

Bat Survey Report

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Date and Time of Survey:	Tuesday 26 th February 2013
Surveyor/s and Natural England License Number:	Rebecca Steggles (rsteggles@scilly.gov.uk, 01720 424315) Natural England License Number-20121950
Survey Requested By:	Mrs. Barclay
Reason For Survey:	Planning Application for Dracaena, Church St, St Mary's, Isles of Scilly (P/13/006) Alterations, extensions and new summerhouse.
Location:	Dracaena, Church St, St Mary's, Isles of Scilly.
Weather Conditions:	Overcast. Cold (6oC). Dry. Light Breeze.
Description of Building/s Surveyed:	A detached one-storey building made up of precast interlocking concrete panels. There is a conservatory attached to the western elevation.
Observations:	<p>The precast concrete blocks which make up the fabric of the building contain many small cracks and crevices, all potential roosting sites for bats. However, Mr Barclay (applicant's husband) informed me during the survey that these tiles slot very closely together and the gap which is formed is very small. However, as a precautionary note, these areas could be potential roosting sites for bats, although evidence of bats was not discovered.</p> <p>There are a few gaps where the fascia board meets the plastic panelling to the North East elevation (where the proposed extension is planned). These gaps could provide a possible roost site for bats, although evidence of bats was not discovered.</p>

There are a few gaps where the fascia board meets the plastic panelling to the South West elevation (where the proposed conservatory is planned). These gaps provide a possible roost site for bats, although evidence of bats was not discovered.

To the South East Elevation, where the proposed porch is planned, the roof tiles are packed closely together. Evidence of bats was not discovered.

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 precast concrete panels, the plastic fascia boards and plastic panelling and any roof tiles, 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:

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