



Preliminary Bat & Bird Assessment

Site:

Higher Treavars, Longdowns, Penryn, Cornwall

Grid Reference: SW 744 342

23rd May 2018

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Summary

Bat evidence?	The buildings at Higher Treavars, surveyed on the 16 th May 2018, comprise an old piggery and garage. No evidence of roosting bats was observed within the buildings and the buildings had no visible external features with the potential to support roosting bats. The buildings were assessed as being of negligible suitability for roosting bats.
Bat mitigation recommendations?	Mitigation not required.
Bird evidence?	No evidence of nesting birds was observed during the survey.
Bird mitigation recommendations?	Mitigation not required.



1.0 Introduction

1.1 Background

Mr Francis Lavers commissioned Plan for Ecology to undertake a Preliminary Bat and Bird Assessment (sometimes referred to as a Bat and Barn Owl Assessment) of buildings at Higher Treavars, Longdowns, Penryn, Cornwall, (OS Grid Ref: SW 744 342) in May 2018. The client proposes to demolish and replace the buildings.

1.2 Project Administration

Property Address:	Higher Treavars, Longdowns, Penryn, Cornwall
OS Grid Reference:	SW 744 342
Client:	3HW Architecture and Design Ltd
Planning Authority:	Central 1
Planning Reference Number:	Unknown
Report Reference Number:	P4E719
Proposed work:	Demolish and replace buildings
Survey Date:	16 th May 2018
Ecologist & Licence Number:	Kim Jelbert BSc (Hons) MSc MCIEEM: Bat licence No. 2015-10444-CLS-CLS & Barn owl licence No. CL29/00037 Naomi Perry BSc (Hons) GradCIEEM: Bat licence No. 2018-34120-CLS-CLS.

1.3 Legislation & Planning Policy

Planning: The local planning authority has a statutory obligation to consider impacts upon protected species resulting from development. Planning permission will not be granted with outstanding ecological surveys, and if applicable an appropriate mitigation plan.

Bats: In the UK all bat species are listed on Annex IV(a) of the European Communities Habitats Directive and as such are European Protected Species (EPS). In Britain protection of bats is achieved through their inclusion on Schedule 2 of the Conservation and Habitats Regulations 2010, Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 12 of the Countryside and Rights of Way Act 2000 (HM Government, 1981, 2000 & 2010).

As a result of this statutory legislation it is an offence to:

- Deliberately capture, injure or kill a bat;
- Intentionally or recklessly disturb a bat/s in its roost;
- Intentionally or recklessly damage, destroy or obstruct access to a bat roost (even if bats are not occupying the roost at the time);
- Possess or sell or exchange a bat (dead or alive) or part of a bat.



Works with potential to cause significant disturbance to roosting bats may require a European Protected Species (EPSL) licence or Bat Low Impact Class Licence (BLICL) from Natural England before works can legally commence. Works likely to result in less significant disturbance may be carried out under a Bat Mitigation Method Statement. The magnitude of disturbance and therefore the requirement for an EPSL, BLICL or method statement is assessed on a case by case basis by the bat ecologist. The Bat Mitigation Method Statement or EPSL must be prepared and/or applied for by a suitably experienced and licenced bat ecologist. Only Registered Consultants can use the new BLICL; this new licence essentially fast tracks the licensing process but only those development projects with potential to impact bat roosts of 'low conservation significance' are eligible. Plan for Ecology is pleased to offer the new BLICL to its clients. Where planning permission is required, the EPSL or BLICL cannot be obtained until planning permission has been granted.

Birds: In Britain the nests (whilst in use or being built) and eggs of wild birds are protected against taking, damage and destruction under the Wildlife and Countryside Act 1981 (as amended) (HM Government, 1981). The barn owl (*Tyto alba*) is listed on Schedule 1 of the Wildlife and Countryside Act (HM Government, 1981); this legislation makes it an offence to:

- Intentionally capture, injure or kill a barn owl;
- Intentionally or recklessly disturb a barn owl whilst nesting;
- Intentionally or recklessly disturb a dependent young barn owl.



2.0 Methodology

The ecologist assessed the suitability of the buildings, and the surrounding habitat to support bats and birds. A high-power torch was used to illuminate all accessible areas of the buildings with potential to support roosting bats and roosting/ nesting birds. The ecologist searched for signs of bats and birds including droppings, staining, feeding remains, bird nests, barn owl pellets and liming. Accessible crevices with potential to conceal a roosting bat were inspected using an endoscope.

The assessment was carried out in accordance with the 'Bat Survey for Professional Ecologists - Good Practice Guidelines' produced by the Bat Conservation Trust (Collins, 2016).

2.1 Ecological Evaluation

Potential bat roosts identified during the visual inspection of the building were categorised as to their suitability in accordance with the Bat Conservation Trust's (BCT) Good Practice Guidelines (Collins, 2016) as described below:

Negligible: negligible features with potential to support roosting bats.

