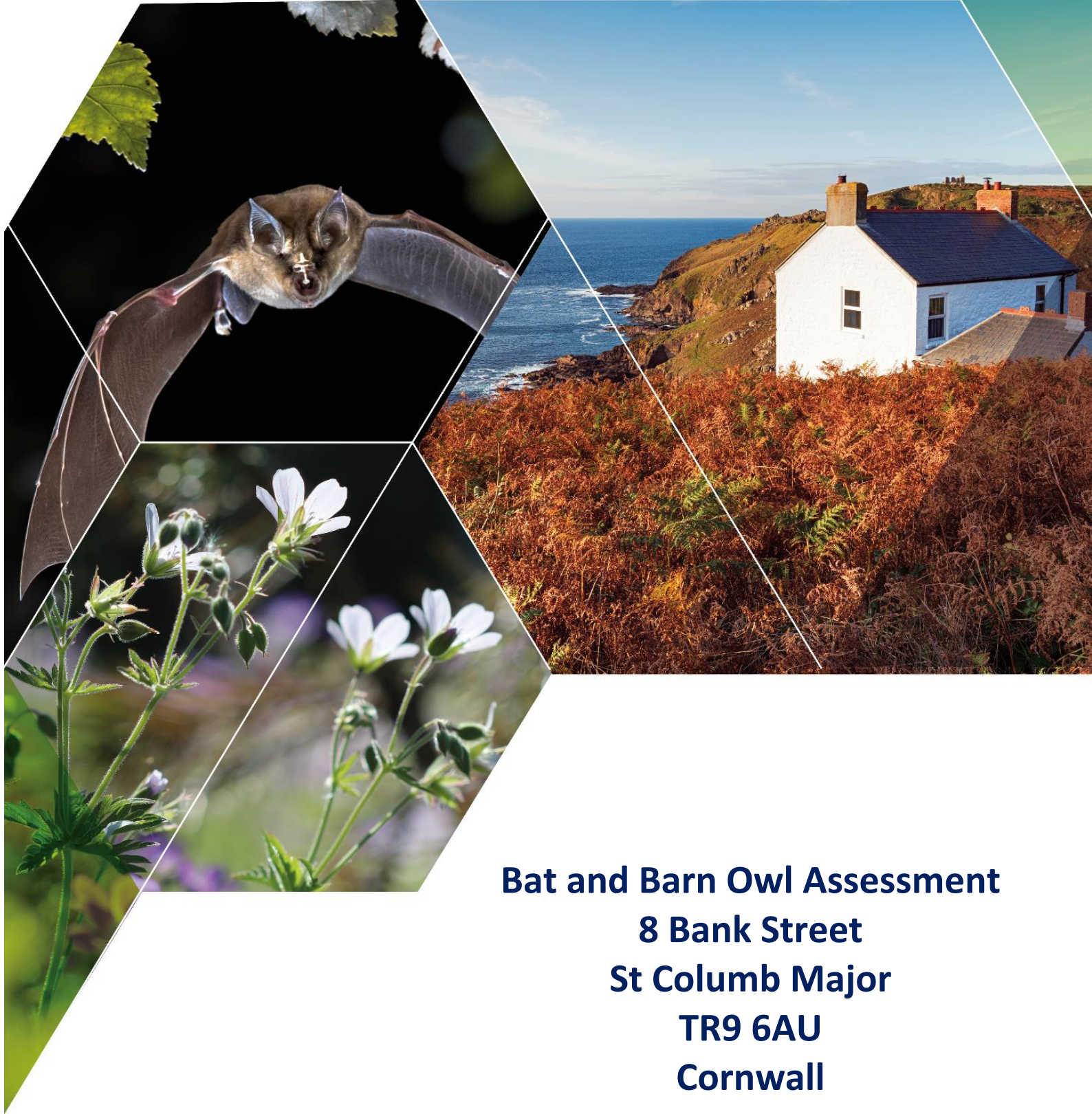


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**Bat and Barn Owl Assessment
8 Bank Street
St Columb Major
TR9 6AU
Cornwall**

