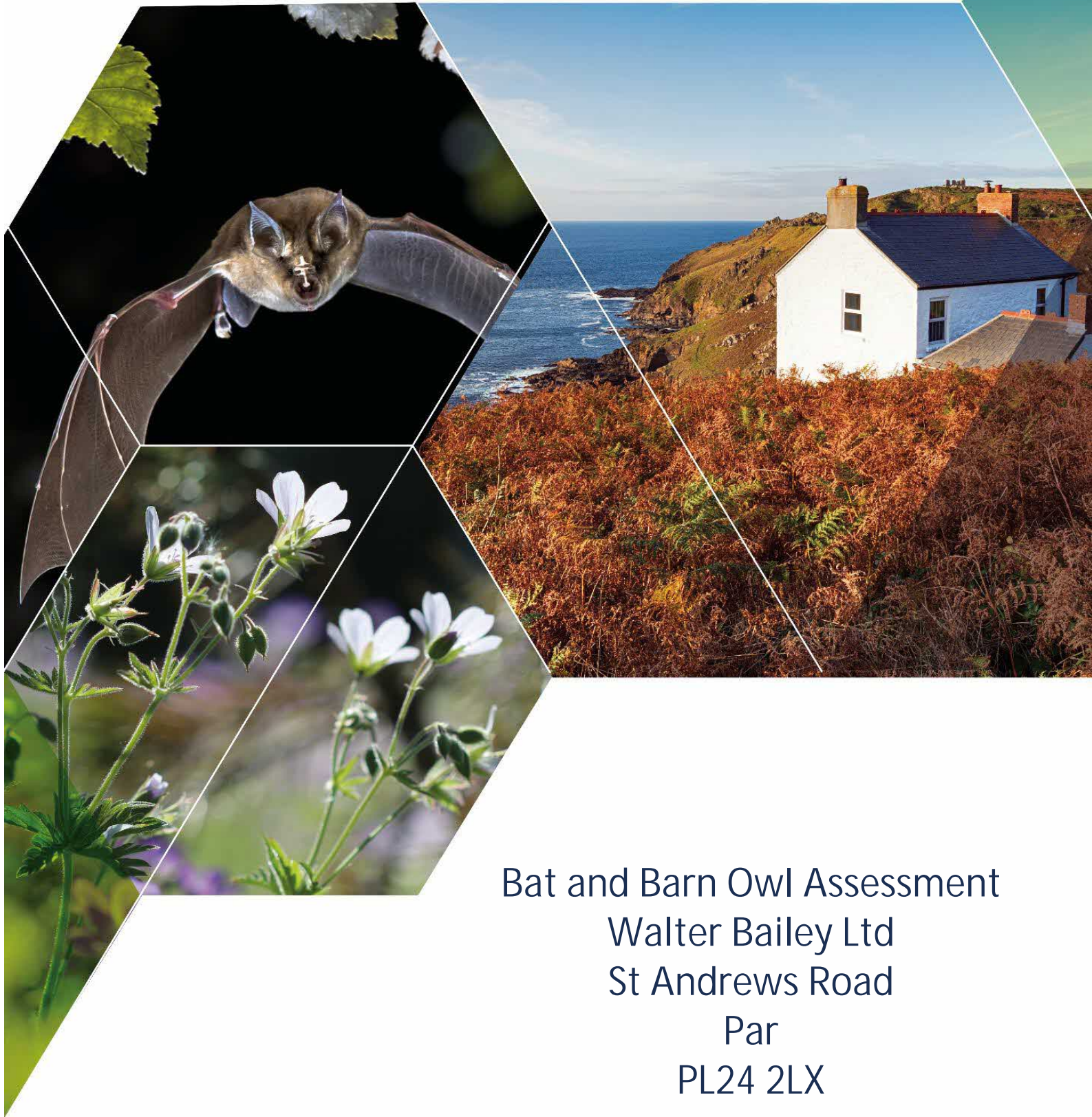


cec

cornwall
environmental
consultants LTD



Bat and Barn Owl Assessment
Walter Bailey Ltd
St Andrews Road
Par
PL24 2LX

Contents

1. Summary.....	3
2. Legislation.....	5
2.1. Bats.....	5
2.2. Barn Owls and Other Nesting Birds.....	5
2.3. Planning Authority	5
3. Assessment Information.....	6
3.1. Description of Habitat Surrounding the Buildings	6
3.2. Assessment Methodology.....	6
4. Bat Assessment Results	7
4.1. Summary of Results.....	7
4.2. Detailed Bat Assessment Results & Recommendations	7
5. Barn Owl & Other Nesting Bird Assessment Results.....	9
5.1. Summary of Results.....	9
5.2. Detailed Nesting Bird Assessment Results & Recommendations	9
Figure 1 Site plan showing buildings to be removed	7
Figure 2 South side of Building 3.....	8
Figure 3 East side of Building 4	8
Figure 4 North side of Building 5.....	8
Figure 5 North side of Building 6.....	8

1. Summary

Administration Details	
Property Assessed	Four buildings Walter Bailey Ltd St Andrews Road Par PL24 2LX
Grid Reference	SX07295440
Name & Address of Owner	David Bailey Walter Bailey Ltd St Andrews Road Par PL24 2LX
Tel:	[REDACTED]
Name & Address for Invoice payment	As above
Planning Authority Involved	Cornwall Council
Planning Reference Number	-
Consultancy Reference Number	CEC4474
Date of assessment request	05/09/2023
Date of assessment	25/10/2023
Weather on date of assessment	Dry, northerly force 2, 11°C
Surveyor's name & licence numbers	Dave Hunter 2017-28109-CLS-CLS CL29/00150
Report reviewed by	Steve Marshall
Proposed work: Demolition / Conversion / Restoration	Demolition and construction of a shop, store and office
Report Valid Until	25/10/2024

Summary of Results and Recommendations

Evidence of bats found	No
Bat survey recommendations	No
Evidence of barn owls found	No
Evidence of nesting birds	No

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 Buildings

The buildings are located near the edge of the village of Par. Although there is a block of broadleaved woodland to the south, open countryside to the north and a railway line to the west, the buildings are located in the centre of a builders' merchant yard with security lighting. There is also a minor but relatively busy road with street lighting a few metres to the south. The habitat around the buildings is suitable for the bat species that are less averse to artificial lighting and unsuitable for barn owls.

3.2. Assessment Methodology

