



Preliminary Bat & Bird Assessment

Site:

Garage at Carnon Crescent, Carnon Downs, Truro, TR3 6HL

Grid Reference: SW 79901 40211

11th May 2022

Version 1



Plan for Ecology Ltd
Tremough Innovation Centre
Tremough Campus, Penryn, Cornwall, TR10 9TA
Tel: 01326 218839
www.planforecology.co.uk



Document Control:

Site Name:	Garage at Carnon Crescent, Carnon Downs, Truro, TR3 6HL
OS Grid Reference:	SW 79901 40211
Report Author:	Chloe Balmer MSci (Hons) CIEEM member; Bat licence no: 2020-47040-CLS-CLS
Document Approved by:	Kim Jelbert BSc. (Hons) MSc. PhD. MCIEEM; bat licence: 2015-10444-CLS-CLS (CL18) Level 2; RC 224; barn owl licence no. CL29/00037; dormouse license no: 2016-22394-CLS-CLS)
Client:	Simon Longworth-Riggs at D3 Architects on behalf of Mr & Mrs S James
Report Reference Number:	P4E2605
Version:	01
Date:	11 th May 2022

Declaration:

"The information, evidence and advice, which we have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology & Environmental Management's (CIEEM) Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions."

Kim Jelbert	
Chloe Balmer	

Report Lifespan:

Ecological features can change over time, particularly if site management/ use changes. Typically, preliminary bat and bird assessments are valid for one year (until May 2022).



CONTENTS

1.0 Contents

<u>SUMMARY</u>	<u>3</u>
<u>1.0 INTRODUCTION</u>	<u>4</u>
1.1 BACKGROUND	4
1.2 PROJECT ADMINISTRATION	4
1.3 LEGISLATION & PLANNING POLICY	4
<u>2.0 METHODOLOGY</u>	<u>6</u>
2.1 ECOLOGICAL EVALUATION	6
2.2 LIMITATIONS	6
<u>3.0 ASSESSMENT RESULTS</u>	<u>7</u>
3.1 SITE DESCRIPTION	7
3.2 BAT ASSESSMENT	7
3.3 BIRD ASSESSMENT	11
<u>4.0 MITIGATION RECOMMENDATIONS</u>	<u>12</u>
4.1 BAT MITIGATION	12
4.2 BIRD MITIGATION	12
4.3 OPPORTUNITIES FOR BIODIVERSITY ENHANCEMENT	12
<u>5.0 REFERENCES</u>	<u>13</u>



Summary

Bat evidence?	<p>The garage at Carnon Crescent was surveyed for evidence of roosting bats on 14th April 2022. All parts of the building were accessible and could be fully inspected. No evidence of roosting bats was observed within the interior of the building, and very few external features with potential to support roosting bats were observed. The garage was assessed as being of 'negligible suitability' for roosting bats.</p>
Bat mitigation recommendations?	<p>Precautionary recommendations are provided.</p> <p>There is opportunity to make provision for roosting bats within the fabric of / on the exterior of the converted/ replacement building and enhance the value of the site for bats post-development.</p> <p>No further surveys for bats are recommended.</p>
Bird evidence?	<p>No evidence of nesting birds was observed. The garage was assessed as being of 'negligible suitability' for barn owl.</p>
Bird mitigation recommendations?	<p>Precautionary recommendations are provided.</p> <p>There is opportunity to make provision for nesting birds within the fabric of / on the exterior of the replacement building and enhance the value of the site for birds, post-development.</p> <p>No further surveys for birds are recommended.</p>



1.0 Introduction

1.1 Background

Simon Longworth-Riggs at D3 Architects on behalf of Mr & Mrs S James commissioned Plan for Ecology Ltd to undertake a Preliminary Bat and Bird Assessment (sometimes referred to as a Bat and Barn Owl Assessment) of the Garage at Carnon Crescent, Carnon Downs, Truro, TR3 6HL (OS Grid Ref: SW 79901 40211) in March 2022. The client proposes to demolish the garage and rebuild for residential use.

1.2 Project Administration

Property Address:	Garage at Carnon Crescent, Carnon Downs, Truro, TR3 6HL
OS Grid Reference:	SW 79901 40211
Client:	Simon Longworth-Riggs at D3 Architects on behalf of Mr & Mrs S James
Planning Authority:	Cornwall council
Planning Reference Number:	Unknown
Report Reference Number:	P4E2605
Proposed work:	Demolish and rebuild
Survey Date:	14 th April 2022
Ecologist & Licence Number:	Chloe Balmer MSci (Hons) CIEEM Member (Bat licence no: 2020-47040-CLS-CLS)

1.3 Legislation & Planning Policy

Planning: The local planning authority has a statutory obligation to consider impacts upon protected species resulting from development. Planning permission will not be granted with outstanding ecological surveys, and if applicable an appropriate mitigation plan.

