Mike & Anne Gurr

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##  BAT SURVEY REPORT

 P/16/124

**Survey requested by:** Amanda Martin

**on:** 9/12/16 by telephone

**Reason for survey request:** Application for re-roofing and insulating entire roof.

**Location:** ‘Starlings’, Church Road, Hugh Town., St Mary’s

 TR21 0NA

**Grid Reference:** SV 908 105

**Date:** 22/12/16 **Time:** 10.05 – 10.25

**Weather conditions:** Fine, sunny, dry, scattered cloud, 11oC, wind SW 3

**Description of building surveyed:** Single storey house with living space in roof area. House and roof are in very good condition. Roof slates are asbestos and are to be replaced with natural slate tiles. Dormer windows in front roof (SW elevation) are to remain. Two additional dormers to be inserted in rear roof (NE elevation)..

**Observations:** There are no visible gaps in slates, front or rear. There are no visible places where bats could enter with the exception of a crack in the sofit at the left hand (NW) end of the front dormer windows. Bats could gain entry under the tiles but there is no evidence that they have done so. We made a thorough examination of the accessible roof space and found no signs of bat entry.

**Conclusion/recommendation:** Our investigation found no evidence that bats were or had been present but we did find one possible point of entry that could admit bats into the roof space. As common pipistrelles are well known to shift roosts frequently, we cannot rule out the possibility that bats might be present when work commences. ***Care should therefore be taken during the work, especially in removing the tiles and in stripping***

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***off the fascia boards 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), 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\*:** E.A. & M.I.Gurr

**Copies to:** Amanda Martin (Applicant)

 Lisa Walton (Planning Dept).

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

 MIG: 2015-14958-CLS-CLS