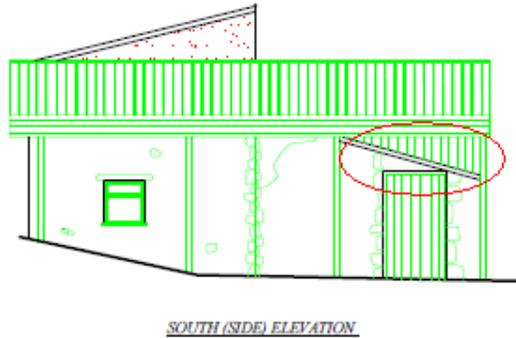


Bat Survey Report

Rebecca Steggles
Old Wesleyan Chapel,
Garrison Lane
St Mary's
Isles of Scilly
Email: rsteggles@scilly.gov.uk

Date and Time of Survey:	Monday 19 th August 2013
Surveyor/s and Natural England License Number:	Rebecca Steggles (rsteggles@scilly.gov.uk, 01720 424315) Natural England License Number-20121950
Survey Requested By:	Paul Osborne (Agent)
Reason For Survey:	Planning Application (P/13/045) The Dog House. Alterations to existing accommodation with alterations to attached store to incorporate new accommodation.
Location:	Telegraph Lane, Higher Newford, St Mary's, Isles of Scilly
Weather Conditions:	Clear and sunny. Warm (20oC). South westerly wind.
Description of Building/s Surveyed:	The store at the rear of the property is of concrete construction with a corrugated iron roof. The lean-to (south elevation) is of timber construction with a corrugated iron roof and adjoins the main house and the store area.
Observations:	The store at the rear of the property has lots of gaps where bats could enter, particularly where the roof meets the store walls. There are a few gaps inside the store area where bats could roost. There is evidence of swallows/house martins attempting to nest in the store. Bat droppings were not found inside the store, however, this was difficult to assess largely due to the amount of stored goods inside.

The lean-to has some gaps which could possibly support roosting bats. Please see area highlighted from the original plans below to show the location of gaps.



Bat droppings were not found in the lean-to area.

East Elevation

There are black and white fascia boards running all along the roof of the main building as shown in the photograph below. These have gaps underneath which could support roosting bats.



Conclusions and Recommendations:

From carrying out this survey, I found little evidence to suggest that bats are currently using the area marked for development as a roost site. However, there are potential areas where bats could roost and it therefore cannot be assumed that bats will not be present when the work to this property is carried out.

Extra care should be taken during the work, especially when alterations are carried out to the store and lean-to area. Please ensure that gaps are checked for bats before filling in. Where materials are to be taken down, please do this slowly and carefully to avoid disturbance to roosting bats, should they be present.

If fascia boards are to be removed, please remove them slowly and carefully to avoid disturbance to roosting bats, should they be present.

It is also recommended, where possible, that 15mm wide by 20mm long gaps are left underneath any new fascia boards that are established as part of the proposed development, to allow for roosting bats.

If any bats should be discovered during this work they must not be handled. Work must stop immediately and advice sought from one of the local bat wardens in the first instance (R Steggles 01720 424315, M. and A. Gurr 01720 422224) or, if none is available, The Bat Conservation Trust's National Bat Helpline on 0845 1300 228. The BCT's adviser for the South West Region is Kathrin Stoetzel.

Other Comments:

Please ensure that this survey be passed onto the contractors for their information. This would help ensure that the needs of any bats are fully met, if they are found.

The onus lies with the applicant to ensure that no offence will be committed if the development goes ahead. All UK bat species and their roosts are fully protected under the Wildlife and Countryside Act 1981.

Bats are a threatened species and are of conservation concern throughout the UK.

Copies sent to:

Paul Osborne (Agent)
C. Dryden (Chief Planning and Development Officer)
E.A and M.I.Gurr (Local Licensed Bat Wardens, for information).