

## **ECOLOGICAL STATEMENT - BAT AND BARN OWL STATEMENT**

### **Change of use of former pub with residential flat, to two dwellings, Collins Arms, 18 Higher Fore Street, Redruth, TR15 2AP**

We have reviewed the guidance provided by Natural England related to planning applications - **'When do we need to conduct/request a protected species survey?'**

Set out below are criteria relevant for bats and barn owls respectively:

#### **Bats**

1. Does the application affect a traditional timber framed building (e.g. barn) or traditional farm building? - **NO**
2. Watercourses including rivers, ditches and lakes on or immediately adjacent to the application site. - **NO**
3. Woodland (including scrub and hedgerows) on, adjacent to or linked to the application site (by hedgerows etc) - **NO**
4. Meadows, grassland, parkland and pasture on adjacent to or linked to the application site by other semi-natural habitat. - **NO**

#### **The following characteristics decrease probability of bat activity:**

- Urban setting or highly urbanised area with few feeding places. - **YES**  
 Small or cluttered roof void (especially for long eared bats) - **YES**  
 Heavily disturbed - **YES**  
 Modern construction with few gaps around soffits or eaves - **YES**  
 Prefabricated with steel and sheet materials - **No**  
 Active industrial premises - **No**  
 Roof shaded from the sun - **PARTIALLY**

#### **Barn Owls**

Barn owls will make use of farm buildings, dovecotes, church towers and bale stacks as well as unused buildings. Trees with hollows/cavities of a sufficient size are also used for nesting and roosting. - **NO - This is a urban building.**

Developers should be not be required to undertake surveys for protected species unless there is a **reasonable likelihood** of the species being present **and** affected by the development (para 99, ODPM circular 06/2005).

The 'reasonable likelihood' of barn owls being found within or adjacent to a development site can be readily determined using the Validation Checklist produced as a template by ALGE (Association of Local Government Ecologists). An amended version of this list (in relation to barn owls only) is provided below.

**If the proposed development falls into a category on the checklist, an Ecological Scoping Survey must be carried out (as a minimum) before the application can be registered.**

- Proposed development which includes the modification, conversion, demolition or removal of any agricultural buildings (e.g. farmhouses and barns), particularly of - **NO** traditional brick or stone construction and/or with exposed wooden beams greater than 20 cm thick; - **NO**
- Proposals involving lighting of churches and listed buildings or flood lighting of green space within 50 m of woodland, water, field hedgerows or lines of trees with obvious connectivity to woodland or water; - **NO**
- Proposed tree work (felling or lopping) and/or development affecting:
  - old and veteran trees that are older than 100 years; - **NO**
  - trees with obvious holes, cracks or cavities, - **NO**
  - trees with a girth greater than 1 m at chest height; - **NO**
- Proposed development affecting any locations where barn owls are known to be present. - **NO**

Having examined the building, which is well used in its residential purpose, and of modern masonry construction in an established urban area, with the questions above having been answered, we do not believe that there is **'reasonable likelihood'** of the species being present and therefore do not believe that a 'Bat & Barn Owl Survey' is required in this case.

RLT Architects September 2023

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