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:** Mr Eric Hicks, White Cottage, Porthloo, St Mary’s

**on:** 27/04/16

**Reason for survey request:** Existing Chalet building to be demolished

**Location:** Chalet is in the grounds of White Cottage, Porthloo, a small distance to the SW of the main house

**Grid Reference** SV 909 113

**Date:** 17/05/16 **Time:** 14.00 – 14.30

**Weather conditions:** Dry, cloudy with weak sun, wind SW F 3-4

**Description of building surveyed:** Chalet of mainly wooden construction. The building contains living accommodation including kitchen, bathroom, bedrooms and living/dining areas. The building is in two sections. To the NE, the roof is of felt, overlapping onto the SE & NW sides. The ceilings are in good condition with no gaps into the limited roof space. To the SW, the section is roofed with corrugated fibre material. The end section has shed for storage.

**Observations:** **Roofing:** the felt roof is very tight and in good condition with no apparent entry points for bats. There is no guttering on this section. The corrugated roofing also had no obvious entry points. The ends of the corrugations allow penetration for only an inch or so. **Walls & doors:** We could find no cracks or crevices where bats could enter.

 **Windows:** The closed windows are all tight and have no entry points. One window, on the SE elevation, overlooking the kitchen sink area is left permanently open. This leaves a gap that a pipistrelle could enter by.

 However, there are numerous cobwebs on both sides that might suggest that bats are not flying there.

 2

 **Animal droppings.** We found no droppings that we could identify as bat droppings. There were copious droppings in a cupboard in the kitchen to the right of the sink/draining board and also behind the toilet that we think are almost certainly those of a Scilly shrew.

**Conclusion/recommendation:** We could find no signs that bats were present or had been using the premises in the recent past. We have no information that this building has been used as a roost in the past. From our survey, it seems most unlikely that that they are using the building at present but a possibility remains that they could have entered through the window gap and are roosting in a place that we could not discover. ***Therefore, we recommend that***

***care should therefore be taken during the work, especially in removing the roofing, 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 Williams, 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:** 1. If we have sufficient doubts about the results of a survey, we would normally do a dusk emergence survey or a dawn re-entry survey but in this case we did not think that this was useful.

2. If a roost were to be found during demolition work, the applicant will need to contact a professional ecologist with an appropriate licence to advise on mitigation procedures. EAG & MIG can advise on appropriate consultants.

**Survey completed by\*:** E.A. & M.I.Gurr

**Copies to:** Mr Eric Hicks, Applicant

 Lisa Walton, IOS Council Planning Department

 Rebecca Williams, Licensed Bat Volunteer

\***Licence numbers:** EAG: 2015-14957-CLS-CLS

 MIG: 2015-14958-CLS-CLS