



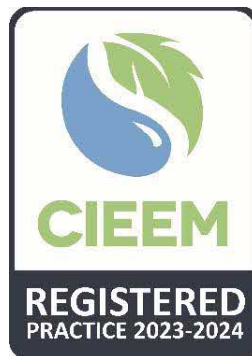
Preliminary Roost Assessment (PRA) & Nesting Bird Assessment

Site: 3 Polgoon Close, Tredarvah, Penzance, Cornwall, TR18 4JZ

Grid Reference: SW 46164 30273

21<sup>st</sup> April 2024

Version 1



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### Document Control:

<b>Site Name:</b>	3 Polgoon Close, Tredarvah, Penzance, Cornwall, TR18 4JZ
<b>OS Grid Reference:</b>	SW 46164 30273
<b>Report Author:</b>	Dr Lucy Wright BSc. (Hons) MSc. PhD. MCIEEM; bat licence no. 2024-11908-CL18-BAT; CL29/00037 (barn owl) held by Kim Jelbert BSc. (Hons) MSc. PhD. MCIEEM
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<b>Client:</b>	Ms. Rhianne Robinson
<b>Report Reference Number:</b>	P4E3412
<b>Version:</b>	01
<b>Date:</b>	21 <sup>st</sup> April 2024

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### Declaration:

"The information, evidence and advice, which we have prepared and provided is true, and has been prepared and provided in accordance with the Chartered Institute of Ecology & Environmental Management's (CIEEM) Code of Professional Conduct. We confirm that the opinions expressed are our true and professional bona fide opinions."

<b>Lucy Wright</b>	
<b>Katherine Biggs</b>	

### Report Lifespan:

Ecological features can change over time, particularly if site management/ use changes. At the time of writing, Cornwall Council considers Preliminary Roost Assessment (PRA) and Nesting Bird Assessments to be valid for 12 months (until April 2025), unless stated otherwise.



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## Non-Technical Summary

<p>Bat Evidence or Potential Roost Features?</p>	<p>The desk study revealed one record for a granted bat European Protected Species (EPS) licence within a 2km radius of the site.</p> <p>3 Polgoon Close was visually inspected for evidence of roosting bats on 11<sup>th</sup> April 2024. No evidence of roosting bats was found, and no potential bat roost features were identified. The building was assessed as being of negligible suitability to support roosting bats.</p>
<p>Bat Mitigation Recommendations</p>	<p>No further surveys are required of the building. Precautionary recommendations are provided.</p> <p>There is opportunity to make provision for roosting bats post-development by incorporating a bat box/ tube within the fabric of the building post-development, or on the building exterior. Provision of a bat box(es) has potential to enhance the value of the site for bats post-development.</p>
<p>Bird Evidence or Potential Nesting Opportunity?</p>	<p>No evidence of nesting birds was found during the survey. The building was assessed as being of negligible suitability for barn owl (<i>Tyto alba</i>).</p>
<p>Bird Mitigation Recommendations</p>	<p>A precautionary approach must be adopted. If an active bird nest is uncovered during construction works, works within at least 5m of the nest must stop immediately (as soon as it is safe to do so) and be delayed until nesting activity has ceased. Works are most likely to be delayed between April and July.</p> <p>There is opportunity to make provision for nesting birds post-development by incorporating a bird box(es) within the fabric of the building post-development or on the building exterior. Provision of a bird box(es) has potential to enhance the value of the site for birds post-development.</p> <p>No further surveys for birds are recommended.</p>



## 1.0 Introduction

### 1.1 Background & Objective of Assessment

Ms. Rhianne Robinson commissioned Plan for Ecology Ltd to undertake a Preliminary Roost Assessment (PRA) and Nesting Bird Assessment (sometimes referred to as a Bat and Barn Owl Assessment) of 3 Polgoon Close, Tredarvah, Penzance, Cornwall, TR18 4JZ (OS Grid Ref: SW 46164 30273) in March 2024. The client proposes to renovate and alter the property, including a loft conversion, re-roofing and installation of a dormer window. A PRA and Nesting Bird Assessment is a detailed inspection of the exterior and interior (where access is available) of a structure to look for features that bats and birds could use for entry/ exit, roosting (bats) or nesting (birds), and to search for signs of bats and birds. The objective of the survey is to determine the actual or potential presence of bats and nesting birds, and any requirement for further survey and/or mitigation to inform the development proposals.

### 1.2 Site Location & Description

3 Polgoon Close is located in a residential setting on the western edge of Penzance, c. 1.2 km north of Newlyn and c. 5.6 km west of Marazion, on the south coast of Cornwall. The site comprises a semi-detached bungalow set within a small garden. The site is adjoined by residential development on all sides (Fig. 1).

