

# Bat Survey Report

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<b>Date and Time of Survey:</b>	Tuesday 2 <sup>nd</sup> July 2013
<b>Surveyor/s and Natural England License Number:</b>	Rebecca Steggles (rsteggles@scilly.gov.uk, 01720 424315) Natural England License Number-20121950
<b>Survey Requested By:</b>	Peter Moore, Cornwall Rural Housing Association LTD
<b>Reason For Survey:</b>	Planning Application (P/7/068) Well Cross, Hugh Town, St Mary's, Isles of Scilly.  Conversion of the existing stores into two dwellings for rent.
<b>Location:</b>	Well Cross, St Mary's, Isles of Scilly
<b>Weather Conditions:</b>	Overcast. Warm (14oC). South westerly wind.
<b>Description of Building/s Surveyed:</b>	The buildings at Well Cross consist of three old stone (granite) single story barns. The barns are currently used to store miscellaneous goods.
<b>Observations:</b>	<b>North Elevation</b>  <b>A) Single Barn-</b> This structure has no roof. The granite walls have lots of gaps and crevices, which could harbour roosting bats. However, it was not possible to access all gaps during this survey, due to the area currently being used to store miscellaneous goods. Those that were checked did not provide evidence of roosting bats.  There is a lot of vegetation growing up and around the walls, which could impede the site's accessibility for bats.

**B) Storage Barn-** The roof is made up of half corrugated iron and half glass panes.

There are a few small gaps at the top (gable end) of this roof (east elevation), where the felt underlay and timber is exposed and is protruding from the roof itself. There is a possibility that bats could be roosting within these gaps.

The main roof has little, if no gaps for bats to access through and/or to roost in. However, the door to this store is left open at all times, which could provide access for bats.

Internally, there is little opportunity for roosting bats. Some small gaps do exist, which could potentially harbour roosting bats, but it thought unlikely primarily due to the amount of cobwebs. Furthermore, the evidence of bat droppings was not found, although difficult to assess due to the amount of debris in the building.

**C) Adjoining Storage Barn-** This store is composed of granite blocks, with a corrugated iron roof. There are lots of cracks where the roof joins the structure's walls. However, creeping vegetation and cobwebs have taken over this space which would deter roosting bats.

Evidence of droppings was not found, however, this was difficult to assess due to the amount of stored goods in the building.

**Conclusions and Recommendations:**

From carrying out this survey, I found little evidence to suggest that bats are currently using this property as a roost site. However, there are potential areas where bats could roost and it therefore cannot be assumed that bats will not be present when the work to this property is carried out.

Extra care should be taken during the work, especially when removing the roofs. Particular care ought to be given to the gable end of the storage barn (B) as identified above, as roosting bats could be found in this area. Please remove roof parts slowly and carefully to avoid disturbance to roosting bats should they be present.

Care also should be given to any works to the granite blocks of all three storage barns. For example, please ensure that gaps are checked for bats before filling them in. If granite

blocks are to be removed entirely, please ensure that this carried out slowly and carefully where there are existing gaps/crevices, as roosting bats could be found within these areas.

In the interests of bat conservation, it is recommended, where possible, that 15mm wide by 20mm long gaps are left between roof tiles of the proposed development to allow for roosting bats.

It is also recommended, where possible, that 20mm long gaps are left between the soffits of the proposed development to allow for roosting bats. Building regulations specify that roofs must have adequate ventilation around the soffit, so access for bats can be easily incorporated.

**If any bats should be discovered during this work, they must not be handled: work must stop immediately and advice sought from one of the local bat wardens in the first instance (R Steggles 01720 424315, M. and A. Gurr 01720 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 Kathrin Stoetzel.**

**Other Comments:**

Please ensure that this survey be passed onto the contractors for their information. 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. All UK bat species and their roosts are fully protected under the Wildlife and Countryside Act 1981. Bats are a threatened species and are of conservation concern throughout the UK.

**Copies sent to:**

Peter Moore, Cornwall Rural Housing LTD  
C. Dryden (Chief Planning and Development Officer)  
E.A and M.I.Gurr (Local Licensed Bat Wardens, for information).