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**BAT SURVEY REPORT**

**Survey requested by:** Louise Davis, Tresco Estate

**on:** 24.06.2015

**Reason for survey request:** Proposed demolition of two holiday chalets prior to replacing with a single building.

**Location:** Borough Farm, Tresco

**Grid Reference:** SV 896 150

**Date:** 03.07.2015 **Time:** 15.00-15.30

**Weather conditions:** Fine dry sunny day, with fresh breeze (SE, F4-5). 17o C

**Description of building surveyed:** Two holiday chalets of wooden construction

(1974) white painted. Sheltered position, surrounded by hedges. The properties have recently been renovated, which included painting the walls, window frames and doors and renewing the roofing felt. The latter is tight and has no openings and, in any case, the roof material is solid, so that there would be no spaces for bats. The roof projects beyond the E and W-facing walls by about 30cm and there is also overhang on the N and S walls.

**Observations:** In each of the chalets there are small gaps in some places between the soffit and wall into which bats might go. The W-facing wall of chalet 2 has a ventilation grill with a cavity that could possibly accommodate bats but there would be no access into the chalet. In some places on each of the chalets we found bird droppings. On the E side of Chalet 2, a window sill contained bat droppings and a few had adhered to the wall.

**Conclusion/recommendation:** We do not think that the droppings are very

recent but they do indicate that Chalet 2 has been used at some time in the past as a roost, even if temporarily. Natural England, the authority for bats as a protected species, states that once a building has been used as a roost, it continues to be designated as a roost, even if bats have left. There is certainly potential for bats to find roosting places in each of these chalets but only evidence that Chalet 2 has been used. Accordingly, mitigation measures must be taken after the Estate has sought advice from a professional ecological consultant. Our own licences do not allow this. The consultant will be able to suggest various measures that might include doing the demolition at a specific time of year. In any case, he/she will probably suggest that someone with experience is present with a ‘watching brief’ and that the contractors exercise great caution during the demolition process. ***If any bats should be discovered during the work, they must not be handled by the contractors: work must stop immediately until professional advice is obtained.***

**Other remarks:** We can recommend, if you request it, several ecological

consultants, who are familiar with bats in Scilly:

**Survey completed by\*:** Anne Gurr, Mike Gurr

**Copies to:** Dean Whillis, Tresco Estate; Lisa Walton; Planning

Department, Council of the IOS

Rebecca Williams, Licensed Bat warden, for information.

\***Licence numbers:** EAG: CL003418

MIG: CL003419