

## BAT ASSESSMENT

at

33 St Saviourgate. York

for

Maintenance works and alterations to existing building

The proposal is to replace windows and doors, alterations to internal stud walls, remove existing external stair structure and install a single rooflight

The existing main building is solid brick walls under a double pitched blue slated roof, loft area is all habitable space – no roof void is present.

Windows/doors are timber with double glazed units, all are fully mastic pointed and in good order, there are no visible gaps to any of the openings or wall areas.

There are no missing slates or visible holes in the roof cover or to the ridge or eaves.

Following consultation of information provided by Natural England relating to the ‘factors affecting use of buildings by bats’ the building is considered to be an unlikely habitat for bats due to :-

- 1) It external shell is in good maintained order in a well sealed condition.
- 2) Doors & windows are in good condition with no gaps
- 3) There is no existing roof void due to the full habitable use of the roof area
- 4) The whole building is in continual use and all spaces are continually disturbed
- 5) There is no evidence of any bat droppings, insect remains or sightings of bats in or immediately around the building

It is for the above reasons that it is felt that the proposal should be exempt from the necessity to provide a ecological survey for bats for the purposes of a planning application.

