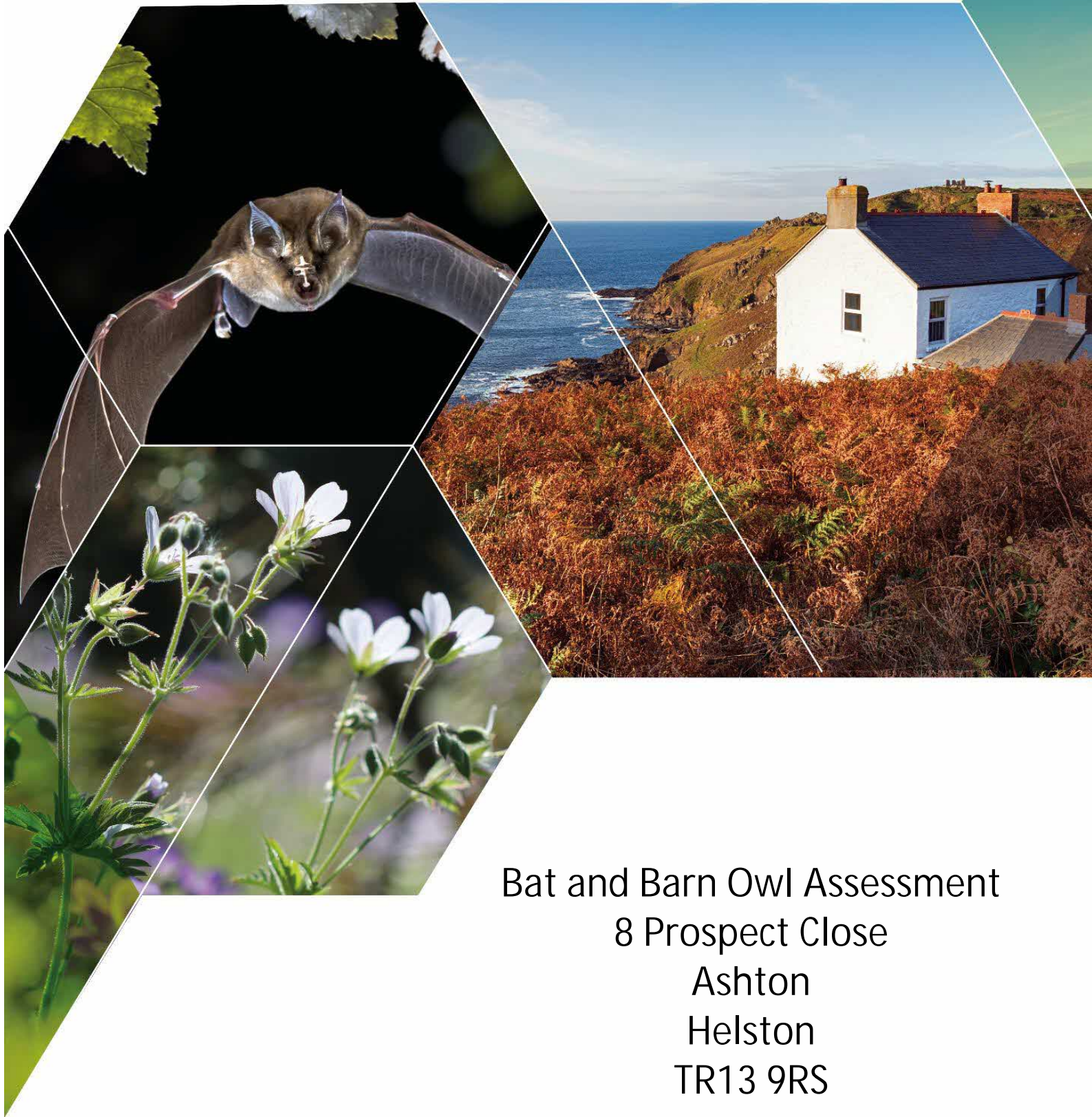


cec

cornwall  
environmental  
consultants LTD



Bat and Barn Owl Assessment  
8 Prospect Close  
Ashton  
Helston  
TR13 9RS

## Contents

1. Summary.....	3
2. Legislation.....	5
2.1. Bats.....	5
2.2. Barn Owls and Other Nesting Birds.....	5
2.3. Planning Authority .....	5
3. Assessment Information.....	6
3.1. Description of Habitat Surrounding the Building/s.....	6
3.2. Assessment Methodology.....	6
4. Bat Assessment Results .....	7
4.1. Summary of Results.....	7
4.2. Detailed Bat Assessment Results & Recommendations .....	7
5. Barn Owl & Other Nesting Bird Assessment Results.....	9
5.1. Summary of Results.....	9
5.2. Detailed Nesting Bird Assessment Results & Recommendations .....	9
Figure 1: Eastern elevation of building assessed .....	4
Figure 2: Western elevation.....	8
Figure 3: Loft interior .....	8
Table 1: Summary of Bat Assessment .....	7
Table 2: Summary of Barn Owl Assessment.....	9

## 1. Summary

Administration Details	
Property Assessed	8 Prospect Close Ashton Helston TR13 9RS
Grid Reference	SW 60415 28636
Name & Address of Client	Paul Preece 8 Prospect Close Ashton Helston TR13 9RS
Tel:	<span style="background-color: black; color: black;">[REDACTED]</span>
Name & Address for Invoice payment	As above
Planning Authority Involved	Cornwall Council
Planning Reference Number	
Consultancy Reference Number	CEC4510
Date of assessment request	29/09/2023
Date of assessment	18/10/2023
Weather on date of assessment	Cloudy, drizzle, 16°C, moderate breeze
Surveyor's name & licence numbers	Rick Payne   2018-37267-CLS-CLS
Report reviewed by	Dave Hunter
Proposed work: Demolition / Conversion / Restoration	Two storey extension on the eastern elevation which will be connected to the loft space.
Report Valid Until	18/10/2024
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 property 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 is set within a residential area in the village of Ashton. The habitat outside the residential area is cattle grazed and arable farmland surrounded by Cornish hedges and two small lakes surrounded by small sections of woodland approximately 1km to the north-west. The roads outside the property have some lighting and gardens in the area would provide some foraging and connectivity to the wider area for non-light sensitive bat species but would be unsuitable for 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. 