Mike & Anne Gurr

 Vale View Cottage, Maypole, St Mary’s

 Isles of Scilly TR21 0NU

 01720 422224

 mike.i.gurr8@gmail.com; e.anne.gurr@gmail.com

##  BAT SURVEY REPORT

**Survey requested by:** Ian Sibley

**on:** 15.02.2016

**Reason for survey request:** Planning application for rebuild of ‘Sunholme’

**Location:** Porth Thomas, St Mary’s

**Grid Reference:** SV 909 111

**Date:** 23.02.2016 **Time:** 13.50 – 14.10

**Weather conditions:** Fine, sunny, light breeze, 8oC

**Description of building surveyed:** Bungalow, concrete block construction; slate-tiled roof, UPVC windows; lean-to at rear with part glass and part corrugated concrete roofing.

**Observations:** Few opportunities for bat entry into the building were observed. The windows are tight and in good condition. The roof tiles are in good condition and tight with no obvious gaps. The corrugated roofing material on the roof of the lean-to at the rear has open ends on the lower side but access to these, although possible for bats, is rather restricted. Most of the soffits are tight with few gaps. There are some grooves between soffit and wall on the south and east sides but these are shallow and examination with a torch revealed that they were unsuitable for bat roosting and there were, indeed, no bats present. There are some cracks in the south wall but not sufficient for bat entry. There are various holes, for example on gable corners, the right hand corner of the lean-to and under the soffit at the far right side of the south wall. Examination with a torch could not reveal significant space for penetration but access for rigorous examination was difficult. The roof-space was surveyed, using a torch, through a hatch in the hallway. This revealed that the roof covering is in very good condition. No bats or signs of bats were observed. Without the torch, there were no light chinks indicating that there is probably no entry for bats into the roof space.

**Conclusion/recommendation:** We were unable to find any evidence that bats were, or had been, using this building, so we do not consider that this application is influenced by consideration of bats. However, our usual cautions apply. ***Care should therefore be taken during the work, especially in removing the corrugated roofing on the lean-to) and in stripping off the fascia boards and soffits in case bats had gained entry by some means that we could not detect. If any bats should be discovered during the work, they must not be handled: work must stop immediately and advice sought from local bat wardens in the first instance (Mike & Anne Gurr, 422224 or Rebecca Steggles, 424315) 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 David Jackson.***

**Other remarks:**

**Survey completed by\*:** EA & MI Gurr

**Copies to:** Ian Sibley, Applicant/agent

 Lisa Walton, Planning Department

 Rebecca Williams, for information

\***Licence numbers:** EAG: 20114545

 MIG: 20114546