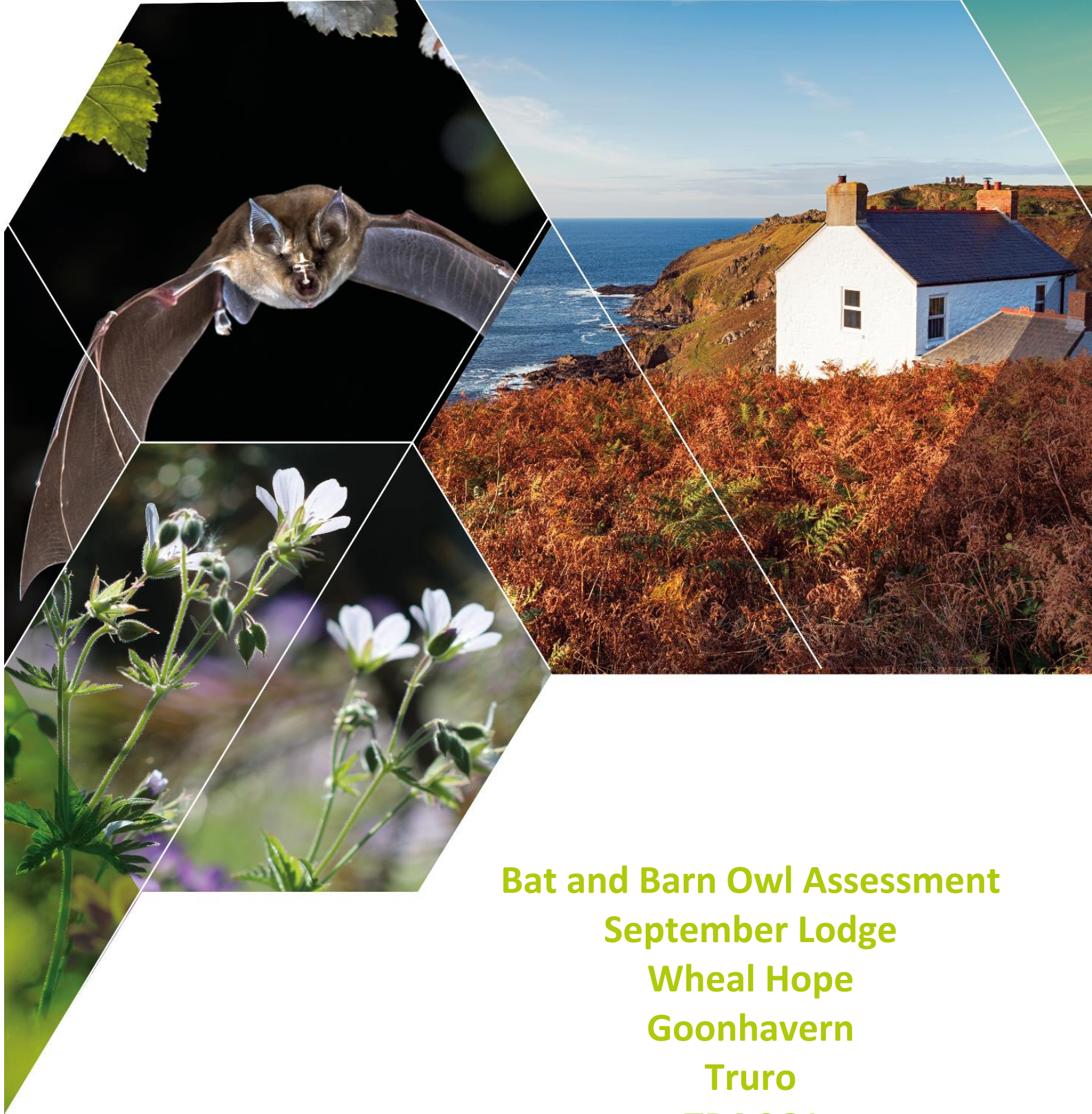


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**Bat and Barn Owl Assessment  
September Lodge  
Wheal Hope  
Goonhavern  
Truro  
TR4 9QJ**

