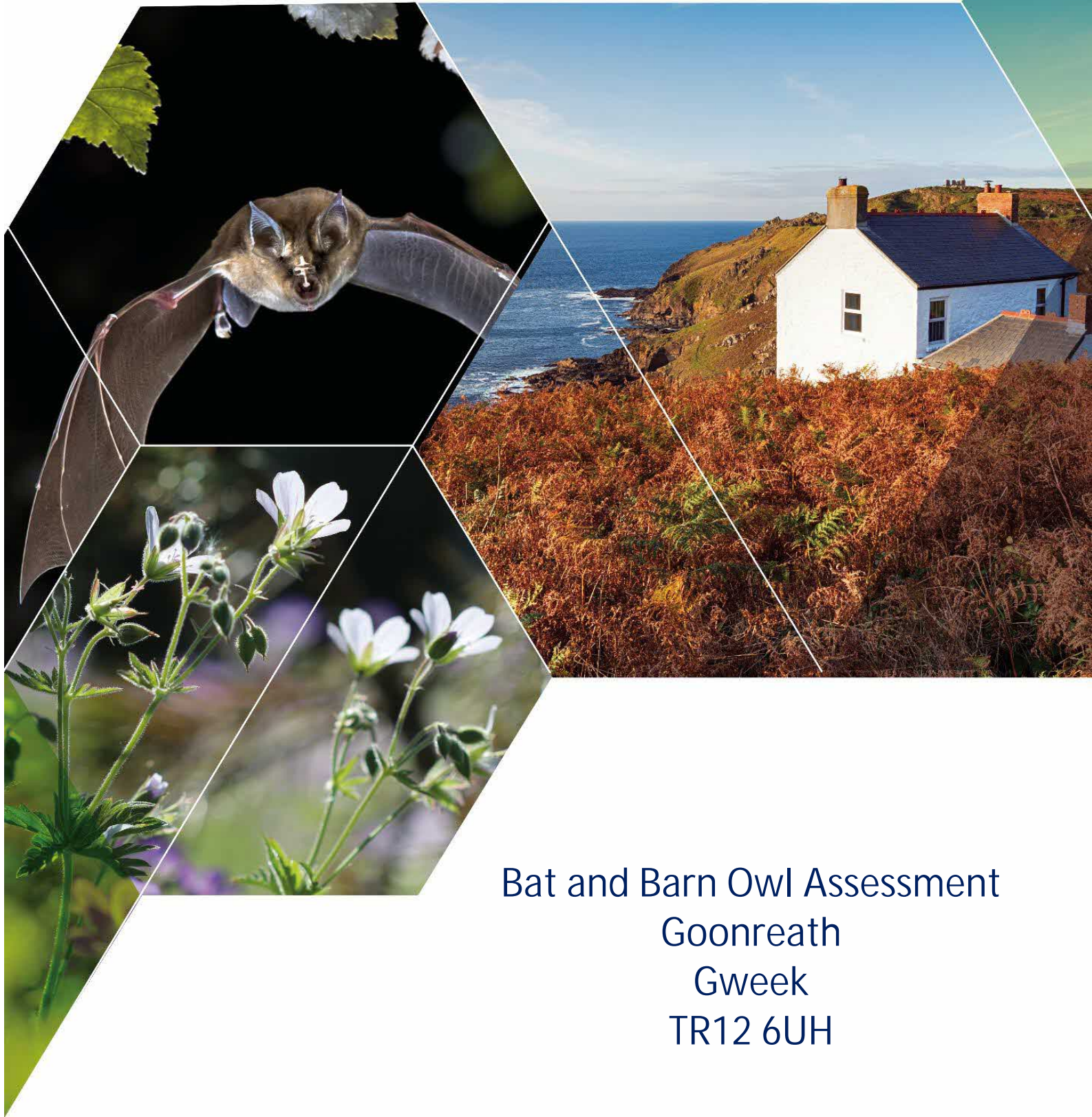


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Bat and Barn Owl Assessment  
Goonreath  
Gweek  
TR12 6UH

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## 1. Summary

Administration Details	
Property Assessed	Goonreath Gweek TR12 6UH
Grid Reference	SW 71139 27229
Name & Address of Client	Suzanne Sketchley Goonreath Gweek TR12 6UH
Tel:	[REDACTED]
Name & Address for Invoice payment	As above
Planning Authority Involved	Cornwall Council
Planning Reference Number	
Consultancy Reference Number	CEC4537
Date of assessment request	31/10/2023
Date of assessment	27/11/2023
Weather on date of assessment	Cloudy, dry, 12°C, light breeze
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 extend into the loft and install dormer windows on the south-western and north-eastern elevations.
Report Valid Until	27/11/2024
Summary of Results and Recommendations	
Evidence of bats found	None
Bat survey recommendations	None
Evidence of barn owls found	None

Evidence of nesting birds

None



*Figure 1: South-eastern elevation of building*

## 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 in a rural area outside the village of Gweek. The surrounding landscape is largely cattle grazed and arable farmland with a large section of broadleaved woodland approximately 400m to the south-east and the Helford River approximately 580m to the south-west. The road outside the property is unlit and tree lined Cornish hedges provide connectivity of habitat to the surrounding countryside as well as provide foraging habitat for a wide variety of 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. 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 detached residential bungalow with a flat roofed ground floor extension on the north-eastern elevation and a flat roofed conservatory on the south-western elevation, the main building is constructed from rendered block cavity walls with composite tiles underlined with a non-breathable membrane and wooden soffits. The ground floor extension has a roofing felt covering and UPVC fascia boards and the conservatory has a roofing felt covering, with ventilated wooden soffits and hanging tiles below the windows on the south-western elevation.

The exterior of the building appears well sealed with no gaps visible under the soffits or between the roof or ridge tiles. There is a small hole under the fascia board of the north-eastern extension and the underside of the hanging tiles on the conservatory has some gaps that may be large enough for bats but neither area will be affected by the proposed works (figures 3 & 4). The walls floor and windowsills around the exterior of the building were searched.

The loft interior is approximately 3m in height at the apex and is partially insulated with mineral wool insulation on the floor. The interior was searched, including the rafters, gable walls, floor, chimney breast and insulation.

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).

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: Loft interior*





Figure 3: Existing elevations



Figure 4: Proposed elevations

## 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 surrounding area provides suitable foraging habitat for barn owls: it is therefore suggested that a barn owl box is 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](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)