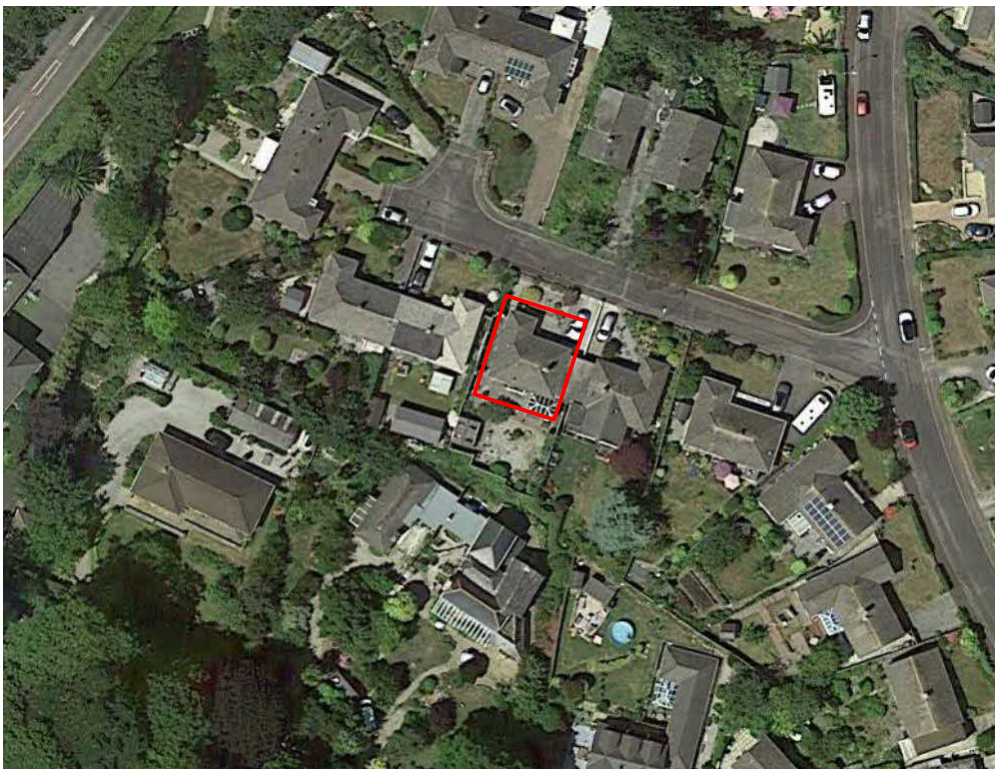


Figure 1: Aerial view of 3 Polgoon Close (outlined red).

### 1.3 Proposed Site Plans

The client proposes to renovate and alter the property, including a loft conversion to provide additional living space, re-roofing and installation of a dormer window. Proposed site plans are not currently available.



#### 1.4 Project Administration

Property Address:	3 Polgoon Close, Tredarvah, Penzance, Cornwall, TR18 4JZ
OS Grid Reference:	SW 46164 30273
Client:	Ms. Rhianne Robinson
Planning Authority:	Cornwall Council
Planning Reference Number:	Unknown
Report Reference Number:	P4E3412
Proposed work:	Renovations and alterations including loft conversion, re-roofing and installation of dormer window.
Survey Date:	11 <sup>th</sup> April 2024
Ecologist & Licence Number:	Dr Lucy Wright BSc. (Hons) MSc. PhD. MCIEEM; bat licence no. 2024-11908-CL18-BAT; Accredited Agent under CL29/00037 (barn owl) held by Kim Jelbert BSc. (Hons) MSc. PhD. MCIEEM

#### 1.5 Legislation & Planning Policy

**Planning:** The local planning authority has a statutory obligation to consider impacts upon protected species resulting from development. Planning permission will not be granted with outstanding ecological surveys, and if applicable an appropriate mitigation plan.

**Bats:** In the UK all bat species are listed on Annex IV(a) of the European Communities Habitats Directive and as such are European Protected Species (EPS). In Britain protection of bats is achieved through their inclusion on Schedule 2 of the Conservation and Habitats Regulations 2017 (as amended by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (HM Government, 2019)), Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 12 of the Countryside and Rights of Way Act 2000 (HM Government, 1981, 2000, 2017).

As a result of this statutory legislation it is an offence to:

Deliberately capture, injure or kill a bat;

Intentionally or recklessly disturb a bat/s in its roost;

Intentionally or recklessly damage, destroy or obstruct access to a bat roost (even if bats are not occupying the roost at the time);

Possess or sell or exchange a bat (dead or alive) or part of a bat.

