Mike & Anne Gurr

 Vale View Cottage, Maypole, St Mary’s

 Isles of Scilly TR21 0NU

 01720 422224

 mike.i.gurr8@gmail.com; e.anne.gurr@gmail.com

##  BAT SURVEY REPORT

**Holy Vale Barns, St Mary’s: P/16/060 Committee date 22/09/16**

**Survey requested by:** Ian Sibley

**on:** 22/06/16

**Reason for survey request:** Conversion or updating of farm buildings for accommodation

**Location:** Holy Vale, St Mary’s

**Grid Reference:** SV 920 115

**Survey 1 - daytime**

**Date:** 11/08/16 **Time:** 15.45-16.15

**Weather conditions:** Sunny, dry day, breezy (NW F4), 19oC

**Description of buildings surveyed (designated ‘outbuildings’ in the application):** Buildings are all attached to each other but can be considered in three sections: (1) ‘Packing shed’; (2) building north of packing shed (designated ‘granite barn east’ in the application) which extends westward beyond the packing shed; (3) building to the west of building 2 (designated ‘granite barn west’ in the application). All are granite with a certain amount of cement rendering, wooden fascia boards and plastic guttering. All have red pantile roofs; however the eastern end of the packing shed has a roof of glass panes. There are various glass pane windows in all buildings and the west building has four roof windows.

**Observations:** The amounts of materials stored in the packing shed and the granite

barn east (and to a lesser extent in granite barn west) hindered a thorough examination

of the floor for bat droppings. However, where the flooring was clear there were no

signs of bat droppings in any of the buildings, nor were there any obviously on the stored materials, although the whole area is quite dirty and this might obscure small quantities of droppings. Bats can easily gain access to the packing shed and thence into the granite barn east through broken windows; moreover the door to the packing shed is often left open. Bats could also enter through the lower ends of the pantiles into whatever space there is between the tiles and the roofing felt (packing shed and granite barn east) or the roof tiles and the ceilings of granite barn west. The fascia boards on the packing shed (south side) have no gaps to permit entry but on the north side of granite barn east there are gaps under the fascia boards (and indeed when inside the building, light can be seen in this direction). Seen from the north side, there is a distinct drop in roof level from east to west and at this junction there are crevices in the granite/cement wall that could be occupied by bats. There were copious cobwebs in all buildings that might suggest that bats rarely if ever were flying there. It was noted that birds were nesting in the ‘granite barn east’.

**Conclusions:** From the day-time survey, we conclude that there are ample opportunities for bats to enter and inhabit the buildings but no evidence that they have done so. In case there were signs that we had not noticed, we decided that we should do a dawn survey (to establish whether bats are re-entering the buildings after their night-time foraging) and/or a dusk survey to establish whether bats are leaving the building after day-time roosting). Of these, the dawn survey is considered to be the more reliable.

**Survey 2 - dawn**

**Date:** 14/08/16 **Time:** 05.40 – 06.20 (sunrise 06.15)

**Weather:** Fine, dry, clear, 16oC, Wind E F1

**Observations (MIG):** There was no bat activity at the barns when I arrived at 0540 but two or three bats were seen and detected with a bat detector to the south of the barns between 05.45 and 05.55. My observations of the barns were conducted starting at 05.55 from the roadside opposite the packing shed so that I had a view of the space between the shed and the ‘granite barn east’. No bats were seen entering or flying near the buildings in the observation period.

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**Survey 3 – dusk**

**Date:** 14/08/16 **Time:** 20.35 – 21.20 (sunset 20.44)

**Weather:** Fine, dry, clear, 16oC, Wind E F2-3

**Observations (EAG, MIG):** MIG was stationed in the courtyard to the west of the packing shed using a Bat Box Duet detector and EAG at the roadside facing the lane to the north of the buildings, using an Echo Meter Touch detector/recorder. Neither of us detected any bats emerging from the buildings but several bats were detected flying in the vicinity.

**Conclusions:** No evidence was found that bats were roosting in these buildings or had done so in the past. However, it is well established that pipistrelles (which make up at least 99% of the IOS bat population) move around frequently and roost in buildings for short periods. Therefore it is possible that bats could be found there when work commences. ***Care should therefore be taken during the work, especially in removing the tiles and in stripping off the fascia boards 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 Williams, 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.Gurr (EAG) & M.I.Gurr (MIG)

**Copies to:** Ian Sibley (Applicant)

 Lisa Walton (IOS Council Planning Dept).

 Rebecca Williams (Licensed bat warden, for

information)

\***Licence numbers:** EAG: 2015-14957-CLS-CLS

 MIG: 2015-14958-CLS-CLS