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BAT SURVEY REPORT

(P/17/072)

<u>Survey requested by:</u>	Rebecca Smith, by telephone
<u>on:</u>	18/08/2017
<u>Reason for survey request:</u>	Renovation of old granite barn with added extension.
<u>Location:</u>	Leah's Barn, Downs, St Agnes, TR22 0PL.
<u>Grid Reference:</u>	SV 877 081
<u>Date:</u> 02/09/2017	<u>Time:</u> 11.10 -11.30 am
<u>Weather conditions:</u>	Fine, cloud and bright interval, dry, light breeze (SW F2-3).
<u>Description of building surveyed:</u>	Rectangular barn, with mainly granite walls containing many cracks and crevices. Main doors on E side are of wooden 'lattice & brace' construction; another on same side is of plywood panel; windows are wooden sash; roof of corrugated cement fibre material. The building is generally in very poor condition although the existing roof is sound with no obvious gaps. The building is currently used as a store for agricultural and fishing equipment. There is an earthen floor. The east wall to the N of the doors has heavy ivy cladding. The boundary walls are of granite. The proposed modifications are to (a) replace windows and doors; (b) to re-roof with natural slate tiles and (c) to build and extension of wooden 'hit &

miss' boarding on E side at S end
(nearest road)

Observations:

There is easy access for bats but no signs of habitation. However, the stored equipment precluded a thorough investigation of bat signs – droppings, urine stains etc. Overall the building does not present a likely habitat for bats.

Conclusion/recommendation:

We do not consider that bat disturbance is a reason to prevent the proposed work. However, bats are unpredictable and the possibility that bats are present when the work is commenced cannot be ruled out. Therefore, *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:

Rebecca Smith, Applicant
Paul Osborne, Agent
Andrew King, Planning Department

***Licence numbers:**

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