirements to conclude 'Probable Absence' of bats.</p> <p>No further surveys are required and there is no requirement for a European Protected Species Mitigation Licence (EPSML).</p>
Mitigation Strategy
<p>As no roosts were identified, there is no requirement for mitigation measures to be built into the development.</p> <p>A precautionary method of working would represent good practice during re-roofing and renovation works – outline recommendations are provided in this report.</p>
Planning Recommendations
<p>The PRA and PAS reports together provide an appropriate ecological baseline for the purposes of assessing the Planning Application. No further surveys would be required.</p>

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1. Introduction

1.1. Background to Survey

The property under consideration is the residential dwelling known as Atlantic View which is part of a small settlement of dwellings with extensive gardens on High Lane. This location is central within the island of St Mary's in the Isles of Scilly.

The proposed works involve comprehensive renovation works to the existing property.

A Preliminary Roosting Assessment (PRA) was carried out in June 2025 - this assessment identified Low Potential for use by roosting bats.

The PRA report stated that a further PAS survey would be required to provide an evidence base sufficient to identify the status of the building with regards to bats, and inform any mitigation measures required to ensure legislative compliance. This PAS report provides the results of the recommended survey. It should be read alongside the PRA report to provide a comprehensive assessment of the building with regards to roosting bats.

1.2. Survey Objectives

In accordance with the Best Practice Guidance¹ for a Low Potential building, the structure was subject to a single PAS survey with three surveyors and three Night Vision Assistance (NVA) cameras positioned to cover all aspects of the property where suitable features for use by roosting bats were identified.

The overall objective is to provide a comprehensive ecological baseline upon which to assess the potential impact of the proposed works to roosting bats.

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

2. Survey Methodology

2.1. Surveyor Details

The surveys were led by Darren Hart. Darren has undertaken Professional Bat Licence training and is a Level 2 Licenced Bat Worker with experience in undertaking emergence, re-entry and activity surveys.

Additional surveyors are experienced in undertaking emergence and re-entry surveys and worked under the supervision of the Licenced Bat Worker.

The NVA review, assessment and reporting were completed by James Faulconbridge, trading as IOS Ecology. James is a Level 2 Licenced Bat Worker with over 15 years' experience in undertaking ecological assessments to support Planning and Development.

2.2. Survey Methodology

The dusk emergence survey was conducted following Best Practice methodology for bat surveys.

The PAS survey was carried out on the evening of 10th July 2025.

The dusk emergence survey commenced from approximately 15 minutes before sunset and continued until 90 minutes after sunset. The survey was undertaken with regard for the appropriate weather conditions ($\geq 10^{\circ}\text{C}$ at sunset, no/light rain or wind).

Frequency division bat detectors were used to detect and record all bat passes. The surveyor recorded metadata including the time the pass occurred, the behaviour observed (foraging/commuting) and the species of bat observed. Results from the bat detector recordings were analysed using BatSound/Analook sonogram analysis computer software.

Three NVAs were used to provide comprehensive coverage of the potential access or roosting features – these were two Nightfox Whisker and one Nightfox Red infra-red camera with additional infra-red torches. Footage from these NVAs was watched back to verify or update the survey results confirmed in the field.

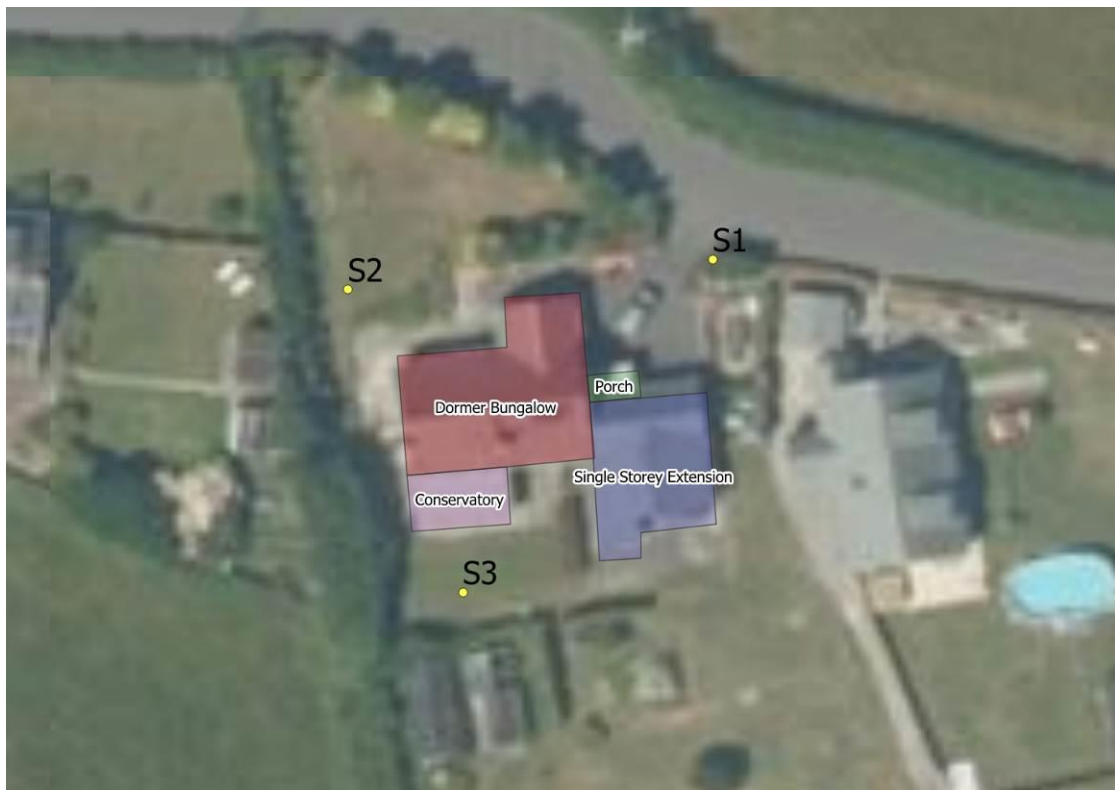
2.3. Survey Validity and Update

Bats are transient in their use of habitats such as these, and apparently minor changes in condition or use of the building can affect suitability. However, in the absence of significant changes in condition or building use, the nature and character of the site suggest that the results of the PAS surveys can be considered proportionately valid to support a Planning Application or works under Permitted Development rights until the next active season in May 2026.