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1. Summary

Administration Details	
Property Assessed	Outbuilding 8 Bank Street St Columb Major TR9 6AU Cornwall
Grid Reference	SW 91335 63708
Name & Address of Client	Mr A Julian 8 Bank Street St Columb Major TR9 6AU Cornwall
Tel:	07891227538
Name & Address for Invoice payment	As above
Planning Authority Involved	Cornwall Council
Planning Reference Number	
Consultancy Reference Number	CEC4377
Date of assessment request	10/07/2023
Date of assessment	27/07/2023
Weather on date of assessment	Cloudy, drizzle, 16°C, breeze
Surveyor's name & licence numbers	Rick Payne 2018-37267-CLS-CLS
Report reviewed by	Dave Hunter
Proposed work: Demolition / Conversion / Restoration	It is proposed to convert the outbuilding into a residential dwelling

Report Valid Until	27/07/2024
Summary of Results and Recommendations	
Evidence of bats found	None
Bat survey recommendations	None
Evidence of barn owls found	None
Evidence of nesting birds	None



Figure 1: Eastern Elevation of Building Assessed

2. Legislation

2.1. 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 suitable roosting sites for bats.

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

2.2. 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 *Tyto alba* are given greater protection against disturbance while breeding under Schedule 1 of the Act.

2.3. 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.

3. Assessment Information

3.1. Description of Habitat Surrounding the Building/s

The property assessed is situated on the main road towards the edge of the town of St Columb Major. The garden of the property to the west is adjoined to the church grounds which enables connectivity through a network of hedgerows and tree lines to the wider countryside for bats and barn owls. Outside of the town the habitat mostly consists of arable and cattle grazed farmland with some small sections of woodland and the river Menalhyl approximately 300m to the north.

3.2. 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, lintels 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.

4. Bat Assessment Results

4.1. Summary of Results

Table 1: Summary of Bat Assessment

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

4.2. Detailed Bat Assessment Results & Recommendations

The outbuilding consists of a main storage area, an outside toilet and a smaller storage area. The north-western section of the building is a part of the neighbouring property.

Main storage area

This is constructed from stone walls on the northern and southern elevation, an open front on the eastern elevation with a return made from corrugated cement fibre sheeting and single skin block wall on the western elevation where an outside toilet has been included. The roof is corrugated cement fibre sheeting and wooden fascias on the exterior. The tops of the walls could be seen and searched for evidence of bats.

Outside Toilet

Built onto the end of the main storage area and constructed from single skin block and sharing the corrugated cement fibre roof of the main building. The entrance is on the southern elevation, with no door and is partially overgrown with brambles.

Smaller Storage Shed

Built from stone with the same corrugated cement fibre roof as the main building but block wall repairs have been made above the door, up to the roof level of the building.

Using a high-power torch, the stored materials were searched, as well as the walls, rafters as well as any crevices suitable for bats and the exterior of the building. No evidence of use by bats was found on the interior or exterior of the building.

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, beneath wall plates, or between or above lintels. 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 F1 bitumen felt is suitable for use in bat roosts; if the product states non-woven, polypropylene or spun-bond it is not suitable.

Alternatively 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 such as Wildcare (<https://www.wildcare.co.uk/wildlife-nest-boxes/bat-boxes/wall-mounted.html>) or NHBS (<https://www.nhbs.com/equipment>).

5. Barn Owl & Other Nesting Bird Assessment Results

5.1. Summary of Results

Table 2: Summary of Barn Owl Assessment

Nest found	None
Adults found	None
Chicks found	None
Eggs found	None
Pellets found	None
Other evidence found	None

5.2. Detailed Nesting Bird Assessment Results & Recommendations

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

No sign of nesting birds were recorded within the building at the time of the survey. A large number of droppings were found in the small storage shed on the shelves but no signs of bird nests could be found. 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 Cornwall Environmental Consultants (tel 01872 245510) or Natural England (tel 01872 245045) 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