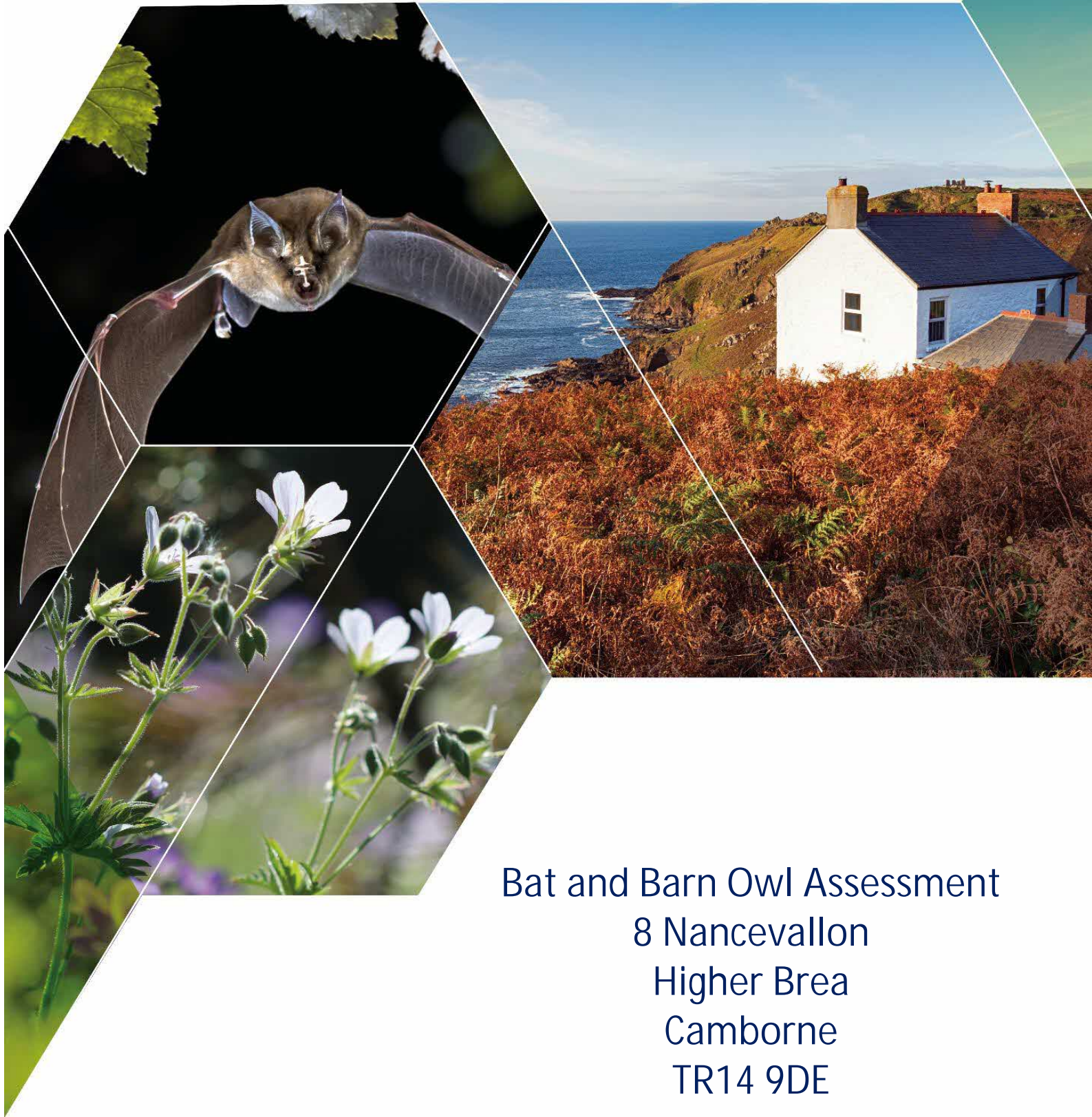


cec

cornwall
environmental
consultants LTD



Bat and Barn Owl Assessment
8 Nancevallon
Higher Brea
Camborne
TR14 9DE



Figure 1. Garage to be part demolished.

