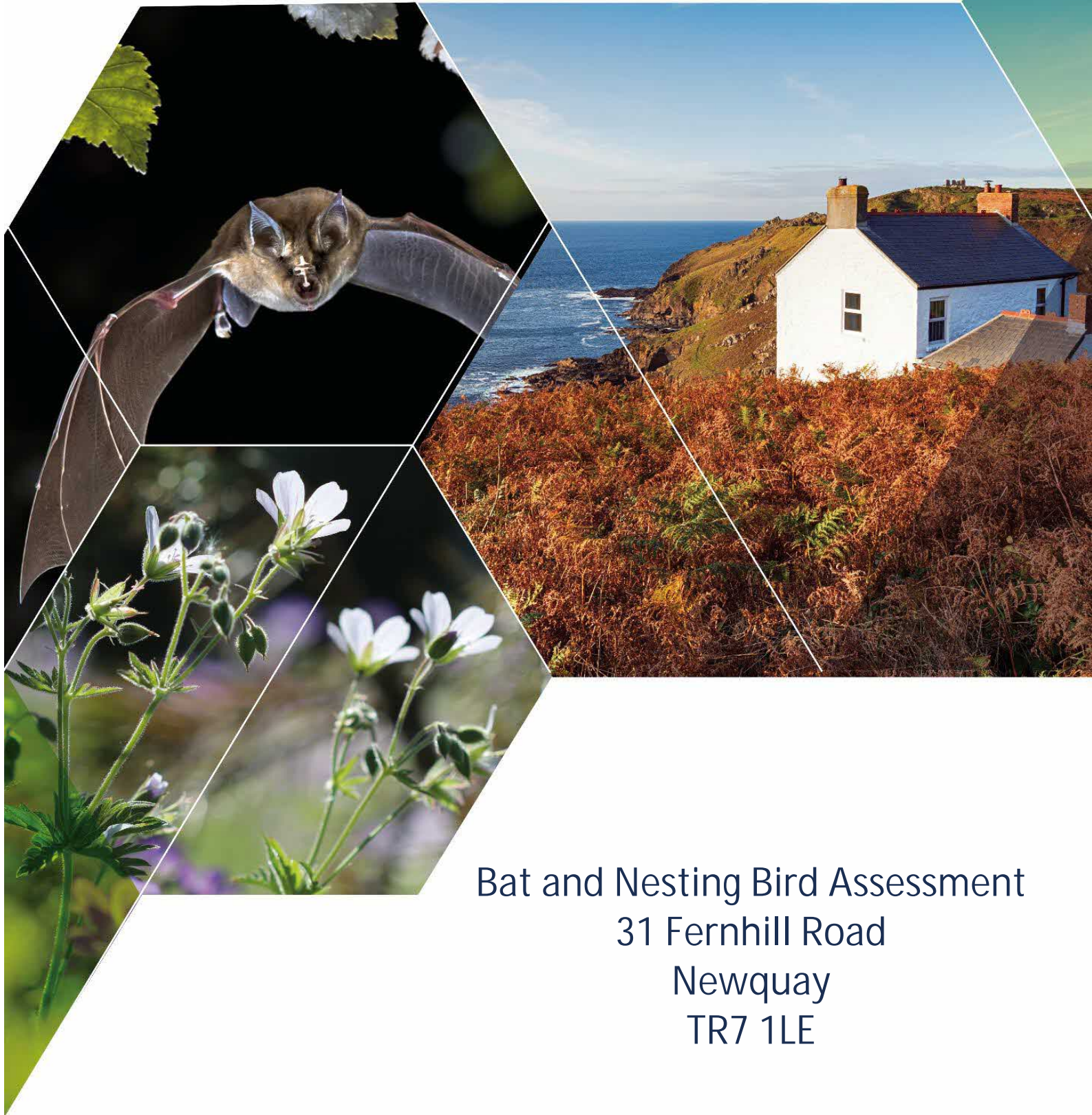


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Bat and Nesting Bird Assessment
31 Fernhill Road
Newquay
TR7 1LE

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1. Summary

Administration Details	
Property Assessed	31 Fernhill Road Newquay TR7 1LE
Grid Reference	SW 80593 61802
Name & Address of Owner	Simon Morgan 31 Fernhill Road Newquay TR7 1LE
Tel:	[REDACTED]
Name & Address for Invoice payment	As above
Planning Authority Involved	Cornwall Council
Planning Reference Number	-
Consultancy Reference Number	CEC4472
Date of assessment request	04/09/2023
Date of assessment	19/10/2023
Weather on date of assessment	Showers, southerly force 3, 16°C
Surveyor's name & licence number	Dave Hunter 2017-28109-CLS-CLS
Report reviewed by	Rick Payne
Proposed work: Demolition / Conversion / Restoration	Loft conversion
Report Valid Until	19/10/2024
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 in an urban location, near the western edge of Newquay. There is a golf course c. 200m to the west which leads onto the coastline, however many of the properties around the building do not have gardens and there are no linear features nearby which could provide commuting routes for bats out to the wider countryside. The habitat has some suitability for the bat species that are less averse to artificial lighting.

3.2. Assessment Methodology

An assessment as to the suitability of the building and surrounding habitat for bats 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 end-terrace dwelling house with stone walls and a pitched roof of slates which are not underlined. It has false ceilings with an enclosed roof void c. 3m high (Figures 1 & 2).

The roof void was accessed and the floor, roof and stored items were searched. Externally there were no gaps behind the fascia boards along the east and west sides where bats would be able to gain access into the roof, nor behind the bargeboard on the south gable. The ridge and roof slates were in good condition with no gaps suitable for access by bats. 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).

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 1F bitumen felt or a membrane which has passed a snagging

propensity test¹ are suitable for use in bat roosts; if the product states non-woven, polypropylene or spun-bond it is not suitable.



Figure 1 East side of the building



Figure 2 Roof void

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.

¹ [Bats: apply for a mitigation licence \(A13\) - GOV.UK \(www.gov.uk\)](https://www.gov.uk)