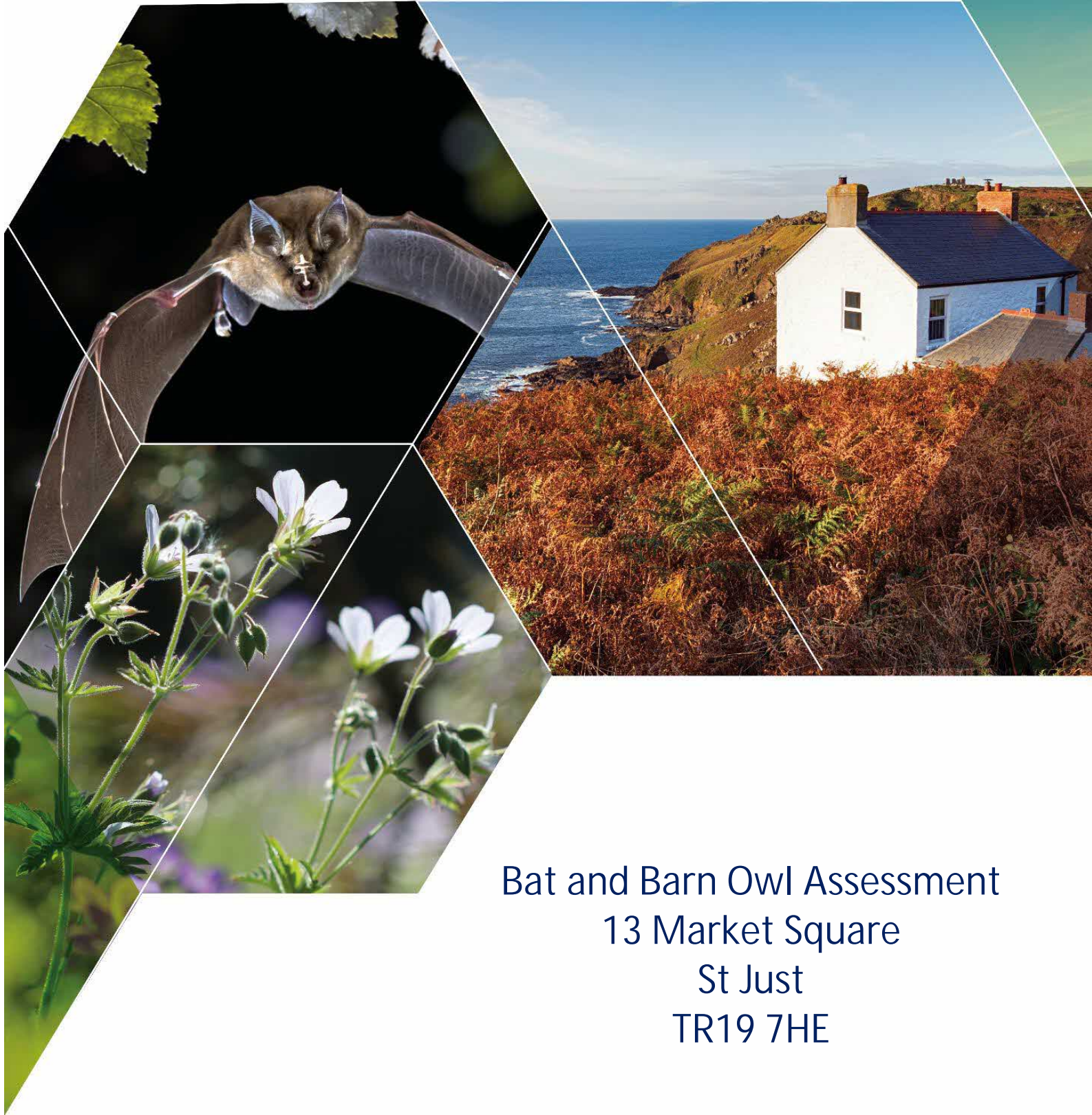


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Bat and Barn Owl Assessment
13 Market Square
St Just
TR19 7HE

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1. Summary

Administration Details	
Property Assessed	13 Market Square St Just TR19 7HE
Grid Reference	SW 37075 31382
Name & Address of Client	Mr D Menear 
Tel:	
Name & Address for Invoice payment	As above
Planning Authority Involved	Cornwall Council
Planning Reference Number	
Consultancy Reference Number	CEC4534
Date of assessment request	30/10/2023
Date of assessment	15/11/2023
Weather on date of assessment	Sunny, dry, 13°C, calm
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 convert the loft.
Report Valid Until	15/11/2024
Summary of Results and Recommendations	
Evidence of bats found	None
Bat survey recommendations	None

Evidence of barn owls found	None
Evidence of nesting birds	Evidence of multiple jackdaw <i>Corvus monedula</i> nests within the loft space



Figure 1: Building surveyed, north-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 property is set within the village square in St Just. The landscape surrounding the village is largely cattle grazed and arable farmland with a small woodland and stream approximately 380m to the north-east of the building. The streets around the property are lit though gardens and hedges in the area would provide some connectivity and foraging for bat species that are less sensitive to lighting, but the immediate habitat is unsuitable 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. 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.

1. Bat Assessment Results

3.3. 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

3.4. Detailed Bat Assessment Results & Recommendations

The property is a terraced building with a commercial shop on the ground floor, the building is constructed from stone walls, a pitched slate tiled roof underlined with bitumen felt and wooden soffits.

The exterior of the building shows several large gaps between the soffits and the walls on the north-eastern and north-western elevations (figure 2) and there is a gap in the tiles on the north-eastern elevation. The walls and windowsills were checked for signs of bats.

The interior of the loft space is approximately 3.2m high and has mineral wool insulation on the floor (figure 3). The bitumen felt was torn in sections, including behind the gap in the tiles on the north-eastern elevation, these tears were inspected with a high-power torch and no signs of bats were found. The rafters, insulation and eaves were also searched for signs of bats.

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).



Figure 2: Gap in soffit



Figure 3: Loft interior



Figure 4: Jackdaw nest

4. Barn Owl & Other Nesting Bird Assessment Results

4.1. 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

4.2. 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 location are not particularly suitable for barn owls. Provision for barn owls is therefore not considered appropriate for this development.

A search of the loft contained several old jackdaw *Corvus monedula* nests (figure 4). No active signs of nesting birds were 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