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BAT SURVEY REPORT

P/17/049

Survey requested by: Paul Osborne (Agent)

on: 18/07/17

Reason for survey request: Planning application for removal of all existing asbestos roof tiles and replacement with fibre-cement tiles. Also replacement of wooden cladding on rear dormers with plastic.

Location: Springfield Court, Church Street, St Mary's

Grid Reference: SV 906 105

Date: 19/07/17 **Time:** 13.20 – 13.40

Weather conditions: Fine, dry sunny day, light breeze

Description of building surveyed: Terrace comprising 14 apartments. As the proposed changes mainly involve the roofing and owing to the height of the building, it was impossible for us to conduct our usual very detailed survey. Our approach on this occasion was to examine the state of the tiles as well as we could with binoculars.

Observations: Front, from opposite side of Church Street

- (1) Fascia boards: no obvious entry points.
- (2) On each of the dormers where the side of the dormer meets the roof, there is a lead flashing; each one has a gap (sizes vary) where a bat might be able to go.
- (3) Asbestos tiles all look tight: no obvious gaps.

Rear

- (1) Roof tiles: same remarks as for front.
- (2) Dormers: shiplap cladding to be replaced with plastic: could not identify any likely entry points.
- (3) Fascia boards: looked tight – no obvious gaps.

Conclusion/recommendation:

We do not consider it likely that bats are inhabiting the building or have done so in the past. *However, we can never be sure that, when the work is commenced, this situation might not have changed. Care should therefore be taken during the work in removing the roof 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, 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:

The above recommendations need to be acted upon by the contractors and therefore this report should be copied to the chosen contractors before they commence the work.

Survey completed by*:

E.A. & M.I.Gurr

Copies to:

Andrew King, Planning Department
Paul Osborne, Agent

***Licence numbers:**

EAG: 2015-14957-CLS-CLS
MIG: 2015-14958-CLS-CLS