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BAT SURVEY REPORT

P/16/11

Survey requested by: Amanda Pender

on: 19.10.2016

Reason for survey request: Planning permission requested for demolition of a building prior to a re-build on the same site.

Location: Kenyhton, Bryher

Grid Reference: SV 881 152

Date: 22.10.2016 **Time:** 12.00 – 12.20

Weather conditions: Sunny with scattered cloud, dry, fresh breeze (E 4) 13°C

Description of building surveyed: Square wooden construction on concrete base. Formerly a private dwelling; now both house and concrete base are in decay. Tiled roof in reasonably good condition; small lean-to has flat felted roof.

Observations: With all windows closed, there are no places viewed from outside where bats could enter (however two windows had been open for some time). Inspection of the interior revealed no signs that bats had entered. There were no droppings on any surfaces. The roof space is very narrow but limited inspection with a torch revealed no signs of bats. The roof space looks clean and the roof slates are all good. The felt on the flat roof looked intact.

Conclusion/recommendation: We conclude that it is very unlikely that bats are using, or have been using, these premises as a roost. However common pipistrelles – the bats almost exclusively present in Scilly – are well known to change roost frequently and, as demolition work is not anticipated for some considerable time, it certainly cannot be assumed that this situation will obtain when the work is finally done. *Therefore, care should be*

taken during the work, especially in removing the tiles or roofing felt, 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, 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:

It should be noted that the above recommendation in italics is more relevant to the contractor than the applicant herself. We suggest that a printed version of this report should be made available to the chosen contractor well before work is started. If the contractor has queries, he should contact the bat wardens on the telephone number given above.

Survey completed by*:

Copies to:

Amanda Pender, applicant
Lisa Walton, Andrew King, Planning Department

***Licence numbers:**

EAG: 2015-14957-CLS-CLS
MIG: 2015-14958-CLS-CLS