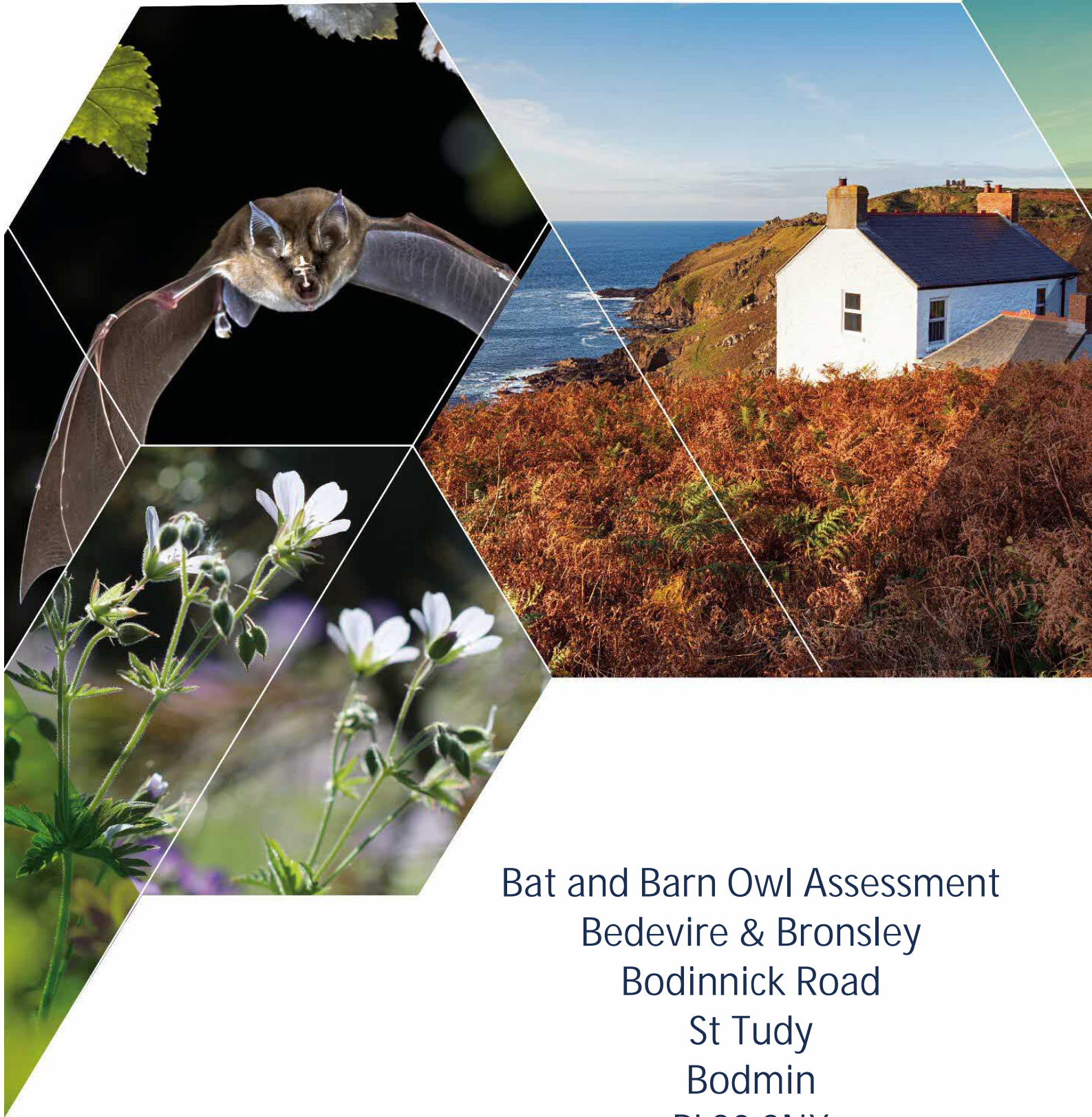


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Bat and Barn Owl Assessment
Bedevire & Bronsley
Bodinnick Road
St Tudy
Bodmin
PL30 3NX

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1. Summary

Administration Details	
Property Assessed	Bedevire & Bronsley Bodinnick Road St Tudy Bodmin PL30 3NX
Grid Reference	SX 06634 76588
Name & Address of Owner	Elliott Lovegrove & Jane Sleep Tas Gwynn Hendra Copshorn Road Bodmin PL31 2PA
Tel:	[REDACTED]
Name & Address for Invoice payment	As above
Planning Authority Involved	Cornwall Council
Planning Reference Number	-
Consultancy Reference Number	CEC4523
Date of assessment request	04/10/2023
Date of assessment	23/11/2023
Weather on date of assessment	Light rain, north-westerly force 3, 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 two semi-detached dwellings
Report Valid Until	23/11/2024

Summary of Results and Recommendations

Evidence of bats found	No
Bat survey recommendations	No
Evidence of barn owls found	No
Evidence of nesting birds	Old nesting material in Bronsley

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

The building is located within the village of St Tudy. There is open countryside c. 100m to the west and north, and c. 150m to the east. The landscape around the village is grazed pasture and small arable fields with a network of hedgerows, and wooded valleys. The habitat offers good foraging opportunities for bats but the location of the building makes it unsuitable for 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 roof void, floor spaces, walls 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	No
Droppings?	No
Any known history of colony?	No
Other evidence found	No

4.2. Detailed Bat Assessment Results & Recommendations

The building is a pair of semi-detached bungalows; the southern one is Bronsley and the northern one is Bedevire. Both have concrete walls and a pitched roof of fibre cement slates. Bronsley has a garage with a sloping roof of corrugated iron attached to the south gable and an extension with a sloping roof of fibre cement slates on the west side; Bedevire has an extension with a sloping roof of natural slates attached to the north gable and a flat-roofed extension on the west side (Figure 1).

A planning application (PA22/02679) was made in April 2022 for demolition of Bronsley and construction of a detached dwelling, however the application was withdrawn and the current proposal is to demolish the whole building and construct a new pair of semi-detached dwellings.

Asbestos was removed from Bronsley about a year ago which included the false ceiling and internal walls. The floor space, ceiling ties, dividing wall and south gable were searched, as well as the garage. The roof slates in Bronsley are underlined with a plastic underlay (Figure 2).

Bedevire has a false ceiling with enclosed roof void c. 2m high which was accessed and searched (the roof void in Bronsley was similar before the false ceiling was removed). The roof slates in Bedevire are underlined with bitumen felt with rigid foil-backed insulation boards beneath although some had fallen away and it was possible to view the batten space between the slates and underfelt via gaps where the underfelt was sagging (Figure 3).

Externally there were no gaps along the roof verges, behind the fascia boards, at the ridge and beneath the roof slates which would be suitable for access by bats. The extensions on the west side of Bronsley and north gable of Bedevire had vaulted ceilings but no gaps where bats would be able to gain access (Figures 4 & 5).

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 or

beneath wall plates. 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).

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 1F bitumen felt or a membrane which has passed a snagging propensity test¹ 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 such as Wildcare (<https://www.wildcare.co.uk/wildlife-nest-boxes/bat-boxes/wall-mounted.html>) or NHBS (<https://www.nhbs.com/equipment>).



Figure 1 East side of the building



Figure 2 Interior of Bronsley

¹ [Bats: apply for a mitigation licence \(A13\) - GOV.UK \(www.gov.uk\)](https://www.gov.uk)



Figure 3 Roof void in Bedevire



Figure 4 Roof verge



Figure 5 Fascias

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

There was old nesting material in Bronsley, possibly from starlings *Sturnus vulgaris*. Although no current 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