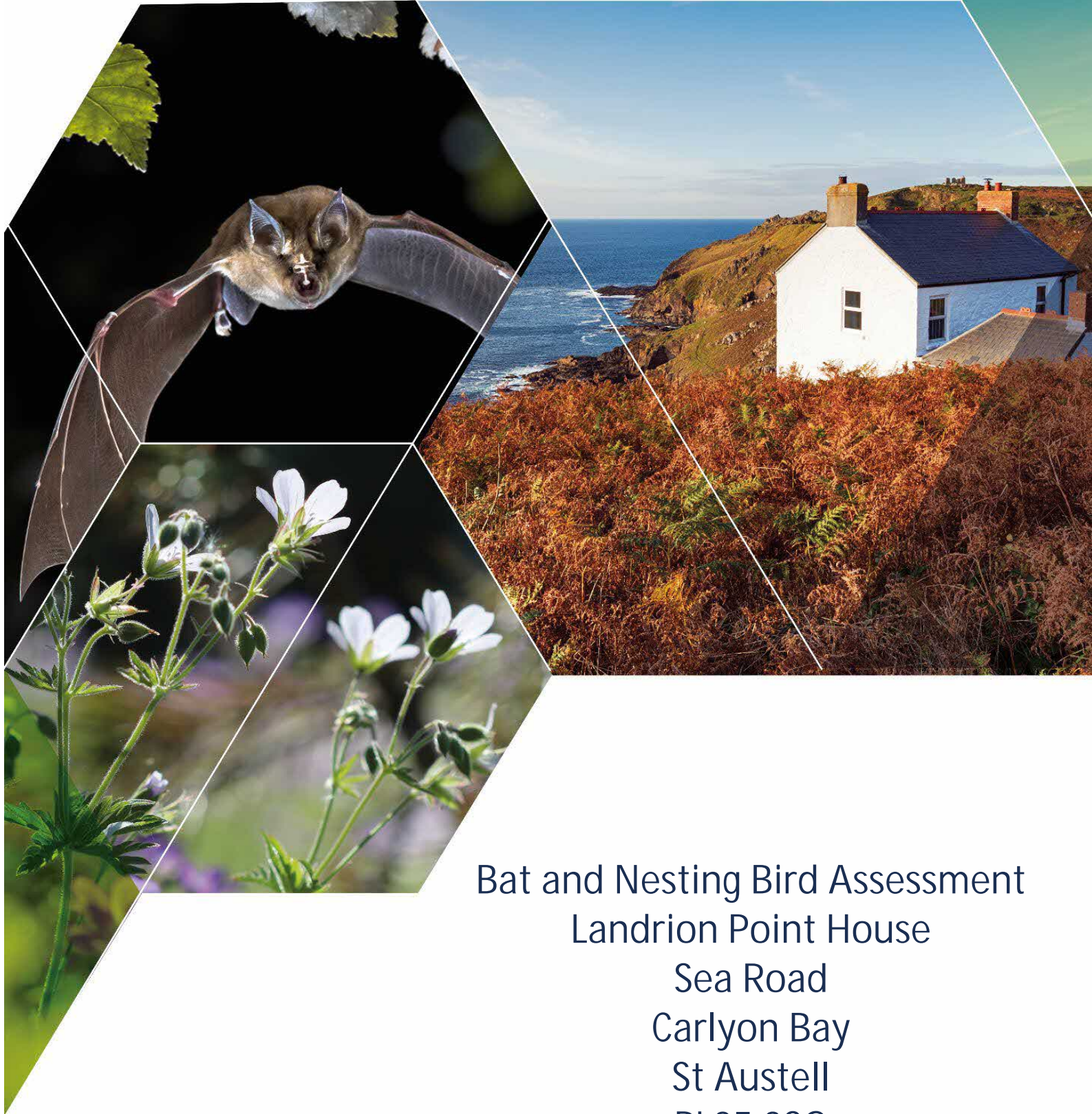


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Bat and Nesting Bird Assessment
Landrion Point House
Sea Road
Carlyon Bay
St Austell
PL25 3SG

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1. Summary

Administration Details	
Property Assessed	Landrion Point House Sea Road Carlyon Bay St Austell PL25 3SG
Grid Reference	SX 04614 51685
Name & Address of Owner	Wil Schoenmakers Landrion Point House Sea Road Carlyon Bay St Austell PL25 3SG
Tel:	[REDACTED]
Name & Address for Invoice payment	As above
Planning Authority Involved	Cornwall Council
Planning Reference Number	PA23/06176
Consultancy Reference Number	CEC4420
Date of assessment request	04/08/2023
Date of assessment	29/08/2023
Weather on date of assessment	Drizzle, westerly force 2, 18°C
Surveyor's name & licence number	Dave Hunter 2017-28109-CLS-CLS
Report reviewed by	Steve Marshall
Proposed work: Demolition / Conversion / Restoration	Loft conversion
Report Valid Until	29/08/2024

Summary of Results and Recommendations

Evidence of bats found	No
Bat survey recommendations	No
Evidence of nesting birds	No

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. Nesting Birds

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

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

The building is located on the southern edge of the village of Carlyon Bay on the South Cornwall coast. The coastline leads directly to open countryside to the east and west. The habitat offers good foraging opportunities for bats although the site is exposed to the prevailing south-westerlies.

3.2. 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 birds' nests and bats in situ, droppings, staining and feeding remains. The roof void was 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.

4. Bat Assessment Results

4.1. Summary of Results

Table 1: Summary of Bat Assessment

Number seen at time of visit	None
Droppings?	No
Any known history of colony?	No
Other evidence found	No

4.2. Detailed Bat Assessment Results & Recommendations

The building is a two-storey house constructed about 10 years ago. It has rendered cavity walls of concrete block and a hipped roof of slates underlined with a breathable membrane. It has false ceilings with an enclosed roof void c. 3m high which was accessed and searched. Externally the roof is in good condition and the soffits are tight to the walls with no gaps suitable for access by bats (Figures 1 – 3). 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. 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).



Figure 1 West corner of the building



Figure 2 Roof void



Figure 3 Soffits

5. Nesting Bird Assessment Results

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 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.