Low: one or more features with potential to support individual bats on an occasional basis. Unlikely to support large numbers of bats.

Moderate: one or more features with potential to support roosting bats but unlikely to be of high conservation status.

High: one or more features with potential to support large numbers of bats on a regular basis.

2.2 Limitations

All parts of the buildings were accessible and could be visually inspected for evidence of bats and birds. Weather during the survey was in line with seasonal norms. There are no limitations associated with weather conditions.

2.3 Declaration

"The information, evidence and advice, which we have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology & Environmental Management's (CIEEM) Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions."

Name(s): Naomi Perry BSc (Hons) MSc GradCIEEM; Kim Jelbert BSc (Hons) MSc MCIEEM

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3.0 Assessment Results

3.1 Site Description

The buildings are located at Higher Treavars, Longdowns, approximately 3.4 km west of Penryn, and c. 2.5 km south-east of Stithians, Cornwall. The location is semi-rural in character: residential development surrounds the site on all sides, with mixed farmland beyond. Buildings in the wider area comprise a mixture of period and modern properties and barns. In combination these features provide potential foraging and roosting habitat for bats, and suitable nest sites, roosts and foraging habitat for birds.

3.2 Bat Assessment

The assessment was undertaken on the 16th May 2018. Two buildings were surveyed: The old piggery and a garage.

The old piggery is a single storey building of stone construction, with a pitched, corrugated metal roof, wood fascias and wood doors (Figures 1 and 3).

Internally the building is divided into three sections, by half block walls. The old piggery is now used for storage, with a concrete floor. The roof is open to the rafters with timber beams and unlined, exposing the corrugated metal sheeting. The central section is boarded out (Figure 4). There are large gaps within the metal sheeting and gaps below the wooden doors making the building draughty. No evidence of bats was observed within the interior of the old piggery and there are no visible external features that provide potential for roosting bats. The old piggery is assessed as being of **negligible suitability** for roosting bats.

Adjoining the old piggery is a garage of corrugated metal construction with a corrugated metal mono-pitched roof (Figure 2). The garage is used for storage and has a concrete floor. The corrugated metal roof is open to the rafters and unlined (Figure 5). No evidence of bats was observed within the interior of the garage and there are no visible external features that provide potential for roosting bats. The garage is assessed as being of **negligible suitability** for roosting bats.



Figure 1: View of north elevation of the old piggery.



Figure 2: View of north elevation of garage.



Figure 3: View of south elevation of the old piggery.



Figure 4: View of interior of the old piggery, showing dividing half block walls.



Figure 5: View of interior of garage.

3.3 Bird Assessment

No evidence of nesting or roosting birds including barn owl was observed during the survey. The property was assessed as having negligible potential to support barn owl.



4.0 Mitigation Recommendations

4.1 Bat Mitigation

Although no current evidence of roosting bats was found, absence cannot be assumed. A precautionary approach should therefore be adopted. The building contractors should be made aware that bats can roost unseen within the building(s) structure. If, during demolition, a bat/s is uncovered, the bat must not be handled and works must stop immediately (as soon as it is safe to do so). Advice must be sought from an experienced bat ecologist (Plan for Ecology: 01326 218839) or Bat Conservation Trust (tel: 0345 1300 228). See Section 2.3 for relevant legislation.

Further surveys for bats are not recommended as part of this assessment.

4.2 Bird Mitigation

Although no current evidence of nesting birds was observed, absence cannot be assumed. A precautionary approach should therefore be adopted. If, during demolition, an active bird nest is uncovered, works (within at least 5m of the nest) must stop immediately (as soon as it is safe to do so) and delayed until nesting activity has ceased. Works are most likely to be delayed between April and July.

Further surveys for birds are not recommended as part of this assessment.

4.3 Opportunities for Biodiversity Enhancement

There is opportunity to enhance the biodiversity value of the site post-development by making provision for roosting bats and nesting birds within the new building. This can be achieved as follows:

Bats:

- Leave a 20mm wide by 50mm long gap between soffits and the wall top, or beneath the fascia boards; and/ or
- Install bat slates within the slated / tiled roof of the new dwelling; these must be located 3 rows down from the ridge. Bat slates must be lined with type 1F bitumen as opposed to a synthetic breathable membrane, which can be harmful to bats.

Birds:

- Install bird boxes (i.e. 1SP Schwegler sparrow terrace or traditional wooden nest boxes) on the exterior of the new dwelling.

NB: suitable products are available from www.nhbs.com or www.wildcareshop.com



5.0 References

British Standard Institution (2013) BS42020: 2013 Biodiversity – A Code of Practice for Planning and Development. BSI Standards Limited 2013. ISBN 978 0 580 77917 6.

Collins (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd Edition, Bat Conservation Trust, London.

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