

# Bat Survey Report

Rebecca Steggles  
Old Wesleyan Chapel,  
Garrison Lane  
St Mary's  
Isles of Scilly  
Email: [rsteggles@scilly.gov.uk](mailto:rsteggles@scilly.gov.uk)

**Date and Time of Survey:** Tuesday 4<sup>th</sup> September 2012  
Day time survey of the property: 14.00-15.00  
  
Emergence Survey: 19.45-20.45

**Surveyor/s and Natural England License Number:** Rebecca Steggles (rsteggles@scilly.gov.uk, 01720 424315)  
Natural England License Number-20121950

**Survey Requested By:** Dr Stefan Schwartz

**Reason For Survey:** Planning Application for Dr Stefan Schwartz (P/12/084) High Pines, McFarlands Down, St Mary's, Isles of Scilly.  
Improvements to accommodation by raising height of ridge to allow rooms in roof space.

**Location:** High Pines, McFarlands Down, St Mary's, Isles of Scilly.

**Grid Reference:** SV 913 125

**Weather Conditions:** Mist and low cloud. Warm (17C). Light Breeze (W).

**Description of Building/s Surveyed:** Single storey, two-bedroomed property with conservatory and storage areas to the rear. The modifications to this property will include extending the property to the rear, demolishing the existing glasshouse/conservatory, storage area and enlarging the front porch. The ridge height is to be increased, with roof lights located in the roof space of the South, East and West Elevations.

## Observations:

### Day Survey

#### East Elevation:

No obvious access points into roof space, nor under tiles.

There are no obvious access points in the glasshouse/conservatory area.

The storage area to the right of the glasshouse/conservatory has evidence of swallows nesting. There are some gaps between the plastic sheeting roof and the house wall, which could provide an access point for bats, however, the presence of bats i.e. bat droppings, were not discovered.

#### South Elevation:

There are considerable gaps between the fascia board and the wall (soffit), running all up the left side of the building and at the ridge. Although there was no evidence to suggest that bats are present i.e. droppings/urine stains, these are all possible access points for bat species.

#### West Elevation:

Gaps were found between the south facing porch tiles and the roof. Further gaps were also discovered under the tiles above the porch door. These gaps are mirrored on the other side of the porch (North elevation). All these gaps are potential access areas for bats, however, there was no evidence to suggest that bats are present i.e. droppings or urine stains.

#### North Elevation:

Gaps were discovered under the fascia boards (soffit) on the left hand side of the property. A large gap was also found between where the house roof and fascia boards join the storage area roof. There are stained markings down the side of the building, but is not possible to ascertain whether these are by bats, or birds, or something else.

**Note**-the north porch elevation findings are mentioned above.

#### Roof Space

The roof space was also surveyed. There was no evidence to suggest that there would be access into the internal loft space from outside. There was no evidence to suggest bats are present in the internal loft space. The roof is, however, lined with felt and so it could be possible for bats to be found in-between the tiles/fascia boards and the roof felt.

### **Evening Emergence Survey**

Due to the amount of possible access areas within this property, it was concluded that a dusk emergence survey be undertaken to discover whether bats are currently using these gaps to access a roost.

Three licensed bat wardens were positioned to monitor the South, West and North Elevations for possible emerging bats. Although no bats were found to be emerging from the property, there was found to be a fair amount of bat activity in the area, suggesting that a bat roost could be close by. The surrounding area is ideal bat foraging habitat as is within close proximity to agricultural land, hedgerows and trees.

### **Conclusions and Recommendations:**

From carrying out this survey, I found little evidence to suggest that bats are currently using this property, or any of its attached areas due for development, as a roost site.

However, there are many distinct gaps where bats could enter the premises to shelter. It cannot be ruled out that this also isn't being used as temporary roost, by some bats, occasionally. Pipistrelle bats, which are common in Scilly are known to change roosts frequently. (It is unlikely to find a great deal of evidence i.e. droppings, if roosts are used on a temporary basis).

The surrounding area is also being utilised by bats which suggests they are in close proximity to the property surveyed. Bats species can have a number of roost sites within their territories, which they use to satisfy their differing needs throughout the calendar year.

A location can be defined as a 'roost' even if only used by a bat on one occasion. Bats and their 'roosts' (defined as any structure or place which any wild animal...uses for shelter or protection (WCA) or 'breeding site or resting place (Habitats Regulations) are protected under the Wildlife and Countryside Act 1981 and Conservation (Natural Habitats &c.) Regulations 1994.

To this end, although there was found not to be current evidence of roosting bats, it cannot be assumed that bats will not be present when the work to this property is carried out. Care should be taken during the work, as bats could roost deep within crevices in the structure, particularly under the fascia boards, the soffit area and tiles (both to the roof and the porch).

**If bats are found to be present during the work, they must not be handled; work must stop immediately and advice sought from licensed bat wardens in the first instance, or Natural England (01872 245045).**

**Other Comments:**

This property has a large number of potential roost sites for bats. Species found often in Scilly, the Pipistrelle and Brown Long-eared bats, are known to frequently inhabit houses of this age, and so, it would be a shame to lose these as potential roost sites.

It would therefore be pleasing from a bat conservation point of view if the Planning and Development Committee would consider conditioning the application to make provision for bat roosting sites within the building once developed i.e. leaving access areas open for bats to enter, wherever practical. Alternatively, to consider a condition for the provision of bat boxes to be installed within the curtilage of the property.

Also, if the applicant could ensure that this survey be passed onto the contractors for their information, this would be advantageous considering the level of potential roosting sites for bats. Furthermore, this would help ensure that the needs of any bats are fully met, if they are found.

The onus lies with the applicant to ensure that no offence will be committed if the development goes ahead.

**Copies sent to:**

Dr. S Schwartz (Applicant)  
C. Dryden (Chief Planning and Development Officer)  
E.A and M.I.Gurr (Local Licensed Bat Wardens, for information).