

**BAT AND NESTING BIRD ASSESSMENT**

**Perran Bay Care Home**

**St Pirans Road**

**Perranporth**

**TR6 0BH**



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## 1. ADMINISTRATION DETAILS

<b>Property Assessed</b>	Central section of Perran Bay Care Home St Pirans Road Perranporth TR6 0BH
<b>Grid Reference</b>	SW 75769 54291
<b>Name &amp; Address of Client</b>	Linda Whitford Perran Bay Care Home St Pirans Road Perranporth TR6 0BH
<b>Tel</b>	01872 572275
<b>Name &amp; Address for Invoice payment</b>	As above
<b>Planning Authority Involved</b>	Cornwall Council
<b>Planning Reference Number</b>	-
<b>Consultancy Reference Number</b>	CEC/497/3418
<b>Date of assessment request</b>	22/01/2021
<b>Date of assessment</b>	02/02/2021
<b>Weather on date of assessment</b>	Showers, south-westerly wind BFT3, 11°C
<b>Surveyor's name &amp; Licence Numbers</b>	Dave Hunter (2017-28109-CLS-CLS, CL29/00150)
<b>Report Reviewed by</b>	Steve Marshall (2015-11878-CLS-CLS)
<b>Proposed work:</b> <i>Demolition / Conversion / Restoration</i>	Alterations to the central section including work to the roof
<b>Report Valid Until</b>	February 2022

## 2. SUMMARY OF RESULTS & RECOMMENDATIONS

<b>Evidence of bats found</b>	None
<b>Bat survey recommendations</b>	None
<b>Evidence of nesting birds</b>	Nesting herring gulls during the spring/ summer

### **3. LEGISLATION**

#### **3.1 Bats**

All British bats are legally protected under Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended), Schedule 5 of the Wildlife and Countryside Act 1981 and Schedule 12 of the Countryside Rights of Way Act 2000. In combination this makes it an offence to:

- Deliberately kill, injure or capture bats;
- Intentionally or recklessly disturb a bat in its roost, or deliberately disturb a group of bats;
- Intentionally or recklessly damage, destroy or obstruct access to a bat roost (a bat roost is interpreted as any structure or place which is used for shelter or protection, regardless of whether bats are present at the time or not);
- Possess or transport a bat or any part of a bat, unless acquired legally; and
- Sell, barter or exchange bats or parts of bats.

The bat ecologist will assess the significance of the bat roost and the scale of impact. Works involving disturbance to bats and/or roost destruction (including changes to the roost) may require a Bat Mitigation Licence before the work can lawfully commence. Natural England is the licensing authority in England. Only a suitably licensed and experienced ecologist can act as the named ecologist in the licence application. Our company can provide a quotation for this additional work. The development must take into account the presence of bats and retain access and a suitable roosting site for bats.

For further information and advice contact Natural England on 0845 601 4523 (local rate).

#### **3.2 Birds**

The nests and eggs of all wild birds are protected against taking, damage and destruction under the Wildlife and Countryside Act 1981.

#### **3.3 Planning Authority**

If further bat surveys are recommended to enable suitable mitigation to be designed, the Local Planning Authority will not be in a position to make a decision on the planning application until the surveys have been completed and appropriate mitigation included within the proposals.

## 4. ASSESSMENT INFORMATION

### 4.1 Description of habitat surrounding the buildings

The buildings are in an urban location in the centre of the coastal village of Perranporth. There is green space directly to the west which leads onto the beach and coastline. The landscape further afield is grazed pasture and small arable fields with a network of hedgerows, and wooded valleys. The habitat is suitable only for the bat species that are less sensitive to artificial light.

### 4.2 Assessment methodology

An assessment as to the suitability of the building and surrounding habitat for bats and nesting birds was made. The building was surveyed using a high-powered lamp to illuminate all areas thought suitable for roosting bats and nesting birds. This included searching for bats and birds' nests *in situ*, droppings, staining, feathers and feeding remains. The roof voids were accessed and searched. A search around the perimeter of the building was then conducted and any gaps and crevices which had the potential for roosting bats checked.

## 5. BAT ASSESSMENT RESULTS

### 5.1 Summary of results

<b>Number seen at time of visit</b>	None
<b>Droppings?</b>	None
<b>Any known history of colony?</b>	None
<b>Other evidence found</b>	None

### 5.2 Detailed bat assessment results and recommendations

Perran Bay Care Home is a collection of buildings and extensions in use as a residential home for the elderly. It is proposed to alter the central section which will include small extensions and alterations to the roof.

The central section is two-storey with living accommodation in the roof space. It has muddic walls and a hipped roof of fibre cement slates underlined with bitumen felt, and there are small sections with flat roofs along the western side and next to the southern end.

The central section has an enclosed roof void c. 2m high at the apex which was accessed and searched. The voids at the eaves were also accessed and searched. Externally the roofing slates and ridge tiles are sound and the fascias and soffits are tight to the walls with no gaps suitable for access by bats. There are small gaps beneath the lead flashing around the dormer windows which were viewed from the ground and also from the flat-roofed section next to the east side. Fibre board cladding on the east side is sound with no gaps suitable for access by bats. No bats or evidence of bats was found at the time of the survey.

Although no current evidence of roosting bats was found it cannot be assumed that bats are not present when works commence. Care should therefore be taken during the work as bats could roost unseen deep within crevices in the structure, particularly under ridge tiles or beneath wall plates and lead flashing. If any bats are discovered during the work they must not be handled: works must stop immediately and advice sought from CEC (tel 01872 245510).

If you wish to promote wildlife it is possible to provide roosting opportunities for bats within the completed building. Access for bats can be provided into the roof space (or into the space beneath the roofing slates if the development is to have vaulted ceilings) by leaving small gaps 15-20mm wide by at least 50mm long in suitable places. Suitable places would include behind soffits, fascias and barge boards or at the gable apex. The access points would need to be next to the walls (to allow bats to land on the wall then crawl up through the access point) and not inadvertently blocked by insulation (see enclosed leaflet for additional information).

If access for bats is included and the roof covering is to be underlined it is recommended that bitumen roofing felt is used. Recent research has shown that the modern breathable membranes can be harmful to bats (bats have been found dead in some roosts after having become entangled in the fibres of the membrane) and the

membrane deteriorates over time due to damage from bats. Only type IF bitumen felt is suitable for use in bat roosts; if the product states non-woven, polypropylene or spun-bond it is not suitable.

Alternately bat bricks can be built into the walls of the building. These should be located at least 3m above the ground and away from any external lighting. These are widely available from a number of sources. Locally, Green and Blue in Perranporth make 'Bat Blocks' (<https://www.greenandblue.co.uk/products/bat-block>). Other bat bricks are available from websites such as Wildcare (<https://www.wildcare.co.uk/wildlife-nest-boxes/bat-boxes/wall-mounted.html>) or NHBS (<https://www.nhbs.com/equipment>).

## **6. NESTING BIRD SURVEY RESULTS**

Herring gulls *Larus argentatus* nest on the flat roofs during the spring/ summer. The nests and eggs of all wild birds are protected against taking, damage or destruction under the Wildlife and Countryside Act 1981. To avoid disturbing nesting birds the works should ideally be carried out between September and April, i.e. outside the herring gull breeding season. If this is not possible, measures to exclude birds from the building should be implemented before they start nesting; this exclusion must be carried out outside the nesting season.