

Bat Survey Report

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Date and Time of Survey:	Tuesday 15 th January 2013, 2.00p.m.
Surveyor/s and Natural England License Number:	Rebecca Steggles (rsteggles@scilly.gov.uk, 01720 424315) Natural England License Number-20121950
Survey Requested By:	Amy Hiron
Reason For Survey:	Planning Application for The Rope Walk, Pothloo, St Mary's, Isles of Scilly P-12-121 Two storey rear extension.
Location:	The Rope Walk, Porthloo, St Mary's, Isles of Scilly.
Weather Conditions:	Scattered cloud, Cool (8oC), Light westerly wind.
Description of Building/s Surveyed:	A two-storey detached cottage style house. The front and south side are granite faced whilst the rear of the property is of smooth render finish.
Observations:	<p>There are gaps along the tops of the windows to the rear of the property (window vents), which are due to be removed as part of this application. These are large enough to occupy roosting bats, however, there was found to be evidence of cobwebs, which suggests the gaps are not frequently in use by bats. Furthermore, droppings were not discovered on window ledges, or on the ground, to suggest that bats are using these gaps as a roost site.</p> <p>There are a few small gaps underneath some of the roof tiles, which are large enough to occupy roosting bats. However, evidence of roosting bats was not discovered.</p>

Conclusions and Recommendations:

From carrying out this survey, I found little evidence to suggest that bats are currently using this property 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 removing the roof tiles and windows, as roosting bats could be found in these areas.

If bats are found to be present during the work, they must not be handled; work must stop immediately and advice sought from licensed bat wardens in the first instance (R. Steggles 01720 424315, M. And A. Gurr 01720 422224, or Natural England (01872 245045).

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.

Copies sent to:

Miss. A. Hiron and Mr. C Jenkins (Applicant)
Mr. T. Hiron (Agent)
C. Dryden (Chief Planning and Development Officer)
E.A and M.I.Gurr (Local Licensed Bat Wardens, for information).