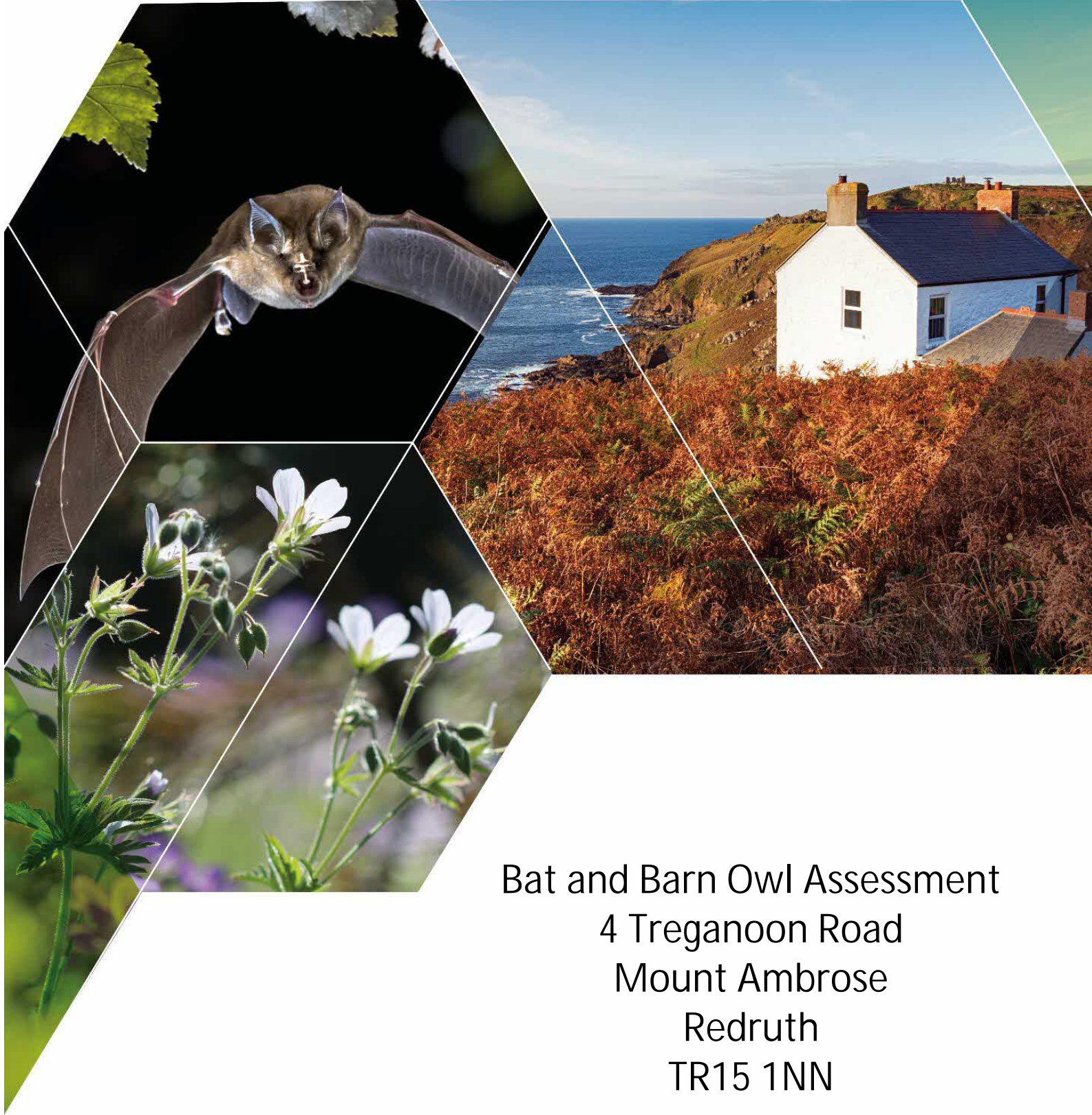


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Bat and Barn Owl Assessment
4 Treganoon Road
Mount Ambrose
Redruth
TR15 1NN



Figure 1. Building assessed.

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1. Summary

Administration Details	
Property Assessed	4 Treganoon Rd Mount Ambrose Redruth TR15 1NN
Grid Reference	SW708433
Name & Address of Owner	Morgan Jefferies, Toyah Naylor 4 Treganoon Rd Mount Ambrose Redruth TR15 1NN
Tel:	Tel. 07931 159132
Name & Address for Invoice payment	As above
Planning Authority Involved	Cornwall Council
Planning Reference Number	
Consultancy Reference Number	CEC4539
Date of assessment request	02/11/2023
Date of assessment	22/11/2023
Weather on date of assessment	Overcast with light rain showers and a temperature of 10°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 incorporate the garage into the main residence to provide additional accommodation.
Report Valid Until	22/11/2024
Summary of Results and Recommendations	

Evidence of bats found	None
Bat survey recommendations	No further surveys are required
Evidence of barn owls found	None
Evidence of nesting birds	Unoccupied house sparrow nest within a soffit board.

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 a suitable roosting site 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 located in an urban location and is surrounded by other residential properties on the northern edge of the town of Redruth. The immediate area surrounding the building is therefore assessed as offering suboptimal foraging opportunities for bats close to the property but does provide some, if limited opportunities for use by foraging bats that are tolerant of street lighting. In the wider landscape, the habitat opens to small field enclosures with a good network of hedgerows and trees. The building is within a residential built-up area and as such the building and surrounding area are not suitable for use by 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?	None
Any known history of colony?	None
Other evidence found	None

4.2. Detailed Bat Assessment Results & Recommendations

The garage is built from single row concrete block and is covered with a felt covered flat roof. The main bungalow is built from rendered, cavity walled concrete block walls and is covered with a tiled roof which is underlined with bitumen felt. As well as assessing the garage, as the proposal will require the new extension to join into the main bungalow, a search of the interior of the bungalow roof void and the exterior of both was undertaken. The garage and roof void were searched for signs of use by roosting bats and was followed by a search of the exterior. The roofs of both sections are tightly fitted with no features suitable for use by roosting bats. The fascia and soffit boards are tightly fitted but there was a gap within the north-eastern aspect that has potential for use by bats. This gap was searched by means of an endoscope, no evidence of use by bats was noted but a previously occupied house sparrow (*Passer domesticus*) nest was noted. A search of all areas considered to have some potential for use by bats, including the exterior and interior of the garage and bungalow was undertaken; no evidence of use by bats was noted.

Although no evidence of use by roosting bats was found, roosting opportunities change, and bats may move between roosts, therefore 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. 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>).

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



Figure 2. Proposed conversion.

Bat and Barn Owl Assessment – CEC4539 4 Tregonoon Rd.

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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

The building assessed is a single storied garage and bungalow which are located within a residential area with no potential access points suitable for use by barn owls and the location of the building is not particularly suitable for barn owls. Provision for barn owls is therefore not considered appropriate for this development.

Within a soffit an unoccupied nest from use by house sparrows was noted. 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 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 alternative provision is made for nesting birds: this could include access into other buildings within the site, ledges in dark areas, bird bricks built into the walls and the erection of nest boxes.

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