Works with potential to cause significant disturbance to roosting bats may require a European Protected Species (EPSL) licence or Bat Mitigation Class Licence (CL21) from Natural England before works can legally commence. Works likely to result in less significant disturbance may be carried out under a Bat Mitigation Method Statement. The magnitude of disturbance and, therefore, the requirement for an EPSL, Bat Mitigation Class Licence or method statement is assessed on a case-by-case basis by the bat ecologist. The Bat Mitigation Method Statement or EPSL must be prepared and/or applied for by a suitably experienced and licenced bat ecologist.





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Where planning permission is required, the appropriate licence cannot be obtained until planning permission has been granted.

Birds: In Britain the nests (whilst in use or being built) and eggs of wild birds are protected against taking, damage and destruction under the Wildlife and Countryside Act 1981 (as amended) (HM Government, 1981). The barn owl (*Tyto alba*) is listed on Schedule 1 of the Wildlife and Countryside Act (HM Government, 1981); this legislation makes it an offence to:

Intentionally capture, injure or kill a barn owl;

Intentionally or recklessly disturb a barn owl whilst nesting;

Intentionally or recklessly disturb a dependent young barn owl.

## 2.0 Methodology

### 2.1 Desk Study

The desk study (undertaken on 17<sup>th</sup> April 2024) is a search of records of granted bat European Protected Species (EPS) licences within a 2km radius of the site shown on Natural England's MAGIC website <https://magic.defra.gov.uk/>. A desk study search for barn owl has not been undertaken.

### 2.2 Field Survey

The ecologist (Lucy Wright) assessed the suitability of the building on-site and the surrounding habitat to support bats and birds on 11<sup>th</sup> April 2024. The site is defined as the building outlined red shown in Figure 1, above.

A high-power torch was used to illuminate all accessible areas of the building with potential to support roosting bats and roosting/ nesting birds. The ecologist searched for signs of bats including droppings, fur oil staining, urine staining, feeding remains, audible squeaking, bat-fly (*Nycteribiid*) pupal cases and odour; and for field signs of current use by nesting birds and barn owls, including liming, pellets, moulted feathers and signs of barn owl nesting (e.g. presence of adult or juvenile barn owls, eggs or egg fragments, nest debris and moulted feathers and down) and other bird species nests.

Weather during the survey was dry and in-line with seasonal norms.

The assessment was carried out in accordance with the 'Bat Surveys for Professional Ecologists - Good Practice Guidelines' produced by the Bat Conservation Trust (Collins, 2023) and Sawyer (2011) 'Barn Owl (*Tyto alba*) Survey Methodology and Techniques for use in Ecological Assessment'.

### 2.3 Ecological Evaluation

Potential bat roosts identified during the visual inspection of the building were categorised as to their suitability in accordance with the Bat Conservation Trust's (BCT) Good Practice Guidelines (Collins, 2023) as detailed in Table 1 below:



Table 1: Categorisation of bat roost suitability in accordance with the Bat Conservation Trust's (BCT) Good Practice Guidelines (Collins, 2023).

Suitability Category	Description
None	No habitat features on site likely to be used by roosting bats at any time of year.
Negligible	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more features with potential to support individual bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts such as maternity or classic hibernation roosts.

Defining and recording use by barn owl during the visual inspection of the building is categorised in accordance with Shawyer (2011) as detailed in Table 2, below.

Table 2: Categorisation of barn owl suitability/ use in accordance with Shawyer (2011).

Category	Description
Potential Nest Site (PNS)	Features with a hole of at least 80mm diameter or vertical slot of this width backed by a sufficiently large and dark chamber with a floor area normally greater than 250mm x 250mm.
Active Roost Site (ARS)	A place where breeding does not occur, but where the bird is seen or heard regularly, or its current or recent presence can be recognised by signs such as liming, pellets or moulted feathers. Regularity and timing of use is indicated by amount of evidence and its age.
Temporary Rest Site (TRS)	Small amounts of liming, pellets or moulted feathers beneath a perch indicative of occasional use.
Occupied Breeding Site (OBS)	A place where breeding is taking place or has done so in the recent past as indicated by the presence of a breeding pair with nest debris, eggs, egg shells, chicks or down present.

## 2.4 Limitations

All parts of the building were fully accessible and could be inspected for evidence of bats and birds. The roof and upper parts of the building were viewed from ground level; it is possible that some potential roost features (PRFs) are present at height that were not visible from the ground. The





majority of the ceilings within the property had been recently removed at the time of the survey; however, due to the absence of external features with potential to provide roosting sites for bats or provide bat access to the interior of the building, this is not considered to be a significant limitation. Furthermore, the ceiling joists were still in place and the roof space/ underside of the roof was accessible via a ladder and could be inspected. There are no limitations associated with weather conditions.

