

David Leach Ecology Ltd.

Negative for evidence of bats and current bat roosts.

This is to confirm that on the **19th of January 2023** David Leach MCIEEM carried out a preliminary bat roost assessment following guidelines set out in the BCT Bat Surveys for Professional Ecologists Good Practice Guidelines 3rd edn. Collins. J (2016) and the JNCC Bat Workers' Manual at:

**Wisteria Cottage,
Milburn Lane,
Holwell,
Sherborne,
Dorset,
DT9 5JZ**

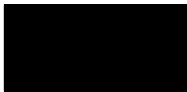
OS grid reference: ST 69152 12095

- David Leach Ecology Ltd was commissioned to undertake a preliminary bat roost assessment at **Wisteria Cottage** to accompany a planning application to extend and add a second storey to a small section of the cottage. There will be no impact on the main house roof.
- The cottage had stone block walls a gabled roof with slates and clay ridge tiles. At each end of the cottage was a single storey section with a single pitch roof with slates. The section at the west end was used as a shed/store. The section at the east end was the bathroom and kitchen area and it is this section that will be extended. The extension will be built on an area of paved patio with no suitable reptile habitat.
- The building was in good condition with no crevices and no noticeable gaps around the tightly fitted slates, the lead flashing or the eaves and soffits in the areas to be affected which could be used by bats.
- There was no roof void in the main house which had bedrooms with vaulted ceilings. There was a small void above the ground floor bathroom and kitchen that will be lost when the work is carried out. The roof of the void had been lined with bitumen felt and there was fiberglass insulation between the joists. Thick cobwebs covered the roof timbers from the joists to the rafters. No evidence of bats was found.

- The section of the building to be affected had **negligible bat roosting potential** due to a lack of potential roosting features.
- No evidence of nesting birds was found around the building.
- **It was concluded that the proposed works affecting the building are unlikely to have an impact on bats or other protected species. There will be no impact on the main house roof.**

Limitations.

- Some species of bats roost in areas which are difficult to access. The presence of these bats can sometimes be overlooked unless they are active and are seen entering or leaving access points.
- **If any bats are found, work must stop immediately** and advice sought from David Leach, a licensed consultant or Natural England.
- **This survey can be considered valid for 18 months from the date of the survey unless the condition of the building changes or if it is known or thought protected species are on the site.**



D. V. Leach BSc. (Hon), CBiol. M.S.B., M.C I.E.E.M. Ecological Consultant

Mobile:





Plate 1. View of the single store area to be extended.

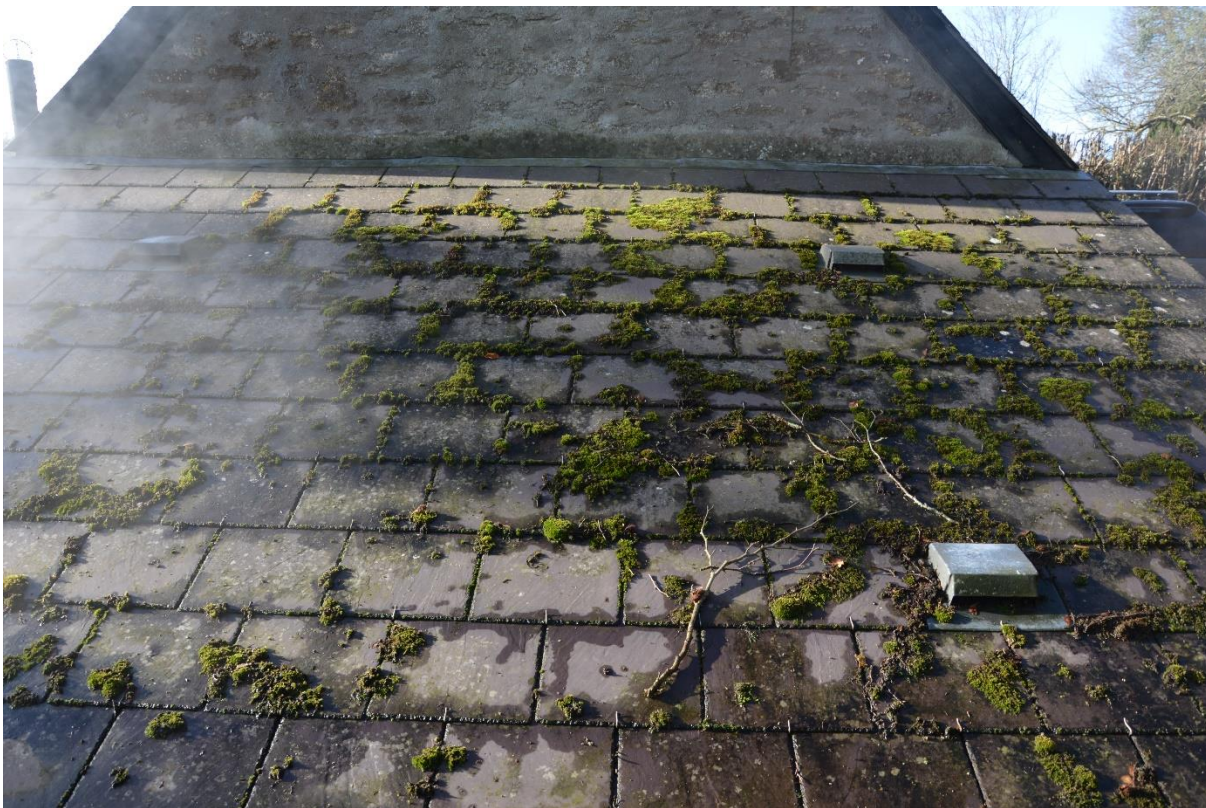


Plate 2. Tightly fitted slates on the roof to be affected..



Plate 3. Tightly fitted slates and ridge tiles on the main cottage roof.



Plate 4. The roof void.



Plate 5. The roof void.



Plate 6. The roof void.