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**Client**  
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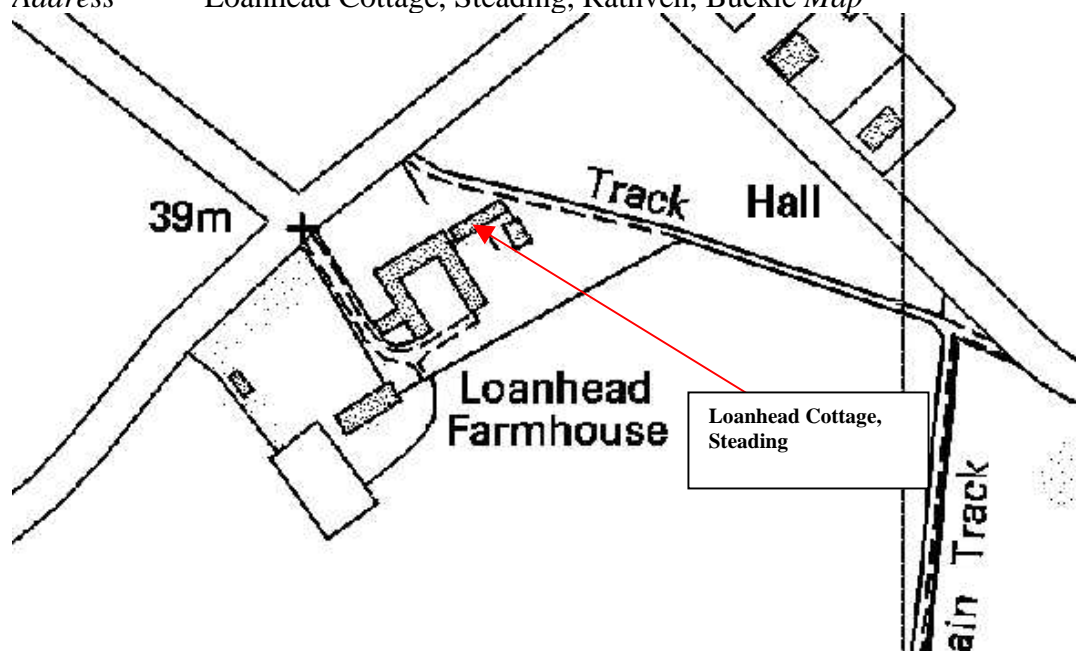
**Reference:-**  
**Bat survey**  
Loanhead Cottage steading  
Planning ref 06/1265/OUT

## BAT SURVEY REPORT

### Date on & location of buildings or structure surveyed for use by bats

*Date*                    **20<sup>th</sup> July 2006**  
*Grid Ref*               **NJ448662**  
*Ordnance Survey*  
*Landranger sheet*   **28**  
*Number*

*Address*                **Loanhead Cottage, Steading, Rathven, Buckie Map**



### **Description of Buildings or Structure to be surveyed for use by bats**

- Steading structure attached to Loanhead cottage



Loanhead Cottage Steading

### **Methods of survey**

- A daytime search of all buildings and structures detailed above was undertaken.
- The outside of all buildings and structures were searched for evidence of likely roost entrances, including window and door lintels, and for signs of bat activity i.e. droppings or staining.
- The Inside of all buildings and structures were searched for likely roost entrances, including window and door lintels, and for signs of bat activity i.e. droppings or staining.
- Internal inspection of the roof space including roof ridge, gable wall ends were searched for likely roost entrances, and for signs of bat activity i.e. droppings or staining.

**Finding from survey of Buildings or Structure for use by bats**

**Steading:**

**Findings (Day search)**

No evidence of bat use was found.

As no evidence of a bat roost was found during the daytime search and as all parts of the building were assessable, no emergence survey is considered necessary.

**Other Observations**

None

**Recommendations**

No impact on bats or their habitat should result from any building development work of these structures.

Even though no evidence of a bat roost was found during the survey, as a “good practice” precaution when any building or structure is altered or demolished, special care should be taken when removing any ridge tiles or ridging sheets. Even if bats do not use a building as a regular roost, single bats may occasionally roost, on an odd day under the ridge tiles etc, especially in the summer months and in the stone walls during the winter.

During future work if any bats are discovered operations in that area should stop at once and a licensed bat-worker should be contacted, via the local SNH office ( 01343 541551) so that any bats can be safely removed and work continue.

(Please pass a copy of this report to any contractor who may work on these buildings)

**Structure descriptions**

The Steading is of stone construction with an asbestos roof with clay ridges with no sarking boards. Used as a store.

M.D.Canham  
21/07/2006