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## **BAT SURVEY REPORT**

**Survey requested by:** Peter Lethbridge

**on:** 28.08.2012 by telephone

**Reason for survey request:** Planning application submitted for modifications to property

**Location:** The Old Cottage Flat, Garrison Hill, St Mary's

**Grid Reference:** SV 901 106

**Date:** 01.09.12      **Time:** 10.00 – 10.25

**Weather conditions:** Fine, dry, sunny day, 17°C, light breeze

**Description of building surveyed:** A holiday flat attached to the up-hill side of Old Cottage, Garrison Hill. There are two rooms on the lower level (bedroom/lounge and bathroom) and a garage on the upper level. The building is of concrete block construction with rendered wall facing; the roof is of concrete tiles with wooden fascia boarding at the gable ends. The modifications will involve replacing the concrete tiles with slates, converting the garage into a lounge/dining room and adding a two-level extension to the north side, including a small porch.

**Observations:** The interior and exterior of the garage were examined for signs of bat presence and for indications of entry points. None were found. The roof tiles are tight-fitting with no blemishes. The fascia boards and masonry are free of cracks, holes and fissures small enough for bat entry.

**Conclusion/recommendation:** In our opinion these premises are not inhabited by bats, do not offer means of entry for bats, and are unlikely to be used by bats. In our experience, we have seen few bats flying in this area. *However, although there are no compelling grounds for withholding planning permission on account of bats, pipistrelles are*

*notable for moving from place to place and it can never be assumed that bats will not be present when the work is done. Care should therefore be taken during the work, especially in removing the tiles and in modifying the north elevation 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 Steggles, 424315).*

**Other remarks:**

**Survey completed by\*:**

M.I & E.A.Gurr

**Copies to:**

Peter Lethbridge, Applicant  
Andrew King, Amy Langdon, Planning Department  
Rebecca Steggles, Licensed Bat Warden for  
information.

**\*Licence numbers:**

EAG: 20114545

MIG: 20114546