



No 10 Barrie Crescent
Bodmin, Cornwall

Bat and Nesting Bird Visual Survey

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BE693

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Prepared by:
Dr Janine Bright CMIEEM CEnv

For:
Sandi Perry



Bright Environment
Meadow Cott, Chute Lane, Gorran Haven, Cornwall, PL26 6NU
T:07974204078 E:mail@brightenvironment.net W:www.brightenvironment.net



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1. INTRODUCTION

It is proposed to remodel the dwelling 10 Barrie Crescent, Bodmin, Cornwall, PL31 1BN. The OS Grid reference of the site is SX 06990 65897. The proposal involves demolition of an attached single garage and attached single storey extension/outbuilding.

Bright Environment was commissioned by Sandi Perry in March 2021 to carry out a visual bat and nesting bird survey to inform the planning application. Bats and nesting birds are legally protected (see Appendix 1).

2. SURVEY METHODOLOGY

The survey area was defined as the attached garage and the single storey extension/attached outbuilding of number 10 Barrie Crescent. These are shown in Photographs 1-4.

An assessment of the suitability of the structures and surrounding habitats to support bats and nesting birds was made.

A detailed search of the interior and exterior of the structures was carried out using a high powered torch to illuminate all areas thought suitable for bats and nesting birds. Any accessible cracks and crevices were investigated with the use of a torch and endoscope.

The survey involved looking for bats and nesting birds and for evidence of their use, including droppings, pellets, staining, liming, feathers and feeding remains. Survey details are shown in Table 1.

Table 1 Survey details.

Date	Type of survey	Personnel - bat licence number	Weather conditions
31.3.21	Visual survey	Dr Janine Bright 2020-49235-CLS-CLS	Clear, calm and dry. Temp 15C

The survey methodology adopted follows the guidance given in 'Bat Surveys for Professional Ecologists – Good Practice Guidelines' (Collins, 2016) and 'Barn owl survey methodology and techniques for use in ecological assessment' (Shawyer, 2011). Impact assessment and mitigation follows the guidance provided by CIEEM (2018) and the 'Bat Mitigation Guidelines' (Mitchell-Jones, 2004).

3. SURVEY RESULTS

3.1 Habitat description

Number 10 Barrie Crescent is located on the southern edge of Bodmin in Cornwall. The house is within a residential area. At the foot of the rear garden is a railway line and beyond this the landscape is dominated by mixed agriculture where the field systems are bound by native species-rich Cornish hedgerows. These habitats provide good foraging opportunities for bats.

The single garage is constructed of 'single skin' rendered concrete block. It has an up and over metal door. The mono-pitch roof is corrugated asbestos type sheeting with no roof membrane present.

The single storey extension/outbuilding on the south elevation is accessed via an internal door off the kitchen and also has a door to the rear garden. It adjoins the rear of the garage but there is no doorway connection between them. The extension/outbuilding is also constructed of 'single skin' rendered concrete block with mono-pitch roof extending from the garage. This is corrugated asbestos type sheeting with no roof membrane present. The single storey extension/outbuilding

has large south facing window openings making the interior very light. There is a coal bunker attached to south elevation which can be accessed internally as shown on photograph 4.



Photograph 1. North elevation.
(survey area outlined in red)



Photograph 2. South elevation.



Photograph 3. Interior of outbuilding.



Photograph 4. Access to coal bunker in outbuilding.

3.2 Visual bat survey results

No evidence of bats was found in either structure and a thorough search was achieved. The garage has a concrete floor that had not been swept and any evidence of bats would have been preserved. It is considered very unlikely that any evidence was overlooked.

The outbuilding / extension does not have any potential for roosting bats. The interior is too light and there are no crevices on the exterior that could harbour bats. It is considered very unlikely that any evidence was overlooked.

3.3 Nesting bird survey results

No evidence of nesting birds was found.

4. RECOMMENDATIONS

No evidence of bats or nesting birds was found and it is considered unlikely that any evidence was overlooked. As a thorough search was possible, **no further surveys for bats are required**.

In the unlikely event that bats are discovered during the works, they must not be handled and works must stop immediately and advice sought from Bright Environment (Tel 07974 204078) or Natural (Tel 0300 060 3900).

If the works are to be carried out within the bird breeding season (March to September) the building should be searched for nesting birds. If nesting birds are present, works should not commence until dependant young have fledged. Further advice can be sought from Bright Environment (Tel 07974 204078) or Natural England (Tel 0300 0602544).

As ecological features can change over time it is recommended that this report is valid until April 2022.

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Appendix 1 Summary of relevant legislation, policies and case law

Bats

All British bat are European protected species and are afforded full protection under UK and European legislation, including the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010. Together, this legislation makes it illegal to:

- Intentionally kill, injure or capture a bat;
- Intentionally or recklessly disturb a bat;
- Intentionally or recklessly damage, destroy or obstruct access to a place of shelter or breeding (for example, bat roosts), and this applies regardless of whether the species is actually present at the time (for example, a bat roost used in the winter for hibernation is protected throughout the year, even during the summer when it is not occupied).
- Possess or transport a bat or any part of a bat, unless acquired legally;
- Sell, barter or exchange bats, or parts of a bat.
- Intentionally handle a wild bat or disturb an bat whilst using a place of shelter/ breeding unless licensed to do so by the statutory conservation agency (Natural England).

Barbastelle, Bechstein's, noctule, soprano pipistrelle, brown long-eared, greater horseshoe and lesser horseshoe bats are priority species for conservation on the UK BAP and protected under the NERC Act 2006. Barbastelle, pipistrelle, greater and lesser horseshoe bats are county priority BAP species (CBI, 2004).

Case Law

There are several case laws in Britain relating to the duty of developers and planning authorities with respect to wildlife, resulting in several key principles summarised in the table below:

Case / Appeal	Providing support for
Morge v Hampshire County Council (2011)	'Disturbance' under the Conservation Regulations 2010 applies to an activity likely to impact negatively on the local population of a European Protected Species.
R v Cheshire East Council 'The Woolley Case' (2009)	Regarding European Protected Species, Local Authorities must apply the 'three tests' under the Conservation Regulations 2010 when deciding on planning applications: that there is no satisfactory alternative, there is an appropriate reason for the development, and that the development will not affect the favourable conservation status of protected species present.
APP/P9502/A/08/2070105 (Appeal decision, Brecon, 2008)	Para 18: Local Planning Authorities cannot condition provision of a mitigation scheme; detailed mitigation must be provided prior to determination.
APP/C0820/A/07/2046271 (Appeal decision, Padstow, 2007)	Para 18: Full survey information must be provided prior to determination; not just for protected species, but also for BAP species (in this case corn buntings).
R v London Borough Council Bromley (2006)	Para 30: Environmental Impact Assessment required at outline planning stage.
R v Cornwall County Council 'The Cornwall Case' (2001)	Surveys for protected species cannot be conditioned; must be undertaken prior to determination.

Barn owls and other nesting birds

The nests and eggs of all wild birds are protected against taking, damage and destruction under the Wildlife and Countryside Act 1981. Barn owls are given greater protection against disturbance while breeding under Schedule 1 of the Act.

National Planning Policy Framework 2012

The National Planning Policy Framework (NPPF) sets out national planning policy that is committed to minimising impacts on biodiversity and providing net gains in biodiversity where possible. Under NPPF, local planning authorities have an obligation to promote the preservation, restoration and recreation of Priority habitats, ecological networks and the protection and recovery of Priority species as identified under the Natural Environment and Rural Communities Act (2006). Section 118 of the NPPF also requires enhancements for biodiversity. The NPPF also recognises the wider benefits of ecosystem services.