Bats: In the UK all bat species are listed on Annex IV(a) of the European Communities Habitats Directive and as such are European Protected Species (EPS). In Britain protection of bats is achieved through their inclusion on Schedule 2 of the Conservation and Habitats Regulations 2010, Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 12 of the Countryside and Rights of Way Act 2000 (HM Government, 1981, 2000 & 2010).

As a result of this statutory legislation it is an offence to:

Deliberately capture, injure or kill a bat;

Intentionally or recklessly disturb a bat/s in its roost;

Intentionally or recklessly damage, destroy or obstruct access to a bat roost (even if bats are not occupying the roost at the time);

Possess or sell or exchange a bat (dead or alive) or part of a bat.



Works with potential to cause significant disturbance to roosting bats may require a European Protected Species (EPSL) licence or Bat Mitigation Class Licence (CL21) from Natural England before works can legally commence. Works likely to result in less significant disturbance may be carried out under a Bat Mitigation Method Statement. The magnitude of disturbance and therefore the requirement for an EPSL, Bat Mitigation Class Licence or method statement is assessed on a case by case basis by the bat ecologist. The Bat Mitigation Method Statement or EPSL must be prepared and/or applied for by a suitably experienced and licenced bat ecologist. Where planning permission is required, the appropriate licence cannot be obtained until planning permission has been granted.

Birds: In Britain the nests (whilst in use or being built) and eggs of wild birds are protected against taking, damage and destruction under the Wildlife and Countryside Act 1981 (as amended) (HM Government, 1981). The barn owl (*Tyto alba*) is listed on Schedule 1 of the Wildlife and Countryside Act (HM Government, 1981); this legislation makes it an offence to:

Intentionally capture, injure or kill a barn owl;

Intentionally or recklessly disturb a barn owl whilst nesting;

Intentionally or recklessly disturb a dependent young barn owl.



2.0 Methodology

The ecologist (Chloe Balmer) assessed the suitability of the building and the surrounding habitat to support bats and birds. A high-power torch was used to illuminate all accessible areas of the building with potential to support roosting bats and roosting/ nesting birds. The ecologist searched for signs of bats and birds including droppings, staining, feeding remains, bird nests, barn owl pellets and liming.

The assessment was carried out in accordance with the 'Bat Survey for Professional Ecologists - Good Practice Guidelines' produced by the Bat Conservation Trust (Collins, 2016).

2.1 Ecological Evaluation

Potential bat roosts identified during the visual inspection of the building were categorised as to their suitability in accordance with the Bat Conservation Trust's (BCT) Good Practice Guidelines (Collins, 2016) as described below:

Negligible: negligible features with potential to support roosting bats.

Low: one or more features with potential to support individual bats on an occasional basis. Unlikely to support large numbers of bats.

Moderate: one or more features with potential to support roosting bats but unlikely to be of high conservation status.

High: one or more features with potential to support large numbers of bats on a regular basis.

2.2 Limitations

All parts of the building were accessible and could be visually inspected for evidence of bats and birds. Weather during the survey was in line with seasonal norms (14°C, light air, sunny intervals and full cloud); there are no limitations associated with weather conditions.



3.0 Assessment Results

3.1 Site Description

The garage at Panorama is located within Carnon Downs, approximately 3.1 km north of Feock, c. 5.8 km north of Penryn, and c. 5.4 km south of Truro, Cornwall. The garage is located north of the residential property 'Blandford' off of Carnon Crescent Road; there is residential development and associated infrastructure surrounding the building. The coast/ estuary (including UK BAP Priority Habitat/ Section 41 NERC Act, 2006 'Mudflats') is located c. 1.3 km to the south of the site at the end of a continuous corridor of Deciduous Woodland (UK BAP Priority Habitat) c. 240m southeast of the garage at its nearest point. Habitats in the wider area comprise predominantly mixed farmland with pockets of broadleaved woodland; small towns and villages; and coastal habitats. Buildings in the wider area comprise a mixture of period and modern properties with vegetated gardens, outbuildings and barns. In combination, these features provide potential high-quality foraging and roosting habitat for bats, and suitable nest sites, roosts and foraging habitat for birds.

3.2 Bat Assessment

The visual assessment was undertaken on 14th April 2022.

