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## **BAT SURVEY REPORT**

**Survey requested by:** J.Hetherington, SmithsGore, Architects

**on:** 24/08/12 by telephone, with follow-up by e-mail

**Reason for survey request:** Modifications to Hotel and associated buildings and nearby storage facilities.

**Location:** Harbourside Hotel and associated buildings, St Mary's Quay.

**Grid Reference:** SV 902 108

**Date:** (1) 10.09.2012                      **Time:** 10.30 - 11.15 (daytime survey)  
 (2) 12.09.2012                              19.25 – 20.15 (dusk survey)

**Weather conditions:** (1) *Daytime survey:* Cloudy morning with some bright intervals and showers; dry during survey. Wind SW, 4, 17°C.  
 (2) *Dusk survey:* Fine, clear sky, dry, 15°C, wind NW 4

**Description of building surveyed:** The main building is the Harbourside Hotel, a two-storey stone building that also includes: a self-contained flat, offices for the harbourmaster and staff, a small shop, storage areas, toilets & showers and a ticket-checking office for passengers onto the Scillonian III. Plans involve extensive ground and first floor interior alterations, demolition and rebuild of ticket office and removal of fire-escape stairway on south end. In addition, a lean-to storage area on the rear (west) side is to be demolished and also a separate storage shed against the sea-wall to the NW.

### **Observations:**

#### *Main building:*

*East face (Quay-side).* We noted many places where the facing tiles were either missing or peeling off, providing potential entry points for bats. There are cracks between the soffit and wall at points all along the front of the building; gaps in plastic ducting for electrical wiring at each end of the building; gaps under the 'Harbourside Hotel' signboard and a piece of boarding above the doorway to 'The Pilchard Pit'; gaps above the wooden lintel to the right of the Pilchard Pit. Each of these places could provide potential places of entry for bats but we detected no signs that they do so

– no droppings or urine stains.

North End (ticket office). No obvious roosting sites here.

West face (rear). There are few potential roosting sites here. There is a vent in the wall above a tank at the north end that could allow entry. There are gaps under fascia boards at the north end but too wide for bat roosting. We consider that the storage area on this side, which is to be demolished, offers no opportunities for bat roosting.

South corner. There are small gaps in the fascia and soffits. The stairway that is to be demolished seems to have no likely entry points.

Interior. We did not investigate the interior. The 2008 survey did this thoroughly and found no signs of bat habitation. A discussion with the Hotel tenant, Mrs A. Mills, on 12/09/2012 confirmed that no changes had been made in the roof space since then.

Storage sheds against harbour wall (to be demolished). Although there are numerous cracks in the wall, the wall is very damp, being constantly battered by the sea. The gaps in the corrugations of the concrete roofing material are too big to be suitable bat roosts. This building is unsuitable for bats.

Dusk survey. Sunset was 19.45; pipistrelles in Scilly usually emerge from roosts about 20 minutes after, but occasionally they can be early. Even large colonies usually evacuate within 30 minutes. Therefore a span of time from 20 minutes before sunset to 30 minutes after was chosen. No bats were seen to emerge from the buildings and there were no bats flying within several hundred metres of the quay. A *Bat Box Duet* detector, set to 45kHz, was used.

**Conclusion/recommendations:** This site was surveyed by S. Frost & K. O'Neill on behalf of Halcrow Group Ltd in July 2008. Internal and external inspections were made of the main building. These consultants also carried out a dusk emergence survey. The survey found no bat roosts even though the consultants identified many of the potential entry sites found in our present survey. It was considered that the premises and location were unsuitable for bats, that no further survey was required and no mitigation necessary.

Bats, especially pipistrelles, are well known to change roosts frequently, so it was entirely necessary to conduct a new survey in 2012. We have reached the same conclusions as before, namely that:

- (1) Although there are many potential access points, there is no evidence that bats are using any of the buildings in the complex. The quay environment is generally unsuitable for bats, being exposed to the elements and with little shelter. The site is also remote from the bats' main feeding areas.
- (2) In the unlikely event that bats have entered the roof space since the 2008 survey, the proposed works should not affect their roosts, as we understand that there will be no alterations to the roofing. If bats are present in the roof space or have been in the past, they have clearly not impinged adversely on the occupants of the hotel. ***We strongly recommend that when doing any remedial work to fascia boarding, soffits, roof tiles or wall tiles, the contractors leave some access points for bats (e.g. under fascia boards, hanging tiles etc); some crevices could be left unfilled where it is not disadvantageous to do so.*** The volunteer bat wardens will be happy to discuss

any bat-friendly modifications with applicants or contractors before work commences. We also recommend the placing of a bat box or boxes on the east face.

- (3) Although there was no evidence for the presence of bats, it cannot be assumed that bats will not be present when work to this property is carried out. *Care should be taken during the work as bats could roost deep within crevices in the structure and under tiles or boards. In the unlikely event that bats are present, they should not be handled, work must stop immediately and one of the bat wardens contacted (MIG/EAG 422224; RS 424315) in the first instance or Natural England (01872 245045).*

**Other remarks:** The onus lies with the applicant to ensure that no offence will be committed if the development goes ahead. We strongly recommend that this report is passed on to the contractors for their information. This would help to ensure that the needs of bats are fully met, if they are found, and that the law is not infringed.

**Survey completed by\*:** E.A.Gurr (EAG), M.I.Gurr (MIG) and R. Steggles (RS)

**Copies to:** J. Hetherington, SmithsGore, Architects.  
C. Gregory, Duchy of Cornwall  
C. Dryden, A. King, A. Langdon, Planning Department

**\*Licence numbers:** EAG: 20114545  
MIG: 20114546  
RS: 20121950