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BAT SURVEY REPORT

(P/17/068)

Survey requested by: Rachel Guy, Council Planning Dept.

on: 15/09/17, by e-mail

Reason for survey request: Extensive refurbishment of 6 houses

Location: 32-42 Sally Port, Hugh Town, St Mary's

Grid Reference: SV 901 105

Date: 25/09/17 **Time:** 17.30 – 17.50

Weather conditions: Clear, sunny, dry, 15-16°C, light breeze, NW 2

Description of building surveyed: Two blocks of 6 three-storey houses; solid, rendered external walls; PVCu-glazed doors; PVCu sash windows; concrete canopies above doors; fibre cement tiled roof. All in poor condition. Proposal is to replace roof tiles and apply an 'insulated render system' to the walls. Doors and windows also to be replaced.

Observations: Roof tiles, windows and doors are all tight with no evident entry for bats. The soffits are tight to the walls. The fascia boards are in bad condition but generally do not present opportunities for bats to enter. An exception might have been on the end wall of no. 42 but the tenant has examined and found no bats there. He has filled the gap.

Conclusion/recommendation:

We see no reason for refusal of this application on the grounds of bat roosting. However, we can never be certain that, at the time when the work is done, some bats may not have found their way in. *Care should therefore be taken during the work in replacing the roof tiles 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 neither is available, The Bat Conservation Trust's National Bat Helpline on 0345 1300 228. The e-mail address is enquiries@bats.org.uk*

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*:

M.I. & E.A.Gurr

Copies to:

Rachel Guy, Planning Dept., Applicant
Andrew King, Planning Dept.

***Licence numbers:**

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