An assessment as to the suitability of the buildings and surrounding habitat for bats and barn owls was made. The buildings were 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 and roofs were checked. A search around the perimeter of the buildings 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?	No
Any known history of colony?	No
Other evidence found	No

4.2. Detailed Bat Assessment Results & Recommendations

Four buildings were surveyed, shown as Buildings 3, 4, 5 & 6 in Figure 1.



Figure 1 Site plan showing buildings to be removed

Building 3 is a storage shed with walls of single row concrete block and a pitched roof of corrugated fibre cement sheets (Figure 2). The floor, walls, stored items and roof were searched. The door is left open during business hours and locked at other times. There were no external features suitable for roosting bats, e.g. gaps behind fascia and barge boards.

Building 4 is single storey with walls of single row concrete block and a pitched roof of

corrugated fibre cement sheets (Figure 3). It is used as an office and half of the building has a vaulted ceiling whereas half has a false ceiling and enclosed roof void but no access hatch into the roof space. There were no gaps where bats would be able to gain access into the roof and no external features suitable for roosting bats.

Building 5 is single storey with walls of single row concrete block and a flat roof (Figure 4). Half of the building is an office and half is a toilet block. There were no gaps where bats would be able to gain access and no external features suitable for roosting bats.

Building 6 is a portable building (Figure 5). It is used as an office and there were no external features suitable for roosting bats.

Although no current evidence of roosting bats was found it cannot be assumed that bats are not present when works commence. 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 South side of Building 3



Figure 3 East side of Building 4



Figure 4 North side of Building 5



Figure 5 North side of Building 6

5. Barn Owl & Other Nesting Bird Assessment Results

5.1. Summary of Results

Table 2: Summary of Barn Owl Assessment

Nest found	No
Adults found	No
Chicks found	No
Eggs found	No
Pellets found	No
Other evidence found	No

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 buildings and surrounding area are unsuitable for barn owls. Provision for barn owls is therefore not considered appropriate for this development.

No sign of nesting birds was recorded within the buildings at the time of the survey. If the works are to be carried out within the bird breeding season (March to September) the buildings 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