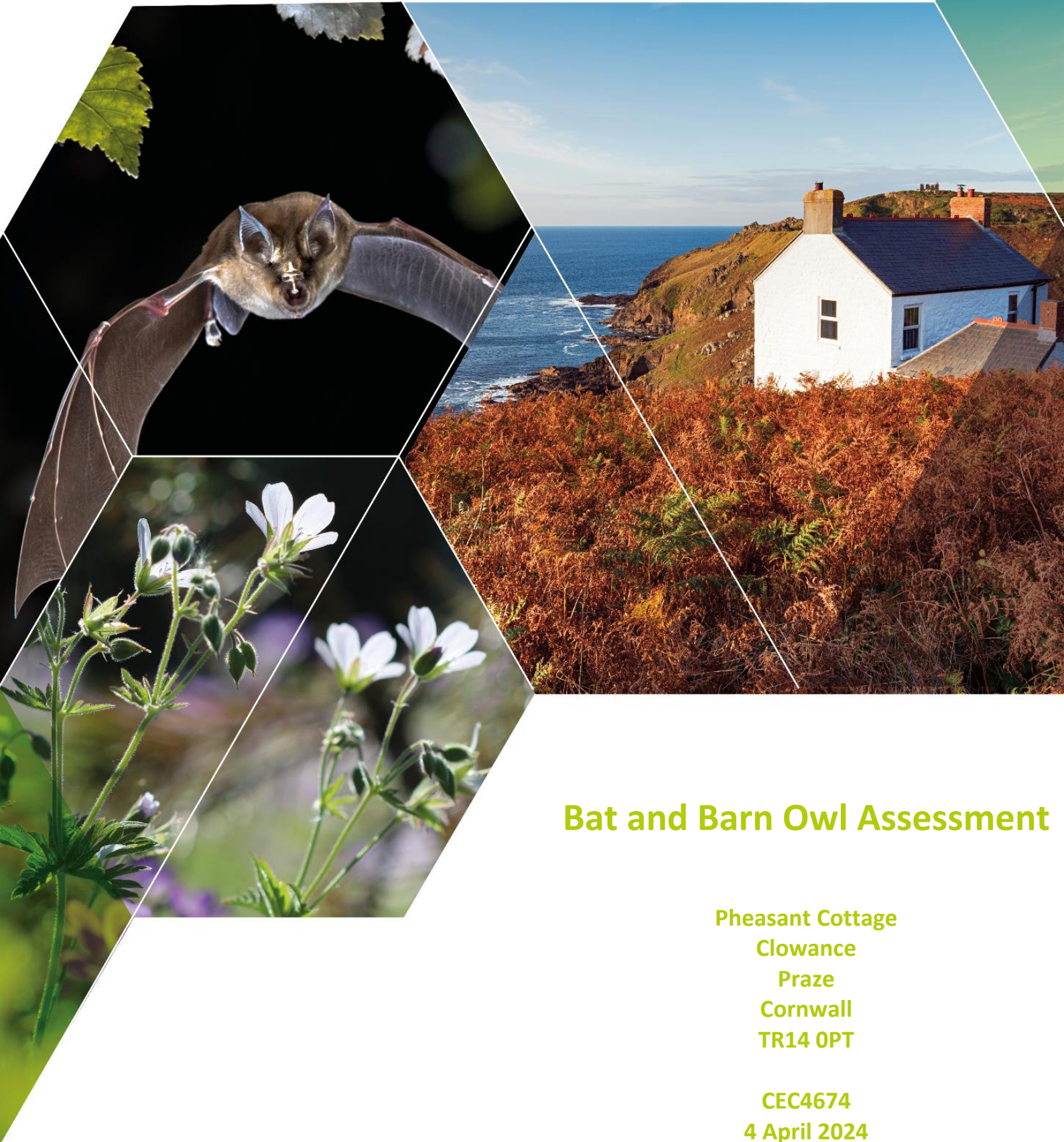


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## Bat and Barn Owl Assessment

Pheasant Cottage  
Clowance  
Praze  
Cornwall  
TR14 0PT

CEC4674  
4 April 2024

## 2022 CEC Contents title

Revision	Prepared by	Checked by	Approved by
<b>First Issue</b> <b>04/04/2024</b>	Rick Payne BSc Bat Ecologist	Dave Hunter BSc (Hons) Principal Bat Ecologist	Dave Hunter BSc (Hons) Principal Bat Ecologist

### Disclosure

The information, opinion and advice which we have prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct and the British Standard for Biodiversity – Code of Practice for Planning and Development (2013). We confirm that the opinions expressed are our true and professional bona fide opinions.