3. Results

3.1. Surveyor Positions

In order to ensure that the building received a survey effort of a single bat survey for a Low Potential building (in line with the Best Practice Guidance), three surveyor positions each with an NVA were deployed. These are identified in Map 01 below.



Map 01 – showing the surveyor position (S1 – S3).

3.2. PAS Survey

3.2.1. Survey Conditions

The dusk survey was undertaken on 10th July 2025. The survey commenced at 9:18pm, approximately 15 minutes before sunset at 9:33pm. It was completed at 11:03pm.

The temperature throughout the survey was 17°C - the evening was overcast with light sea mist blowing through at times – this wasn't sufficient to affect visibility of the structures. The evening was still and dry.

3.2.2. Survey Results - Emergence

No emergence activity was recorded during the survey.

3.2.3. Survey Results - Activity

No species other than common pipistrelle bats were identified during the survey.

The surveyors positioned to the south and west of the property recorded a single bat flying across the site from east-west at 10:13pm and another bat flying west-east at 10:28pm. Both of these were seen to fly from offsite. Intermittent foraging was recorded by the surveyor to the north of property from 10:31pm until 10:48pm.

3.3. Limitations and Constraints

3.3.1. Seasonal Timing

The survey was undertaken within the main active season in 2025 – this conforms with the recommended survey timings within the Good Practice Guidelines.

3.3.2. Survey Conditions

The weather conditions were optimal with no other adverse conditions which might be expected to affect bat behaviour. The light sea mist did not affect the visibility within the site due to the proximity of the surveyors to the building under consideration – this can be verified from the NVA screenshots provided in Appendix 2.

3.3.3. Visibility and Coverage

The surveys were comprehensive with regards to surveyor visibility.

3.3.4. NVA Footage

The NV camera Field of Vision (FOV) covered the areas under survey – see Appendix 2 for example screenshots from the footage.

4. Mitigation Strategy

4.1. EPSML Requirement

The project does not require a European Protected Species Mitigation Licence (EPSML) to proceed.

4.2. Precautionary Method of Works

As individual bats can be exploratory or make transient use of roosting opportunities, it is important that contractors undertaking the proposed works are aware of the low risk for bats to be encountered - works should therefore proceed with appropriate caution and vigilance.

A Precautionary Method of Works (PMW) is outlined in Appendix 1 of this document and should be followed by contractors undertaking works.

4.3. Timing of Works

4.3.1. Bats

The results of the PRA/PAS surveys do not indicate that there is a requirement for seasonal constraints on the timing of works with regards to bats.

4.3.2. Nesting Birds

Assessment of potential for nesting birds, and appropriate mitigation measures, are provided in the PRA report. These recommendations are not repeated here, for brevity, but remain valid and should be addressed in any appropriate Planning Conditions and work practices.

4.4. Habitat Enhancement / Mitigation

The proposals would not directly affect any confirmed roosts, commuting routes or foraging habitat – therefore no habitat creation is required with regards to roosting bats.

If the applicant wished to provide enhancement measures, the installation of a bat box on the western gable of the property would have a good likelihood of occupation. An open-based box design would ensure that it would not require cleaning. The location and aspect would be optimal for bats such as common pipistrelle which is the dominant species present on the island and the most likely species to use the environs for foraging and roosting.

A suitable box could be purchased or constructed following freely available plans. Kent Bat Box style boxes are slim and easy to construct from appropriate timber using the plans provided at:

<http://www.kentbatgroup.org.uk/kent-bat-box.pdf>

Appendix 1 - Precautionary Method Statement with regards to Bats

The purpose of this Method Statement is to ensure that proposed 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 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 existing building**. The generic recommendations relating to each type of feature are outlined below – locations where these features occur are listed in the PRA report:

Fascias/Soffits

There are intermittent gaps where the fascias and soffits meets the wall. Where these are to be removed or impacted as part of the proposed works, they should be carefully removed and the gaps behind exposed in such a way that, in the unlikely event that bats are present, they are not injured or killed by the action.

Once these areas are fully exposed, they can be visually inspected by contractors. Any cavities exposed by this action should also be carefully inspected and features dismantled by hand where necessary until absence of bats can be confidently confirmed.

Ridge Tiles with Missing Pointing

If any ridge or roof tiles are lifted or damaged or have missing pointing; they should be removed carefully and the undersides inspected in such a way that, in the unlikely event that bats are present, they are not injured or killed by the action.

Lifted Flashing

There is a section of lifted flashing around the porch which should be peeled back carefully to expose the cavity behind. This should be done in such a way that, if there are bats present, they would not be injured or killed by the action.

Once these areas are fully exposed, they can be visually inspected by contractors.

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

If bats are identified or suspected, 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 – NVA Screenshots



NVA1 – showing a screenshot from the Nightfox Red at position S1.



NVA2 – showing footage from the Nightfox Whisker on position S2.



NVA3 – showing a screenshot from the Nightfox Whisker at position S3. The NVA did not comprehensively cover the conservatory due to the vegetation; however no suitable features for use by roosting bats were identified on this structure.