## 2.5 Technical Competence

All survey work, reporting and mitigation recommendations have been undertaken by Lucy Wright BSc (Hons) MSc PhD MCIEEM who holds the following protected species licences: Bat licence no: 2024-11908-CL18-BAT (level 2); Accredited Agent under licence CL29/00037 (barn owl) held by Kim Jelbert BSc. (Hons) MSc. PhD. MCIEEM. Lucy has >7 years of experience as an ecological consultant, is a full member of the Chartered Institute of Ecology and Environmental Management (CIEEM), has an Honours degree in Zoology, a Master's degree in Biodiversity and Conservation, and a PhD in Biological Sciences.

## 3.0 Assessment Results

### 3.1 Site Description & Habitat Suitability

3 Polgoon Close is located in a residential setting on the western edge of Penzance, c. 1.2 km north of Newlyn and c. 5.6 km west of Marazion, on the south coast of Cornwall. The site comprises a semi-detached bungalow set within a small garden dominated by hardstanding and gravel with a small number of shrubs. The site is adjoined by residential development on all sides. A stream is located just beyond the southern boundary to the property. The busy A30 road is located c. 75m west of the site, with mixed farmland and fragments of woodland beyond. Urban and residential development associated with the town of Penzance is located to the north, south and east. The coast is located c. 1km south-east of the site at its nearest point.

Habitats in the wider area comprise predominantly mixed farmland enclosed with hedges, small towns and villages, coastal habitats and fragments of woodland. Buildings in the wider area comprise a mixture of modern and period properties, and outbuildings/ barns. In combination, these features provide potential moderate-quality foraging and roosting habitat for bats, and suitable nest sites, roosts and foraging habitat for birds.

### 3.2 Desk Study

The desk study search revealed one granted bat EPS licence within 2km of the site. This licence allows destruction of a resting place for common pipistrelle bat (*Pipistrellus pipistrellus*) and brown long-eared bat (*Plecotus auritus*); however, this licence dates back to 2010. A desk study search for barn owl has not been undertaken.

### 3.3 Preliminary Roost Assessment (PRA)

The visual assessment of the building was undertaken on 11<sup>th</sup> April 2024. This assessment details the suitability of 3 Polgoon Close, Penzance (Fig. 1) for roosting bats.

The building surveyed is a semi-detached bungalow of rendered block construction (Figs. 2-8). The building supports a hipped roof with interlocking composite roof tiles and concrete ridge tiles (Figs. 2-5). There is a single, rendered block chimney on the east-facing roof slope with lead flashing around that appears to be tightly sealed. A garage adjoins the east elevation (Fig. 3), and a uPVC conservatory adjoins the south elevation (Fig. 4). The building supports uPVC soffit boxes and fascias, guttering and window frames. The roof appears to be in good condition although some



moss growth was noted (Fig. 5); no lifted, slipped or missing roof tiles were observed. No gaps were observed at the ridge, and the fascias and soffits are tight to the wall tops with no gaps beneath.

Internally, the ceilings had been recently removed at the time of the survey, except in the south-west corner of the building (Figs. 6-7). However, the ceiling joists remain in-place and it was possible to access and inspect the space above the remaining section of ceiling, the roof structure and underside of the roof. The roof is lined with bitumen felt that appears to be in overall good condition, and the block chimney breast is exposed. No evidence of roosting bats was found within the roof void space and no gaps were seen within the roof or at the wall tops. Some of the floors had also been removed on ground level; however, it was possible to access and inspect the interior of the ground floor and no evidence of bats was found.

The adjoining garage supports a flat roof covered with a waterproof membrane that is in good condition. The garage door on the north elevation is tight and no potential bat access points into the garage interior were found. No evidence of bats was found within the garage interior (Fig. 8).

No evidence of roosting bats was found within the interior of the building and no potential roost features or potential bat access points were observed on the exterior of the building. Overall, 3 Polgoon Close was assessed as being of 'negligible suitability' for roosting bats.



Figure 2: View of the north-east (front) elevation of 3 Polgoon Close.



Figure 3: North-east elevation of the building showing adjoining flat-roofed garage.



Figure 4: South-west (rear) elevation showing adjoining conservatory.





Figure 5: North-east facing roof slope showing interlocking tiles with some moss coverage.

