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BAT SURVEY REPORT

(P/17/070)

Survey requested by: Robert Green (Agent)

on: 09/08/17 by telephone

Reason for survey request: Extensive modifications to a complex building, especially roofing.

Location: Charlotte House (also called Myrtle Cottage),
Garrison Lane, Hugh Town, St Mary's

Grid Reference: SV 901 105

Date: 1: 10/08/17 daytime
2: 12/08/17 bat emergence

Time: 14.20-14.40
20.42-21.20

Weather conditions: 1: Fine and dry, moderate northerly breeze
2: Clear sky, light breeze, dry, 15°C

Description of building surveyed: Old Scillonian granite house constructed in three parts giving rise to three roof profiles. The main house is the tallest with a porch (east side); windows are in good condition. A lower section is to the north and a third section to the rear (west) with some later wooden attachments. The roof tiles look to have few if any gaps that might allow bat access. Most of the alterations are to be in the interior but roof tiles will be replaced.

Observations: *The day-time survey* revealed no evident signs that bats had been roosting in this complex building (no droppings found, one possible point of entry, in the roofing felt, was high up on west side of building and impossible to examine closely). Because of its complexity, we examined the roofing inside the building as carefully as we could. An area with no ceilings indicated that entry was unlikely. In several rooms with a hatch, we used a ladder to examine the roof space. There were no signs of droppings

and no daylight seen. There were abundant cobwebs suggesting that no bats had been flying here.

The night time emergence survey did not detect any bats emerging from the building (2 observers, one on the west, the other on the east side) although several bats were observed in the neighbourhood during our survey.

Conclusion/recommendation:

We do not consider that bats are likely to be inhabiting the building or to have done so in the past. *However, in consideration of the gap in the felt, mentioned above, and the fact that we can never be sure that, when the work is commenced, the situation might not have changed, care should therefore be taken during the work in removing/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:

Robert Green, Applicant/Agent
Andrew King, Planning Department

***Licence numbers:**

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