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BAT SURVEY REPORT

(P/17/069)

Survey requested by: Arthur Miller, Agent

on: 15/09/17 by telephone

Reason for survey request: Refurbishment of building

Location: Unit 14B, Industrial Estate, St Mary's

Grid Reference: SV 908 107

Survey Date: (1) daytime 26/09/17 14.00-14.20
(2) night-time emergence 29/09/17 19.05-19.35

Weather conditions: (1) Fine, sunny, dry, light breeze (SE 3), 16°C
(2) Fine, dry, cloudy, breezy (SW 4), 13°C

Description of building surveyed: The building is the left-hand section of a detached industrial unit. The whole building has a steel portal frame with walls of corrugated cement fibre. There is a pitched roof with timber purlins supporting corrugated sheet roof covering. There are several translucent light panels some of which span the internal party wall, which is of timber with connecting door. There is a timber sliding door on the front (SE) elevation. One corner of the unit is partitioned for office use but not easy to access. The adjoining land to the SW of the building (behind the building used by Radio Scilly) has two very large containers, which will presumably need to be moved when the proposed separate new warehouse building is erected. The proposals are to renovate 14B with new cladding and roofing for storage of electric vehicles. Also, to clear the site and erect a new warehouse building.

Observations: There is adequate access for bats into the interior of 14B but no evidence of bat habitation. However, such evidence is difficult to find

owing to all the stored materials, which take up most of the available space. The cladding on the SW end of 14B at the front side and on the roofing at that end is covered in a tangle of dead ivy, which could offer potential roosting sites for bats. The containers on the land to the SW of 14B offer several possible points of entry for bats but it is not possible for us to determine if any have entered. The night-time emergence survey, however, revealed no bats emerging from the building or containers, although there were bats flying in locations where we usually find them.

Conclusion/recommendation:

We do not consider that 14B offers suitable roosting sites for bats. However, although the emergence survey indicated that no bats were there at the time, bats frequently move their roosting sites, so we cannot be sure that this situation remains when work is commenced.

Care must be taken when modifying the structure of the building. 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:

Arthur Miller, Agent
Richard Mills, current owner
Andrew King, Planning Department

***Licence numbers:**

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