



# **‘COLOSSUS’**

*Pilot's Retreat, St Mary's, Isles of Scilly. TR21 0PB*

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Planning Department  
Council of the Isles of Scilly  
Town Hall, St Mary's  
Isles of Scilly  
TR21 0PB

14<sup>th</sup> October 2018

Dear Lisa

Further to receiving the Bat Survey from the IOS Wildlife Trust we felt we needed to write to address a few of the points raised in the survey:

- 1) *At the northern gable end where the roof terminates and ties into the neighbouring property there is a gap under the flashing and soffit (see photo 1).*

This hole has been formed by the lead work of Cadwallon and does not seem to lead to 2 Matthews Field. This is a flush eave and behind that lead is a plank of solid wood. Also having spoken to Mr and Mrs Cole of Cadwallon they have confirmed that they sit out nearly every evening until the sun sets during the summer months and have never seen a bat in the area. Also this part of the roof will not be disturbed during the proposed building works.

- 2) *At the north-western corner there is a gap behind the soffit junction (see photo 2).*

This gap position is facing Cadwallon and as before Mr and Mrs Cole have never seen bats in the area.

- 3) *Where the cable for the artificial light, at the north-western corner, runs behind the soffit, there is a gap (see photo 3).*

*See Answer No 2.*

- 4) *There is a gap underneath the roof tiles overhanging the valley between the porch and the main roof (see photo 4a & 4b). Also gap under final ridge tile of southern aspect of porch (see photo 4b).*

*See no 2*

- 5) *There are gaps under two lifted tiles around an area of new tiles on the main roof, where the new tiles tie into the old (see photo 5).*

*These tiles were laid during August 2018 when the chimney was removed. All these tiles have been stuck down with adhesive so there is no way for any creature to gain access to the loft space through those newly laid tiles.*

- 6) *There is a gap under the terminal ridge tile, where the mortar is missing, on the southern gable end (see photo 6.)*

There is a piece of cement missing from the ridge tile which fell out during the very recent August 2018 disturbance of the building work in relation to the chimney removal.

- 7) *There are gaps behind the fascias on the eastern aspect of the flat roofed extension towards the south eastern corner (see photo 7).*

*There is a thin gap here however it narrows to where it is fixed to the wall sole plate which means birds/bats are unable to enter into the roof space.*

- 8) *A void has been created where the battens do not meet at the north east corner (see photo 8) of the flat roofed extension.*

This very small void has been created by recent August repair works to the roof and it does not give entrance to a larger space. No time for bats in ingress yet.

- 9) *There is a gap under the flashing where the neighbours roof ties into eastern aspect of main roof (see photo 9).*

This small hole formed by the lead of adjoining Cadwallon does not necessarily gain access to the larger roof space of Cadwallon.

**In relation to point 3.6:** Mammal droppings that were found suggested they were from a mammal but not necessarily from a bat. We have seen evidence of rodents in the property so it could be from these. There are indeed a lot of old hanging thick cobwebs in the loft which would suggest that nothing is flying in or out of the loft space.

If we are proven wrong about our observations on our property then we will happily put up bat boxes.

Yours sincerely,

Todd and Carmen Stevens