

BAT AND BARN OWL ASSESSMENT

Garage

Nansawsan Cottage

Ladock

Truro

TR2 4PW



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I. ADMINISTRATION DETAILS

Property Assessed	Garage Nansawsan Cottage Ladock Truro TR2 4PW
Grid Reference	SW 89348 50735
Name & Address of Owner	Richard Nice Nansawsan Cottage Ladock Truro TR2 4PW
Tel	07879 607477
Name & Address for Invoice payment	As above
Planning Authority Involved	Cornwall Council
Planning Reference Number	-
Consultancy Reference Number	CEC/497/3595
Date of assessment request	17/11/2021
Date of assessment	25/11/2021
Weather on date of assessment	Dry, northerly wind BFT3, 9°C
Surveyor's name & Licence Numbers	Dave Hunter (2017-28109-CLS-CLS, CL29/00150)
Report Reviewed by	Steve Adams (2015-15960-CLS-CLS)
Proposed work: <i>Demolition / Conversion / Restoration</i>	Demolition and construction of an annex
Report Valid Until	November 2022

2. SUMMARY OF RESULTS & RECOMMENDATIONS

Evidence of bats found	None
Bat survey recommendations	None
Evidence of barn owls found	None
Evidence of nesting birds	None

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 Barn owls and other 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 *Tyto alba* are given greater protection against disturbance while breeding under Schedule 1 of the Act.

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 building

The building is located near the centre of the village of Ladock, within a small block of broadleaved woodland. Further afield the landscape is grazed pasture and small arable fields with a network of hedgerows, wooded valleys and conifer plantations. The habitat offers good foraging opportunities for bats and barn owls although the location of the building, next to the dwelling house, makes it unsuitable for use by owls.

4.2 Assessment methodology

An assessment as to the suitability of the building and surrounding habitat for bats and barn owls was made. The building was surveyed using a high-powered lamp to illuminate all areas thought suitable for roosting bats and barn owls. This included searching for bats and barn owls *in situ*, droppings, pellets, staining, liming, feathers and feeding remains. The floor spaces, walls and timbers were checked. 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

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

5.2 Detailed bat assessment results and recommendations

The building is single storey with cob walls and a pitched roof of lime-torched slates. The roof has previously been repaired by applying cement on top, and timber boards have been attached beneath the rafters at the western end.

The floor, walls, stored items and roof were searched. There are gaps in the timber boards beneath the rafters and the space beneath the slates could be seen, as could the underside of the ridge tiles. Gaps beneath overlapping slates along the roof verges were checked. There are no external features suitable for roosting bats, e.g. fascias and barge boards. 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. 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 as high as possible and away from any external lighting. These are widely available from a number of sources. Locally, Green & 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. BARN OWL SURVEY RESULTS

6.1 Summary of results

Nest found	No
Adults found	No
Chicks found	No
Eggs found	No
Pellets found	No
Other evidence found	No

6.2 Detailed barn owl survey results and recommendations

No barn owls or evidence of barn owls was found at the time of the survey. The building and surrounding area are not particularly suitable for barn owls. Provision for barn owls is therefore not considered appropriate for this development.

No sign of nesting birds was recorded within the building at the time of the survey. 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 and further advice sought from CEC (tel 01872 245510) as the nests and eggs of all wild birds are protected against taking, damage or destruction under the Wildlife and Countryside Act 1981.

For information on roosting/nesting requirements for barn owls contact the Barn Owl Trust, Waterleat, Ashburton, Devon TQ13 7HU.

Tel 01364 653026. Web www.barnowltrust.org.uk

For Barn owl planning advice please see: http://www.naturalengland.org.uk/Images/barnowl-rpa_tcm6-12652.pdf