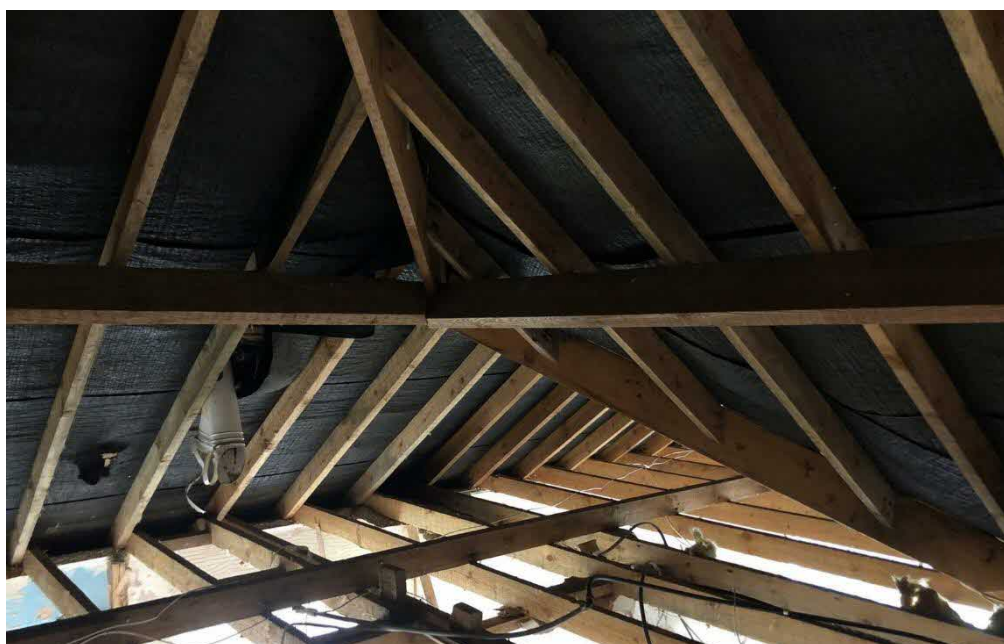


Figure 6: Interior of the roof space showing exposed ceiling joists and bitumen roof lining.



Figure 7: Interior of the building at ground level showing partial ceiling.



Figure 8: Interior of the adjoining garage.

### 3.4 Bird Assessment

No evidence of nesting birds was found on the exterior or within the interior of the building during the survey. There are no suitable access points for barn owl. Due to the absence of suitable access points, the property was assessed as being of 'negligible suitability' for nesting, breeding or resting barn owls.



### 3.5 Bat Mitigation

3 Polgoon Close was assessed as being of 'negligible suitability' for roosting bats. No further surveys of the building are required; however, a precautionary approach should be adopted during building works. The building contractors should be made aware that bats can roost unseen within the building structure. If, during works, a bat(s) is uncovered, the bat must not be handled, and works must stop immediately (as soon as it is safe to do so). Advice must be sought from an experienced bat ecologist (Plan for Ecology Ltd: 01326 218839) or Bat Conservation Trust (Tel: 0345 1300 228). In this scenario, it may be necessary to undertake further survey work and subsequently obtain a bat licence from Natural England before works are permitted to resume. See Section 1.5 for relevant legislation.

### 3.6 Bird Mitigation

No evidence of nesting birds was observed during the survey. The building was assessed as being of negligible suitability for barn owl.

Although no evidence of nesting birds was found, a precautionary approach should be adopted. If, during construction works, an active bird nest is uncovered (regardless of the time of year), works within at least 5m of the nest must stop immediately (as soon as it is safe to do so) and delayed until nesting activity has ceased. Works are most likely to be delayed between April and July.

No further surveys for birds are recommended as part of this assessment.

### 3.7 Opportunities for Biodiversity Enhancement

Net gain is described as a measurable target(s) for development projects where impacts on biodiversity are outweighed by the mitigation hierarchy approach to first avoid, and then minimise, impact including through restoration and/ or compensation (Baker et al., 2019). Biodiversity net gain is an approach to development, and/or land management, that aims to leave the natural environment in a measurably better state than it was beforehand.

The biodiversity value of the site for roosting bats and nesting birds post-development could be enhanced by installing bird/ bat boxes within the fabric of the modified building, or on the building exterior. The value of the site for invertebrates could be enhanced by installing a bee brick within the building, or bee posts within the garden of the property. Plan for Ecology Ltd can provide detailed recommendations upon request. These recommendations are in accordance with the Cornwall Planning for Biodiversity Guide (Cornwall Council, 2023). NB: suitable products are available from [www.nhbs.com](http://www.nhbs.com), [www.wildcareshop.com](http://www.wildcareshop.com) and [www.greenandblue.co.uk](http://www.greenandblue.co.uk).

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