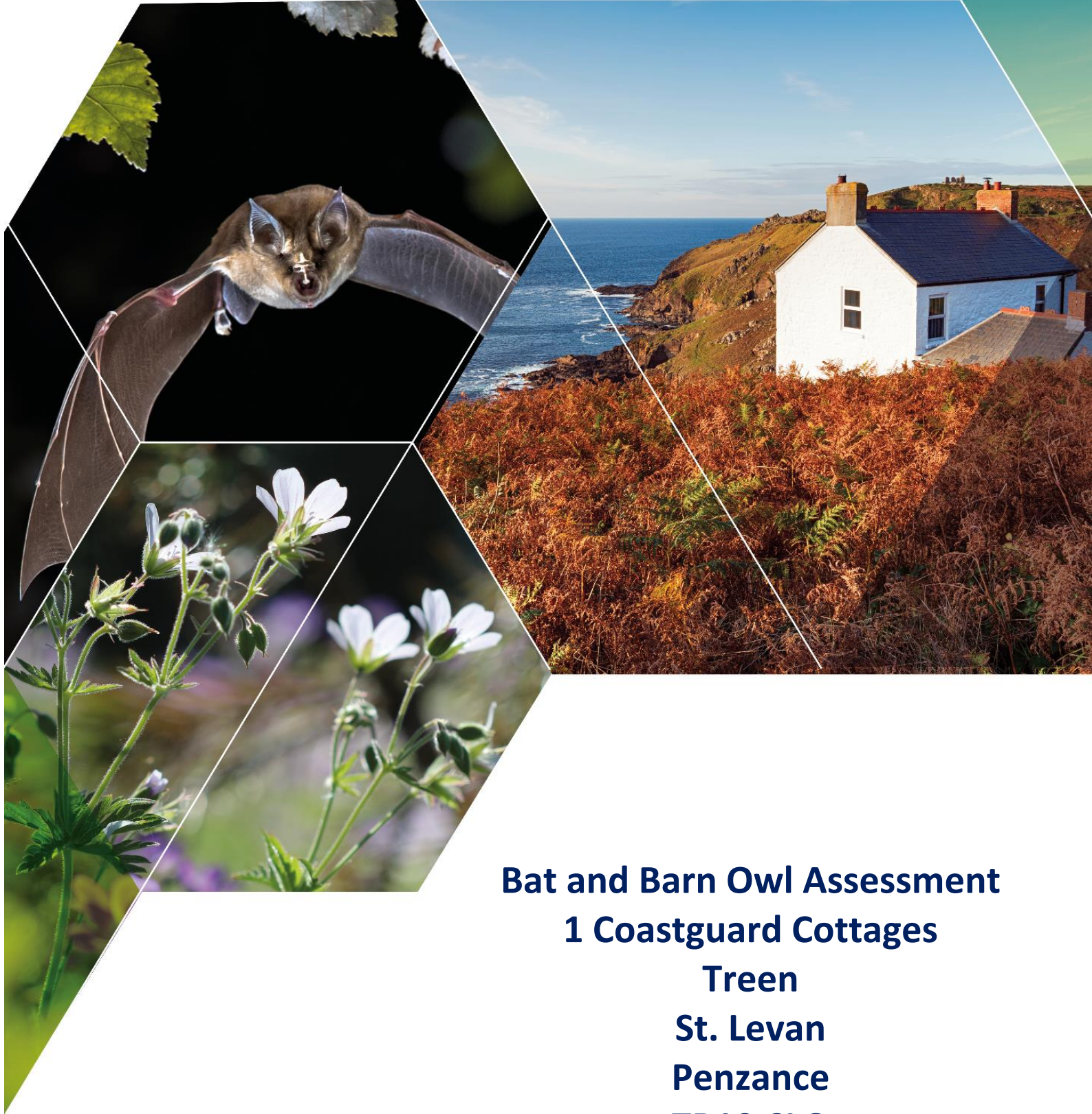


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**Bat and Barn Owl Assessment
1 Coastguard Cottages
Treen
St. Levan
Penzance
TR19 6LQ**



Figure 1. Property assessed.

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1. Summary

Administration Details	
Property Assessed	1 Coastguard Cottages Treen St. Levan Penzance TR19 6LQ
Grid Reference	SW392232
Name & Address of Owner	Anna Haynes 1 Coastguard Cottages Penzance Cornwall TR19 6LQ 01736 788892
Tel:	
Name & Address for Invoice payment	As above
Planning Authority Involved	Cornwall Council
Planning Reference Number	
Consultancy Reference Number	CEC4496
Date of assessment request	22/09/2023
Date of assessment	09/10/2023
Weather on date of assessment	Overcast with light rain and a temperature of 14°C
Surveyor's name & licence numbers	Steve Marshall 2015-11878-CLS-CLS (CL18 Bat Survey Level 2) BTO Barn owl nest recorder Cornwall
Report reviewed by	Dave Hunter
Proposed work: Demolition /-Conversion / Restoration	It is proposed to build a new single storied extension which will wrap around the existing property on the northern and western elevations. The new build will necessitate the demolition of the existing garage building .

Report Valid Until	09/10/2024
Summary of Results and Recommendations	
Evidence of bats found	The roof void of the main building is in use by long-eared bats. No evidence of use was noted within the garage proposed to be demolished.
Bat survey recommendations	The proposal is to build a single storied extension which from the plans supplied, will not impact on the roof of the main building or affect roosting bats. No further surveys are required.
Evidence of barn owls found	None
Evidence of nesting birds	None

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 an end terrace building and detached garage. The buildings are located in a rural location which are surrounded by cattle and sheep grazed pasture with a good network of hedgerows overlooking a well treed valley. These conditions will provide good foraging and roosting opportunities for bats and barn owls.

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. Any cracks and crevices thought suitable for use by bats were inspected using an endoscope. 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?	Droppings from use by long-eared sp. bats were noted on the floor of the roof void throughout the roof void of the main building. No evidence of use by bats was noted within the garage.
Any known history of colony?	None
Other evidence found	None

4.2. Detailed Bat Assessment Results & Recommendations

The main property is a two storied 'L' shaped end terrace building with a single storied extension and a detached garage. Both buildings are built from rendered stone, and concrete block with unlined slate roofs. The roof void of the main building was accessed by means of a roof ladder and searched for evidence of use by bats. The floor, walls and ridge of the building were inspected, and it was noted that there were small collections of droppings from use by long-eared bats on the floor of the void. A search around the outside of the building was then undertaken and it was noted that there are gaps within the ridge and fascia boards which would allow bats to gain access and exit the building. The garage building was then searched, and all areas inspected for evidence of use by bats.

The proposal includes the demolition of the garage and construction of a single storied building to 'wrap' around the northern and western elevation. The plans for the proposal have been consulted and the proposal will not impact on the roof or block access to the roof void being used by bats.

Although no current evidence of roosting bats was found within the garage building 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, fascia 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 or a membrane that has passed the 'Snagging Propensity Test'¹ are 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. 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>).



Figure 2. Northern elevation of property and garage.

¹ <https://www.gov.uk/government/publications/bats-apply-for-a-mitigation-licence>

Barn Owl & Other Nesting Bird Assessment Results

4.3. 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

4.4. 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 a residential dwelling and does not have suitable roosting areas for use by barn owls. However, the rear garden is extensive, and 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).

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.

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