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 property is a two storey, semi-detached residential house with a single storey extension on the northern elevation. The building is constructed from rendered cavity block wall, a concrete tile roof underlined with bitumen felt, two vents in the ridge tiles and vented UPVC soffits. The single storey extension has a pitched roof constructed from corrugated cement fibre board with a wooden fascia on the western elevation.

Externally the roof and soffits are well sealed with no gaps seen that would allow access to bats. The ridge tile on the northern gable end appears lipped but closer inspection with a ladder confirmed it was well sealed. The underside of the corrugated roof on the single storey extension is sealed and no access could be found on this section of the building. The walls, windowsills and floor around the exterior of the property were checked for signs of bats.

Internally the loft space uses mineral wool insulation on the floor and is used for storage. The floor, insulation, gable ends and rafters were all searched for signs of bats, as well as under a damaged section of bitumen felt towards the northern elevation.

No evidence of bats was found on the property at the time of the assessment.

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>).



*Figure 2: Western elevation*



*Figure 3: Loft interior*



## 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 and immediate area are unsuitable for barn owls. Provision for barn owls is therefore not considered appropriate for this development.

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](http://www.barnowltrust.org.uk)

For Barn owl planning advice please see:

[http://www.naturalengland.org.uk/Images/barnowl-rpa\\_tcm6-12652.pdf](http://www.naturalengland.org.uk/Images/barnowl-rpa_tcm6-12652.pdf)