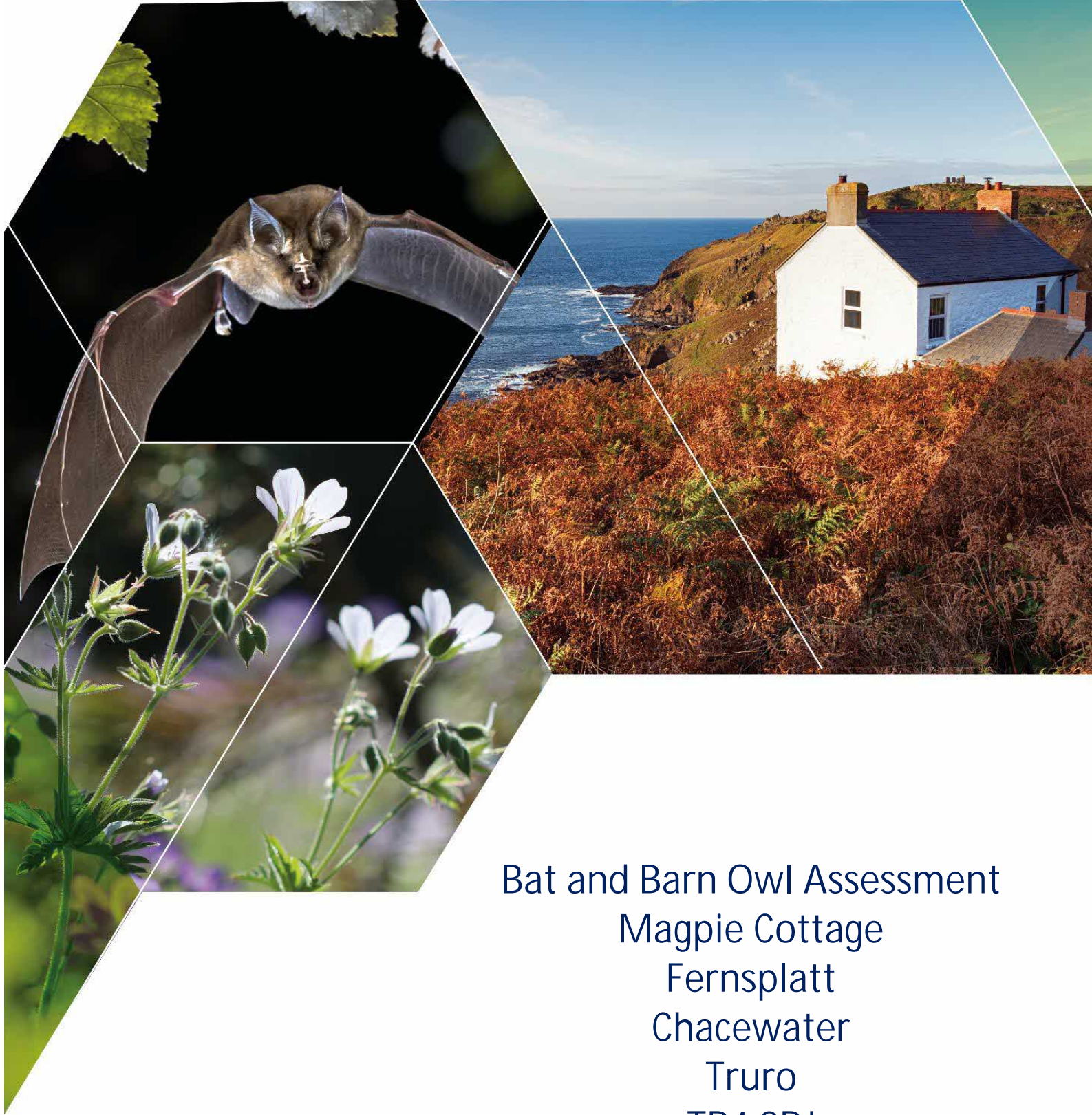


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Bat and Barn Owl Assessment
Magpie Cottage
Fernsplatt
Chacewater
Truro
TR4 8RJ

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1. Summary

Administration Details	
Property Assessed	Magpie Cottage Fernsplatt Chacewater Truro TR4 8RJ
Grid Reference	SW 76000 41501
Name & Address of Client	Lynsey Smith Magpie Cottage Fernsplatt Chacewater Truro TR4 8RJ
Tel:	[REDACTED]
Name & Address for Invoice payment	As above
Planning Authority Involved	Cornwall Council
Planning Reference Number	
Consultancy Reference Number	CEC4359
Date of assessment request	04/07/2023
Date of assessment	19/07/2023
Weather on date of assessment	Sunny, dry, 17°C, breezy
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 demolish the current ground floor extensions on the northern elevation and conservatory on the southern elevation. A first floor extension will be built over the footprint which will tie in to the loft

Report Valid Until	19/07/2024
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

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 site is situated in a rural area surrounded by arable and cattle grazed fields. There is a good network of hedges and tree lines connecting the site to small patches of woodland and the wider countryside for bats and barn owls.

3.2. Assessment Methodology

An assessment as to the suitability of the buildings and surrounding habitat for bats and barn owls was made. The buildings were 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 buildings 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 main building is a two-storey cottage constructed from stone with a rendered exterior, there is a slate tiled roof lined with bitumen felt, a red brick chimney at the eastern and western gable ends and wooden fascias and soffits.

The loft space of the main building is approximately 1.5m high, with mineral wool insulation and a wall divide splitting the loft. Both sides of the loft were searched for signs of use from bats using a high-powered torch to search the rafters, insulation, eaves and any crevices around the chimney stacks. No evidence of bats could be found.

There are two ground floor extensions on the northern elevation. The large extension, connected to the main house has a cavity wall with rendered exterior and a corrugated metal roof with no liner. The roof void of the first extension had no evidence of bats on the walls, rafters or insulation. A second extension has been added to the original which is also block cavity wall with a rendered exterior but with a flat ply roof covered with roofing felt and a wooden fascia. No signs of potential access to the roof void could be seen under the fascia or roof felt.

The lead flashing on the wooden conservatory on the southern elevation was searched but no signs of bats or further access for bats were found.

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	House Sparrow <i>Passer domesticus</i> nest under damaged fascia on eastern gable end of main house

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 surrounding area provides suitable foraging habitat: it is therefore suggested that a barn owl box is incorporated into the development or erected in a suitable location nearby (see enclosed leaflets and the Barn Owl Trust website for further information).

A house sparrow *Passer domesticus* nest could be seen in the loft at the south-eastern corner of the main building. From outside of the building the birds appeared to be gaining access through the damaged fascia/soffit on the eastern gable end, though no birds were noted during the survey. The nests and eggs of all wild birds are protected against taking, damage or destruction under the Wildlife and Countryside Act 1981. To avoid disturbing nesting birds the works affecting this area such as changing the soffits, should ideally be carried out between October and February, i.e. outside the breeding season. If this is not possible, measures to exclude birds from the building should be implemented before they start nesting; this exclusion must be carried out outside the nesting season. It is recommended that access to the nesting site is retained when the work is done

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