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## 1. Summary

Administration Details	
<b>Property Assessed</b>	Annexe September Lodge Wheal Hope Goonhavern Truro TR4 9QJ
<b>Grid Reference</b>	SW 79063 54371
<b>Name &amp; Address of Client</b>	Trevor Ellis Green Light PBSMOR Workspace Treloggan Lane Newquay TR7 2FP
<b>Tel:</b>	01637416444
<b>Name &amp; Address for Invoice payment</b>	As above
<b>Planning Authority Involved</b>	Cornwall Council
<b>Planning Reference Number</b>	
<b>Consultancy Reference Number</b>	CEC4581
<b>Date of assessment request</b>	14/12/2023
<b>Date of assessment</b>	23/01/2024
<b>Weather on date of assessment</b>	Overcast, dry, 12°C, strong breeze
<b>Surveyor's name &amp; licence numbers</b>	Rick Payne   2018-37267-CLS-CLS
<b>Report reviewed by</b>	Dave Hunter
<b>Proposed work:</b>	It is proposed to extend the property on the southern elevation.
<b>Demolition / Conversion / Restoration</b>	
<b>Report Valid Until</b>	23/01/2025

**Summary of Results and Recommendations**

<b>Evidence of bats found</b>	None
<b>Bat survey recommendations</b>	No further surveys are required
<b>Evidence of barn owls found</b>	None
<b>Evidence of nesting birds</b>	Old house sparrow <i>Passer domesticus</i> nest in a bird box on the eastern elevation of the building.



Figure 1: Southern elevation of building assessed

## 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/s**

The property is set within a rural area close to the village of Goonhavern. The surrounding landscape is largely arable with sections of cattle grazed farmland. There is a river along with riparian woodland approximately 250 metres to the west of the property and Carn Moor Nature Reserve is approximately 450 metres to the south-east which includes heathland and small sections of woodland. The roads are unlit, Cornish hedges provide connectivity to the wider countryside and the area has suitable foraging habitat for a wide variety of bat species and 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 floor spaces, walls, lintels 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**

<b>Number seen at time of visit</b>	None
<b>Droppings?</b>	None
<b>Any known history of colony?</b>	None
<b>Other evidence found</b>	None

### 4.2. Detailed Bat Assessment Results & Recommendations

The building surveyed is a detached ground floor annex. The pitched roof is constructed from cement fibre tiles underlined with bitumen felt, rendered block cavity walls and wooden soffits.

The exterior of the building, including the soffits, roof tiles and at the apex of the gable ends are all well sealed. The exterior walls, floor and windowsills were all searched for signs of bats.

The loft void of the building is insulated with mineral wool insulation and the floor partially boarded. The rafters were searched from the apex to the soffits as well as the insulation.

No evidence of bats was noticed at the time of the assessment.

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. 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 1F bitumen felt or a membrane which has passed a snagging propensity test<sup>1</sup> 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: Eastern gable end of annex



Figure 3: Building interior.

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<sup>1</sup> [Bats: apply for a mitigation licence \(A13\) - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/bats-apply-for-a-mitigation-licence-a13)



## 5. Barn Owl & Other Nesting Bird Assessment Results

### 5.1. Summary of Results

Table 2: Summary of Barn Owl Assessment

<b>Nest found</b>	None
<b>Adults found</b>	None
<b>Chicks found</b>	None
<b>Eggs found</b>	None
<b>Pellets found</b>	None
<b>Other evidence found</b>	None

### 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 surrounding area provides suitable foraging habitat for barn owls: it is therefore suggested that a barn owl box is erected in a suitable location nearby (see enclosed leaflets and the Barn Owl Trust website for further information).

It was noted that a bird box with a house sparrow *Passer domesticus* nest on the eastern elevation had been used within the last year. This box will be unaffected by the work. Although no sign of nesting birds was recorded within the areas that will be impacted 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](http://www.barnowltrust.org.uk)  
 For Barn owl planning advice please see: [http://www.naturalengland.org.uk/Images/barnowl-rpa\\_tcm6-12652.pdf](http://www.naturalengland.org.uk/Images/barnowl-rpa_tcm6-12652.pdf)