



## Bat and Barn Owl Assessment

### Commercial Properties at Penzance Harbour

Bat and Barn Owl Assessment – CEC4079 – Penzance Harbour

Ecology, Sustainability and Landscape Architecture solutions since 1992.

Cornwall Environmental Consultants Ltd, Five Acres, Allet, Truro, Cornwall, TR4 9DJ

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## 1. Summary

### Administration Details

Property Assessed	Penzance Harbour buildings Penzance Cornwall	
Grid Reference	SW477300	
Name & Address of Client	Liam Austin Ward Williams Associates Compass House, Truro Business Park Threemilestone Truro TR4 9LD [REDACTED]	
Tel:	[REDACTED]	
Name & Address for Invoice payment	Same as above	
Planning Authority Involved	Cornwall Council	
Planning Reference Number		
Consultancy Reference Number	CEC4079	
Date of assessment request	21/08/2023	
Date of assessment	12/09/2023	
Weather on date of assessment	Sunny, dry, 17°C, calm	
Surveyor's name & licence numbers	Rick Payne	2018-37267-CLS-CLS
Report reviewed by	Steve Adams (2015-15960-CLS-CLS)	

Proposed work:  Demolition / Conversion / Restoration	It is proposed to redevelop Penwith Marine services building and Waterside Meadery with new freight-handling facilities. Alongside this refurbishment of the Rank building will include new welfare facilities.
Report Valid Until	12/09/2024
Summary of Results and Recommendations	
Evidence of bats found	None
Bat survey recommendations	None
Evidence of barn owls found	None
Evidence of nesting birds	None
Designated sites	Mount's Bay CWS, c.0.9km to north-east
Important habitats	None

## 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 buildings surveyed are at Penzance Harbour which sits on the coast of an urban area of Penzance. The buildings are not associated with any form of vegetated gardens and there is no vegetation in the neighboring properties either. The surrounding landscape is lit with streetlighting.

#### 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.

#### 3.3. Designated Sites

There is only one designated site for nature conservation with the 1km search area. This is Mounts Bay County Wildlife Site (CWS)(P3.4), which lies c.900m to the north-east of the site. Due to the size and nature of the proposals and the distance to the designated site, it is considered that there will be no negative impacts to the designated site.

## 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

Buildings assessed:

- The Waterside Meadery
- Penwith Marine services
- Boat Repairs and Marine Supplies
- South Pier Public Toilets
- The Rank Building



*Figure 1: Aerial view of site*



*Figure 2: The Waterside Meadery*

- The Waterside Meadery

A three-storied restaurant constructed from rendered cavity block wall, slate roof with a non-breathable membrane, wooden fascia boards with metal ventilation plates. The first floor ceiling on the south western elevation is partially vaulted on the south western elevation and has a pitched roof covered with roofing felt.



*Figure 3: Penwith Marine Services*

- Penwith Marine Services

The Penwith Marine Services building is constructed from a wooden frame clad with corrugated metal sheets and a pitched corrugated metal roof. There is a partition wall dividing the area from the damaged section of the building at the northern end of the building. This northern section has damaged sections of corrugate metal sheeting in the roof.





*Figure 4: Boat Repairs and Marine Supplies Building*

- The Boat Repairs and Marine Supplies Building

The building is constructed from wooden frame clad with corrugated metal sheets and a pitched corrugated metal roof, internally there are some walls dividing the area between the Boat repairs and Marine supplies area, harbour storage and Penwith Marine services sections.



*Figure 5: South Tier Public Toilets*

- South Pier Public Toilets

The toilet block is constructed from single skin block with a rendered exterior and a concrete roof covered with roofing felt.



*Figure 6: The Rank Building*

- The Rank Building

This building is constructed from reinforced concrete panels for the walls and roof, leaving no crevices suitable for bats. The floors, walls and stored materials were searched in case of access via the windows or doors left open.

Each building was entered and thoroughly checked. The floor, walls, roof timbers, stored materials and ridge of each building were searched for evidence of use by bats. A careful search of the exterior of the buildings was then undertaken.

No evidence of use by bats was noted within the buildings at the time of this assessment.

The site does not provide good foraging habitat or commuting routes due to the lack of vegetation and the high levels of street lighting.

Although no current evidence of roosting bats was found within the properties above 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 structures. 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 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 1F bitumen felt is suitable for use in bat roosts; if the product states non-woven, polypropylene or spun-bond it is not suitable.

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 type F1 bitumen felt is 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>).

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

### 5.1. 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

### 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 site is unsuitable for barn owls. Provision for barn owls is therefore not considered appropriate for this development.

An old pigeon *Columba livia* nest was found within the northern section of the Penwith Marine Services building and the floor and joists have significant amounts of bird droppings throughout the section. 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