The garage on-site is a detached single storey building of mixed material construction (part corrugated metal, part likely asbestos sheeting and part timber panelling supported by a concrete base) (Figs 1-6). A lean-to projection is present off the western elevation and is of similar corrugated material construction and was well lit from light panels in the corrugated sloping roof; the lean-to had no suitable features for roosting bats (Fig 2 & 7). The garage roof is pitched and features similar corrugated metal material with a likely lead flashing ridge covering. The roof sheeting appears to be tight with no obvious gaps, the ends of the ridge appeared to be covered preventing bat access or suitable gaps for roosting bats (Fig 4). Double garage wooden doors with small windows were present on the southern elevation, a single doorway was present on the western elevation, both the doorways were largely tight with no obvious gaps. On the eastern elevation were two windows; one was glazed with some cracked panes and one was boarded up with a timber panel, these were also largely tight and densely cobwebbed on the exterior. There are wooden fascia's, window frames, and metal guttering and plastic down pipes on the east and west elevations; the north and south elevation feature wooden panelling at the apex, these were all largely tight and densely cobwebbed with no suitable bat accesses or roosting locations.

Internally, the garage comprises a single room with a void spanning the length and width of the room which was used for storage at the time of the survey (Figs 5-6). The roof structure is a traditional timber A-frame with an unlined corrugated roof supported in places by metal struts (Fig 6). The floor was boarded out and no insulation present. The timber apex and wall tops were densely cobwebbed. The northern gable end had some light holes where the wood panelling very slightly parted but no evidence of bats using the void for roosting was observed; furthermore, the roof was densely cobwebbed throughout, indicating that it is unlikely to be used for roosting by bats.

No evidence of the use of the garage by roosting bats was found and very few external features were observed which have potential to support roosting bats. Overall, the garage at Carnon Crescent was assessed as being of negligible suitability for roosting bats.



Figure 1: View of the south and west elevations of the garage at Carnon Crescent.



Figure 2: View of the west elevation and lean-to on the garage at Carnon Crescent.



Figure 3: View of the eastern elevation of the garage at Carnon Crescent; one glazed window and one boarded window were present.



Figure 4: View of the northern elevation of the garage at Carnon Crescent.



Figure 5: Interior view of the ground floor within the garage at Carnon Crescent.

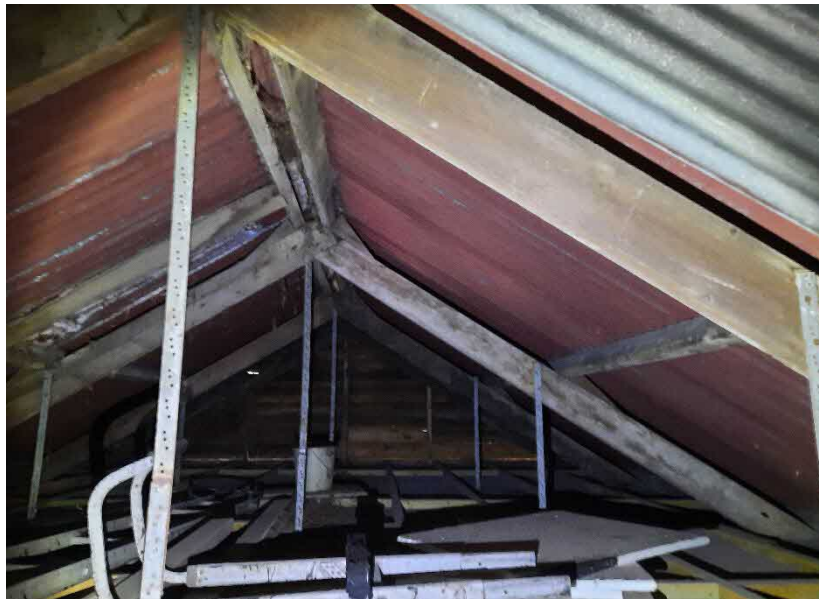
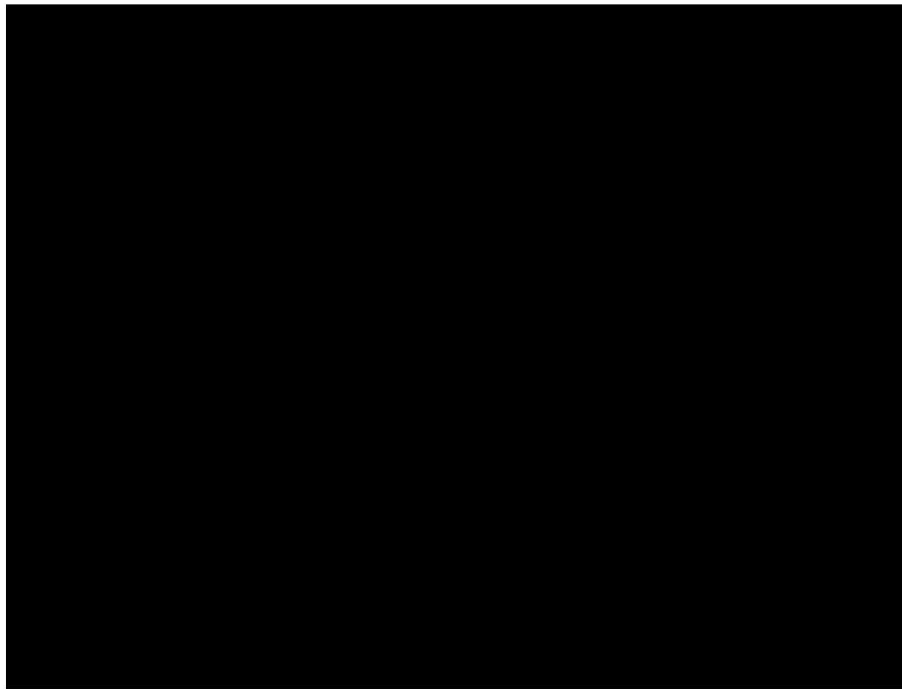


