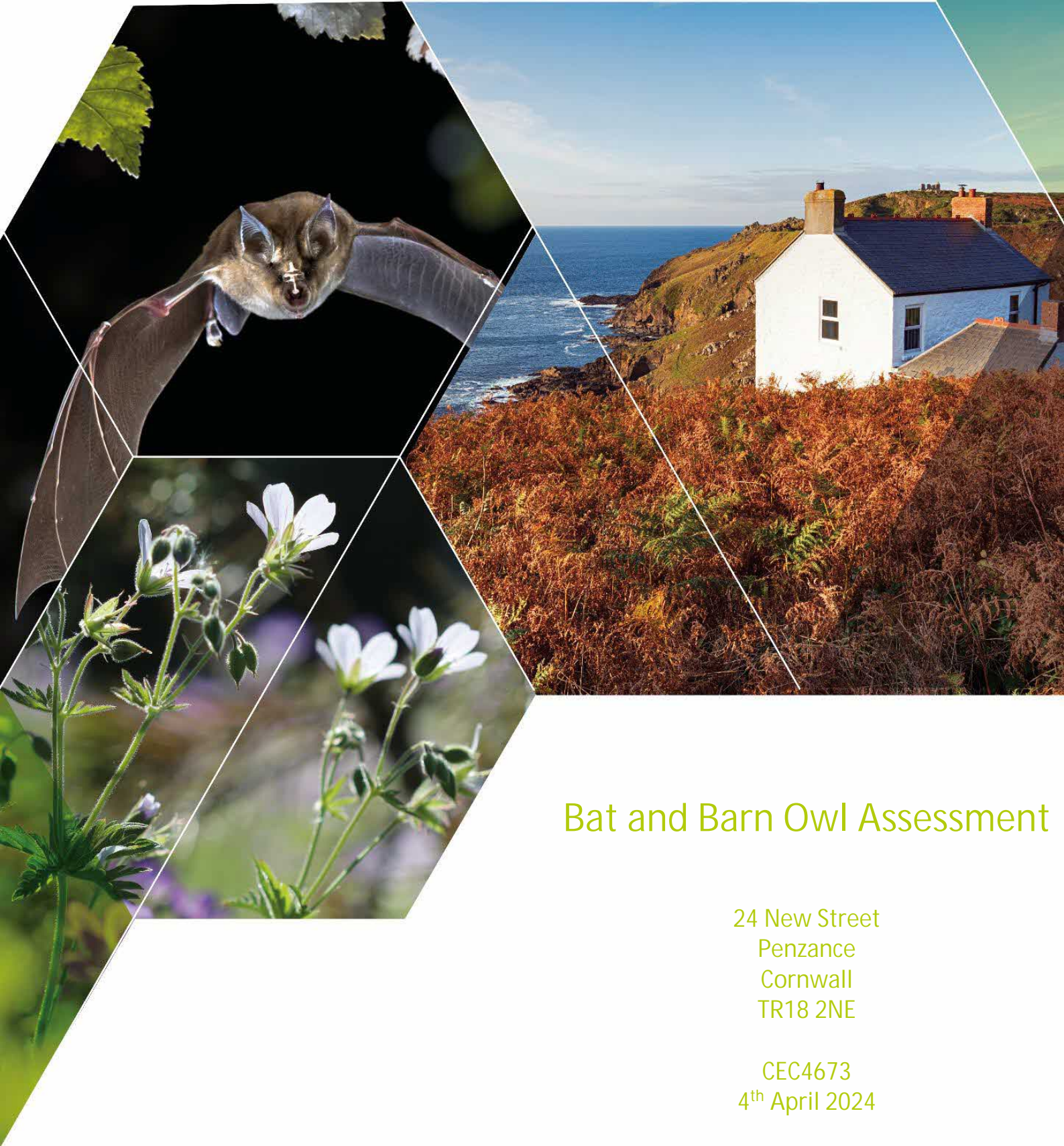


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Bat and Barn Owl Assessment

24 New Street
Penzance
Cornwall
TR18 2NE

CEC4673
4th April 2024

Revision	Prepared by	Checked by	Approved by
First Issue 08/04/2024	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: 24 New Street, Penzance

Summary

Administration Details	
Property Assessed	24 New Street Penzance Cornwall TR18 2NE
Grid Reference	SW 47460 30170
Name & Address for Invoice payment	Edith Boehler 24 New Street Penzance Cornwall TR18 2NE [REDACTED]
Planning Authority Involved	Cornwall Council
Planning Reference Number	
Consultancy Reference Number	CEC4673
Date of assessment request	18/03/2024
Date of assessment	03/04/2024
Weather on date of assessment	Dry, overcast, 10°C, westerly force 5 wind
Surveyor's name & licence numbers	Rick Payne Bsc Bat Ecologist 2018-37267-CLS-CLS
Report reviewed by	Dave Hunter
Proposed work: Demolition / Conversion / Restoration	It is proposed to replace the roof and chimney of the property as well as the installation of rooflights in the conservation and heritage style windows.
Report Valid Until	03/04/2025

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

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 within a residential area in Penzance town. The immediate landscape is urban with the coast approximately 35 metres to the east. There are public gardens approximately 240 metres to the west and church grounds 140 metres to the south that would provide some foraging opportunity for bats. The roads are lit, local gardens and the coast can provide limited connectivity to the wider countryside and the area has suitable foraging habitat for less light sensitive bat species though the building and immediate area are unsuitable for 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

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

3.2. Detailed Bat Assessment Results & Recommendations

- 3.2.1. The property is an unoccupied, terraced, two storey, residential house with a small ground floor conservatory on the north-eastern elevation. The main building and extension are constructed from rendered stone walls, a slate roof with no felt layer and wooden fascia boards.
- 3.2.2. The exterior of the building was searched, including the walls, windowsills and ground around the building. Gaps can be seen under the fascia boards on the north-eastern elevation and there were several damaged tiles on either side of the main roof.
- 3.2.3. The interior has no loft space and the upstairs ceiling was removed in 2022. There is a partition wall between the neighbouring property on the north-western elevation constructed from plasterboard and timber frame. The chimney breast is within the building on the south-eastern elevation. The ground floor conservatory also has no internal ceiling. The building was searched, including the walls, floors, rafters and floorboarding stored on top of the joists.
- 3.2.4. No signs of bats were present at the time of the survey. The gaps between the exterior walls and slipped tiles visible from the loft interior give the building a low potential for bats. As all sections of the buildings could be searched and no signs of bats were found, no further bat surveys are recommended.
- 3.2.5. 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, 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).
- 3.2.6. 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).

- 3.2.7. 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.
- 3.2.8. 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: North-western elevation (left) Conservatory (right)



Figure 4: Building interior

4. Barn Owl & Other Nesting Bird Assessment Results

4.1. Summary of Results

Table 2: Summary of Nesting Bird Assessment

Nest found	None
Adults found	None
Chicks found	None
Eggs found	None
Pellets found	None
Other evidence found	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 property is within an urban area and the building is unsuitable for barn owls. 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
- 4.2.5. For Barn owl planning advice please see: http://www.naturalengland.org.uk/Images/barnowl-rpa_tcm6-12652.pdf

