

Mike & Anne Gurr
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BAT SURVEY REPORT

P/17/042

Survey requested by: Mrs N. Garratt

on: 12/06/2017

Reason for survey request: Demolition of a lean-to building (shower and WC) to rear of main house and erection of new extension. Also replacement of roof of a stone workshop near the house.

Location: Maypole Cottage, Maypole, St Mary's TR21 0NU

Grid Reference: SV 921 116

Date: 12/06/2017 **Time:** 14.30 – 14.45

Weather conditions: sunny, dry, light wind (F 2), 17°C

Description of building surveyed: Granite cottage with block lean-to at rear

Observations:

1. A roost was located and registered here in 2011. It was under the fascia board at the front of the house.
2. Examination of the rear lean-to that is to be demolished showed no signs of bat habitation and no obvious suitable roosting sites.
3. The roof of the proposed extension will meet the existing rear wall of the house below the existing eaves and fascia board.
4. Dusk surveys have indicated little or no signs of bat activity at this location recently.
5. Stone workshop to front and north-west of house, the roof of which is to be replaced: there is no access for bats to roost under the fascia board and no evidence of bat habitation in the interior of the building.

Conclusion/recommendation:

1. The fact of an original roost at the front will not be relevant since there will be no disturbance to the front by this proposal.
2. The demolition

of the rear lean-to will have no implications for bats. 3. If any bats should roost under the rear fascia, they should not be disturbed by the erection of the new extension. 4. Stone workshop: replacement of the roof should have no implications for bats, but see cautionary remarks below.

On present evidence, we do not consider that the proposals will disadvantage bats in any way. However, we can never be sure that, when the work is commenced, this situation might not have changed.

Care should therefore be taken during the work, especially in removing the rear lean-to and the roof of the stone workshop 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, 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:

The above recommendations need to be acted upon by the contractors and therefore this report should be copied to the chosen contractors before they commence the work.

Survey completed by*:

E.A. & M.I.Gurr

Copies to:

Mr & Mrs Garratt , Applicants
Andrew King, Planning Department.

***Licence numbers:**

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