Figure 6: Interior view of the unlined pitched roof within the densely cobwebbed void above the garage at Carnon Crescent.



3.3 Bird Assessment

No evidence of nesting birds was observed within the interior or on the exterior of the garage at Carnon Crescent.

No evidence of barn owls using the garage was noted, with no suitable access points present. The garage at Carnon Crescent was assessed as being of **negligible suitability** for nesting, breeding or resting barn owls.



4.0 Mitigation Recommendations

4.1 Bat Mitigation

Although no current evidence of roosting bats was found, absence cannot be assumed. A precautionary approach should be adopted. The building contractors should be made aware that bats can roost unseen within the building structure. The fascia boards and the end ridge sheets should be removed carefully by hand. In the unlikely event that a bat is uncovered during demolition works, the bat must not be handled, and works must stop immediately (as soon as it is safe to do so). Advice must be sought from an experienced and licensed bat ecologist (Plan for Ecology Ltd: 01326 218839) or Bat Conservation Trust (Tel: 0345 1300 228). In this scenario, it may be necessary to undertake further survey work and subsequently obtain a bat licence from Natural England before works are permitted to resume. See Section 1.3 for relevant legislation.

Further surveys for bats are not recommended as part of this assessment.

4.2 Bird Mitigation

Although no current evidence of nesting birds was found, absence cannot be assumed. A precautionary approach should be adopted. If, during development works, an active bird nest is uncovered, works within at least 5m of the nest must stop immediately (as soon as it is safe to do so) and delayed until nesting activity has ceased. Works are most likely to be delayed between April and July.

Further surveys for birds are not recommended as part of this assessment.

4.3 Opportunities for Biodiversity Enhancement

Net gain is described as a measurable target(s) for development projects where impacts on biodiversity are outweighed by the mitigation hierarchy approach to first avoid, and then minimise, impact including through restoration and/ or compensation (Baker et al., 2019).

The biodiversity value of the site for roosting bats and nesting birds, post-development could be enhanced by installing bird and bat boxes within the fabric of the converted/ replacement building, or on the building exterior. The value of the site for invertebrates could be enhanced by installing bee bricks within the building or bee posts within landscaped parts of the site. Plan for Ecology Ltd can provide detailed recommendations upon request. These recommendations are in accordance with the Cornwall Planning for Biodiversity Guide (Cornwall Council, 2018).

NB: suitable products are available from www.nhbs.com, www.wildcareshop.com and www.greenandblue.co.uk



5.0 References

Baker et al., (2019) Biodiversity Net Gain: Good Practice Principles for Development.

British Standard Institution (2013) BS42020: 2013 Biodiversity – A Code of Practice for Planning and Development. BSI Standards Limited 2013. ISBN 978 0 580 77917 6.

Collins (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd Edition, Bat Conservation Trust, London.

Cornwall Council (2018) Cornwall Planning for Biodiversity Guide. Cornwall Council. Truro.

HM Government (2010) The Conservation of Habitats and Species Regulations 2010. HMSO, London.

HM Government (2006) The Natural Environment and Rural Communities Act 2006. HMSO, London.

HM Government (1981) The Wildlife and Countryside Act 1981 (as amended). HMSO, London.

HM Government (2000) The Countryside and Rights of Way Act 2000. HMSO, London.