Contents

1. Summary.....	4
2. Legislation.....	6
2.1. Bats.....	6
2.2. Barn Owls and Other Nesting Birds.....	6
2.3. Planning Authority	6
3. Assessment Information.....	7
3.1. Description of Habitat Surrounding the Building/s.....	7
3.2. Assessment Methodology.....	7
4. Bat Assessment Results	8
4.1. Summary of Results.....	8
4.2. Detailed Bat Assessment Results & Recommendations	8
1. Barn Owl & Other Nesting Bird Assessment Results.....	10
1.1. Summary of Results.....	10
1.2. Detailed Nesting Bird Assessment Results & Recommendations	10
Figure 1. Garage to be part demolished	2
Figure 2. 8 Nancevallon	9
Table 1: Summary of Bat Assessment	8
Table 2: Summary of Barn Owl Assessment.....	10

1. Summary

Administration Details		
Property Assessed	8 Nancevallon Higher Brea Camborne TR14 9DE	
Grid Reference	SW666401	
Name & Address of Contact	Mr Ian Richards 8 Nancevallon Higher Brea Camborne TR14 9DE	
Tel:	[REDACTED]	
Name & Address for Invoice payment	As above	
Planning Authority Involved	Cornwall Council	
Planning Reference Number		
Consultancy Reference Number	CEC4507	
Date of assessment request	22/09/2023	
Date of assessment	09/10/2023	
Weather on date of assessment	Clear , dry and a temperature of 15°C	
Surveyor’s name & licence numbers	Steve Marshall	2015-11878-CLS-CLS (CL18 Bat Survey Level 2) BTO Barn owl nest recorder Cornwall
Report reviewed by	Dave Hunter	
Proposed work: Demolition-/ Conversion / Restoration	It is proposed to demolish half of the existing garage and extend the property.	
Report Valid Until	09/10/2024	
Summary of Results and Recommendations		
Evidence of bats found	No evidence of use by bats was found.	

Bat survey recommendations	No further surveys are required.
Evidence of barn owls found	None
Evidence of nesting birds	None

2. Legislation

2.1. Bats

All British bats are European protected species (EPS), included on Annex IV(a) of the European Communities Habitats Directive.

Annex IV(a) species are protected in this country under Schedule 2 of the Conservation of Habitats and Species Regulations 2017. Additionally, bat species in the UK are fully protected under 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 an EPS licence or a Bat Mitigation Class Licence (BMCL) 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 a suitable roosting site 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 assessed is located in an urban location and is surrounded by other residential properties. The village of Brea lies within a valley with a small stream red river which was used to drain mine workings in the surrounding area. In the wider landscape, the habitat opens to small field enclosures with a good network of hedgerows and trees. The immediate area surrounding the property is therefore assessed as offering suboptimal foraging opportunities for bats close to the property but does provide some if limited opportunities for use by roosting bats that are tolerant of street lighting. The property is residential and as such is not suitable 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 nesting birds in situ, droppings, staining, feathers and feeding remains. Any cracks and crevices thought suitable for use by bats were inspected .

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 main property is built from cavity walled concrete blocks and is covered with cement tiles which are underlined with a breathable membrane. The garage is built from single row concrete block and is also underlined with a breathable membrane and is in use by the owner as a workshop and store. The proposal will entail the demolition of 50% of the garage and extend the property. The main property has recently been sealed with new fascia and soffit boards which are tightly fitted as the tiles and the ridge of the property. A search of all areas considered to have some potential for use by bats, including the exterior and interior of the garage was undertaken; no evidence of use by bats was noted.

Although no evidence of use by roosting bats was found, roosting opportunities change, and bats may move between roosts, therefore 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. 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, fascia 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).

If access for bats is included and the roof covering is to be underlined, it is recommended that bitumen roofing felt is used. Recent research has shown that the modern breathable membranes can be harmful to bats (bats have been found dead in some roosts after having become entangled in the fibres of the membrane) and the membrane deteriorates over time

due to damage from bats. Only type F1 bitumen felt or a membrane that has passed the 'Snagging Propensity Test'¹ are suitable for use in bat roosts; if the product states non-woven, polypropylene or spun-bond it is not suitable.

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. Bat bricks are available from websites 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. 8 Nancevallon

¹ <https://www.gov.uk/government/publications/bats-apply-for-a-mitigation-licence>

1. Barn Owl & Other Nesting Bird Assessment Results

1.1. 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

1.2. Detailed Nesting Bird Assessment Results & Recommendations

The building assessed is a residential property with no potential access points suitable for use by barn owls and the location of the building, in an urban location is not particularly suitable for barn owls. Provision for barn owls is therefore not considered appropriate for this development.

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

For Barn owl planning advice please see:

http://www.naturalengland.org.uk/Images/barnowl-rpa_tcm6-12652.pdf