Mike & Anne Gurr

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##  BAT SURVEY REPORT

**Survey requested by:** John Banfield, Holy Vale, St Mary’s

**on:** 14.08.2015

**Reason for survey request:** Substantial modifications to South Tinks holiday cottage, with addition of an upper storey.

**Location:** Holy Vale, St Mary’s

**Grid Reference:** SV 920 115

**Date:** 22.08.2015 **Time:** 20.15 – 21.05

**Weather conditions:** Fine, dry; full cloud cover; 15.5oC; calm.

**Description of building surveyed:** Small one storey granite house; pantile roof.

**Observations:** The front (W) granite wall is sound; the end (S) and back (E) wall less so, although there are no points of entry for bats in the granite. The roof tiles have no gaps and their lower ends are protected by mesh. The fascia boards offer no gaps for bat entry but the plywood soffits are peeling in some places. In the front soffit there is a gap but it was clear that no bats were present on the survey day. A more substantial gap in the back soffit could be an entry point for bats. We conducted a dusk survey and did not observe any bats emerging from the building, although several bats flew past during our survey period. This is a favoured spot for bats and bat droppings had been found in 2014 in a bat box placed on the south wall of Mr & Mrs Banfield’s adjoining house.

**Conclusion/recommendation:**

At the time of this survey, we are reasonably

sure that bats were not occupying this building. However, common pipistrelles (which account for more than 99% of bats in Scilly) are well known to move from roost to roost, sometimes occupying a roost for a day or two only. Therefore, there is no certainty that bats could not be occupying the limited spaces noted under the soffits when the work is commenced. ***Care should therefore be taken during the work, especially in removing the roof, in case bats had gained entry. 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) 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:**

**Survey completed by\*:** E.A. & M.I.Gurr

**Copies to:** John Banfield, Applicant

 Lisa Walton, Planning Department

Rebecca Steggles, Licensed Bat Warden, for information

\***Licence numbers:** EAG: CL003418

 MIG: CL003419