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**Figure 1: Pheasant Cottage**

# Summary

Administration Details		
<b>Property Assessed</b>	Pheasant Cottage Clowance Praze Cornwall TR14 OPT	
<b>Grid Reference</b>	SW 63670 34858	
<b>Name &amp; Address for Invoice payment</b>	Ms Imogen McEvoy Pheasant Cottage Clowance Praze Cornwall TR14 OPT +447900928126	
<b>Planning Authority Involved</b>	Cornwall Council	
<b>Planning Reference Number</b>		
<b>Consultancy Reference Number</b>	CEC4674	
<b>Date of assessment request</b>	19/03/2024	
<b>Date of assessment</b>	02/04/2024	
<b>Weather on date of assessment</b>	Dry, overcast, 8°C, calm	
<b>Surveyor's name &amp; licence numbers</b>	Rick Payne Bsc Bat Ecologist	2018-37267-CLS-CLS
<b>Report reviewed by</b>	Dave Hunter	
<b>Proposed work: Demolition / <del>Conversion</del> / Restoration</b>	It is proposed to lower the height and extend the length of the ground floor extension on the eastern elevation.	
<b>Report Valid Until</b>	02/04/2025	

**Summary of Results and Recommendations**

<b>Evidence of bats found</b>	None
<b>Bat survey recommendations</b>	None
<b>Evidence of barn owls found</b>	None
<b>Evidence of nesting birds</b>	None

# 1. Legislation

## 1.1. Bats

- 1.1.1. All British bats are European protected species (EPS), included on Annex IV(a) of the European Communities Habitats Directive.
- 1.1.2. 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.
- 1.1.3. 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.
- 1.1.4. For further information and advice contact Natural England on 0845 601 4523 (local rate).

## 1.2. Barn Owls and Other Nesting Birds

- 1.2.1. 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.

## 1.3. Planning Authority

- 1.3.1. 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.

## 2. Assessment Information

### 2.1. Description of Habitat Surrounding the Building/s

- 2.1.1. The property is set in a rural area south of the village of Praze-an-Beeble. The surrounding landscape is largely arable and cattle grazed fields with broadleaved woodland and estate parkland in the immediate area, as well as a pond approximately 120 metres to the south-west. The roads around the building are unlit and woodland as well as Cornish hedges provide connectivity and foraging for a wide variety of bats and barn owls.



**Figure 2: Site location**

### 2.2. Assessment Methodology

- 2.2.1. 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. Bat Assessment Results

#### 3.1. 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

#### 3.2. Detailed Bat Assessment Results & Recommendations

- 3.2.1. The property surveyed is a detached, two storey residential house. The works will only affect the extension and will have no impact on the main building.
- 3.2.2. The extension is constructed from stone walls with a pitched composite tile roof. There is a wooden soffit on the northern elevation and a composite slate verge on the southern elevation, the eastern gable end is constructed from UPVC cladding, sealed with insulating tape. There is a lean-to conservatory on the southern elevation of the extension constructed from wooden walls and a clear plastic roof, the plastic roof meets an older section of tiled roof on the eastern elevation.
- 3.2.3. There is no access to the loft space of the extension though the exterior of the building was inspected, including the use of a ladder to closely inspect the gable end and tile verge, as well as the walls, windows and floor around the property. The section where the clear plastic roof meets the tiled section was searched and no signs of bats were visible and no potential access points for bats to the loft of the extension was visible.
- 3.2.4. The boundary wall where the extension will be extended is a granite wall with a brick top. There are crevices along the wall in the red brick and the granite wall. The crevices were searched and no signs of bats were found.
- 3.2.5. The extension has well sealed tiles and soffits with no visible access for bats to the loft space leaving the building with negligible potential for bats.
- 3.2.6. 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, beneath wall plates, or between or above lintels. 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).
- 3.2.7. 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).

- 3.2.8. 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 are suitable for use in bat roosts; if the product states non-woven, polypropylene or spun-bond it is not suitable.
- 3.2.9. 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 3: Extension, eastern elevation (left) Extension, southern elevation (right)**



**Figure 4: Section of boundary wall to be affected.**

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

### 4.1. Summary of Results

Table 2: Summary of Nesting Bird 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

### 4.2. Detailed Nesting Bird Assessment Results & Recommendations

- 4.2.1. No barn owls or evidence of barn owls was found at the time of the survey. The work is being done to a ground floor residential building which is unsuitable for a nest box. Provision for barn owls is therefore not considered appropriate for this development.
- 4.2.2. 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.
- 4.2.3. For information on roosting/nesting requirements for barn owls contact the Barn Owl Trust, Waterleat, Ashburton, Devon TQ13 7HU.
- 4.2.4. Tel 01364 653026. Web [www.barnowltrust.org.uk](http://www.barnowltrust.org.uk)
- 4.2.5. 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)

