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Bude Architectural Design

DOMESTIC * HOUSING * COMMERCIAL * INDUSTRIAL

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BUDE
Cornwall
EX238TS

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Bat Walkover Report

16 Coast View

Stratton Road

Bude,

Cornwall.

EX23 8AG

Demolish existing garage / Store building and construct a detached dwelling

August 2023



Aerial Plan Showing Site Location & Surrounding Area

Bat Walkover

Although the existing garage is to be demolished, based on the location and roof detail of the existing garage/store we determine that a survey and report by an Ecologist will not be necessary based on the following key factors. The existing dwelling and garage is located in a non-rural urban area and not within 200m of a watercourse or woodland.

As seen from the pictures below the existing roof comprises corrugated fibre cement roof finish (without roof void). The roof sheeting has been pointed in at the junction of the walls and will not permit the access of bats.

The detail of the lead abutment to the existing main building will also not permit the access of bats. The walls are rendered with no slate hanging or cladding. The wall finish is in good condition and does not have any holes, cracks or defects that bats could utilise.

Taking this into consideration there is no opportunity for the building to accommodate bats or nesting birds. Having conducted a thorough inspection of the garage/ store building there is no evidence of any bats or nesting birds using this space and as previously mentioned , there is no access route or crevices for bats and / or birds.

In the unlikely event of bat emergence, a bat mitigation survey will be conducted. In England and Wales, all bat species and their roosts are legally protected under the European Habitats Directive (1992); the Conservation of Habitats and Species Regulations (2017); the Wildlife and Countryside Act (1981) (as amended); the Countryside and Rights of Way Act, 2000; and the Natural Environment and Rural Communities Act (NERC, 2006).

Barbastelle *Barbastella barbastellus*, Bechstein's *Myotis bechsteinii*, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros*, brown long-eared, soprano pipistrelle *Pipistrellus pygmaeus*, and noctule *Nyctalus noctula* bats are all species of principal importance in England under Section 41 of the Natural Environment and Rural Communities Act 2006.

It is a criminal offence if you, deliberately capture, injure or kill a bat; intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats; Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time); Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat; or intentionally or recklessly obstruct access to a bat roost.



Rear side external western wall clearly showing no gaps or crevices



Front external northern wall where corrugated roof meets wall, clearly showing no gaps or crevices



Front external northern wall and window where corrugated roof meets wall, clearly showing no gaps or crevices



Internal rear wall and window showing no gaps or crevices



Internal eastern gable wall and window showing no gaps or crevices



External rear southern wall showing no gaps or crevices around doors or window frames