cornwall environmental consultants LTD

Bat and Barn Owl Assessment
10 Parade Street
Penzance
TR18 2JJ

Figure 1 Property assessed

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1. Summary

Administration Details		
Property Assessed	10 Parade Street Penzance TR18 2JJ	
Grid Reference	SW472301	
Name & Address of Contact **Tel:**	Musicability Trustees 10 Parade Street Penzance TR18 2JJ Architect: 07983337239	
Name & Address for Invoice payment	As above	
Planning Authority Involved	Cornwall Council	
Planning Reference Number		
Consultancy Reference Number	CEC4303	
Date of assessment request	30/05/2023	
Date of assessment	13/06/2023	
Weather on date of assessment	Clear , dry and a temperature of 19°C	
Surveyor's name & licence numbers	Steve Marshall	2015-11878-CLS-CLS (CL18 Bat Survey Level 2) BTO Barn owl nest recorder Cornwall
Report reviewed by	Dave Hunter	
Proposed work: **Demolition / Conversion / Restoration**	Full details of the proposal for this building were not available at the time of the assessment but it is understood that this historic building will be renovated and possibly extended.	
Report Valid Until	13/06/2024	
Summary of Results and Recommendations		
Evidence of bats found	No evidence of use by bats was found.	
Bat survey recommendations	No further surveys are required.	

Evidence of barn owls found	None
Evidence of nesting birds	Nesting house sparrows within soffits.

2. Legislation

2.1. Bats

All British bats are European protected species (EPS), included on Annex IV(a) of the European Communities Habitats Directive.

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.

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.

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 assessed is located close the centre of the town of Penzance and is surrounded by a mix of residential and retail properties. Although close to the centre of the town, the neighbouring properties have relatively large gardens and are a short distance from Penlee Park. These habitats will provide good foraging and roosting opportunities for bats that are less averse to street lighting but offer no roosting or foraging opportunities for use by 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. Any cracks and crevices thought suitable for use by bats were inspected using an endoscope. 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

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

The property is built from local stone and the roofs on all sections are covered with slates which are underlined with a plastic membrane. The building has three separate roof voids, and it was possible to access the voids by means of a telescopic ladder. The western elevation of roof has had conservation roof lights fitted making the interior of the void very light.

The underside of the roof, the roof apex, and floor within each void were searched. This was followed by a search of the exterior of the property. The fascia and soffit boards are generally tightly fitted and offer very limited opportunities for use by roosting bats.

Although no evidence of use by roosting bats was found, roosting opportunities change, and bats may move between roosts, therefore 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, 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 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.

Alternately bat bricks can be built into the walls of the building. These should be located at least 3m above the ground 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 3. Interior of southern and western roof voids

Figure 2. Interior of western roof void

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. As this building is located close to the centre of the town of Penzance, the surrounding area is not particularly suitable for barn owls. Provision for barn owls is therefore not considered appropriate for this development.

There were nesting house sparrows (*Passer domesticus*) within an area of a soffit. The nests and eggs of all wild birds are protected against taking, damage or destruction under the Wildlife and Countryside Act 1981. To avoid disturbing nesting birds the works should ideally be carried out between October and February, i.e. outside the breeding season. If this is not possible, measures to exclude birds from the building should be implemented before they start nesting; this exclusion must be carried out outside the nesting season. It is recommended that alternative provision is made for nesting birds: this could include access into other buildings within the site, ledges in dark areas, bird bricks built into the walls and the erection of nest boxes.

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

For Barn owl planning advice please see: http://www.naturalengland.org.uk/Images/barnowl-rpa_tcm6-12652.pdf

GENERIC ADVICE ONLY – if bats are using your property you must seek advice from a bat ecologist before implementing any of the designs/advice provided below as some access points will not be suitable

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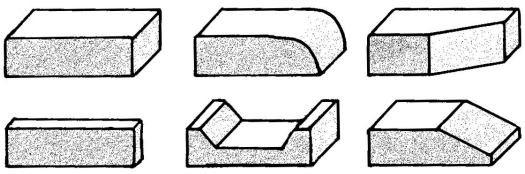
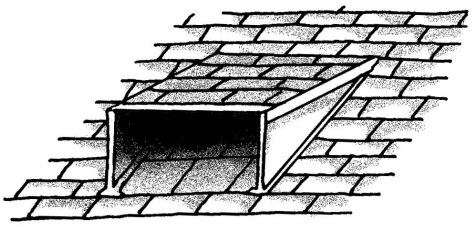
Creating access point for bats

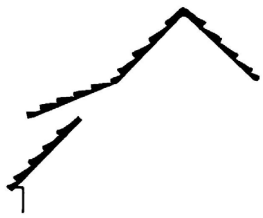
For most species of bat only small holes or slots are needed. A gap of 20mm wide by 50mm long is often adequate (this also prevents birds from getting in). The ideal position is between the soffit and the wall.

Bats can land on a vertical wall and crawl up through the gap to their roost behind the soffit or in the roof – therefore a rough surface is essential for the bats to grip onto.

Building regulations specify that roofs must have adequate ventilation. This is usually provided at the eaves and so access for bats can be easily incorporated at the same time. Other suitable places for access points are at gable ends, under lead flashing or gaps

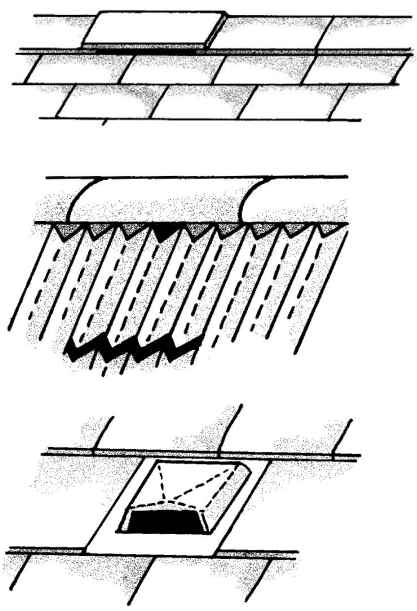


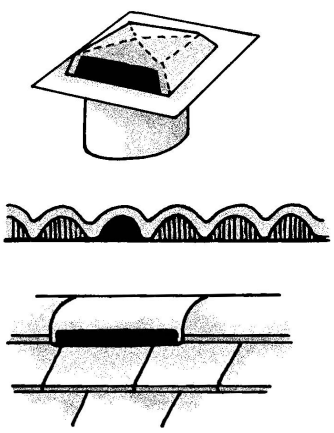


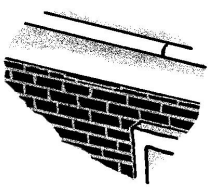


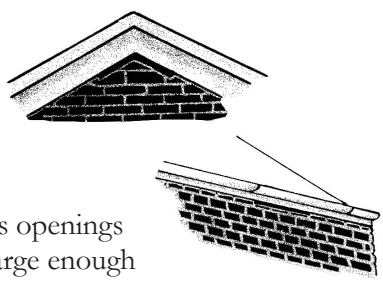
between tiles/slates.

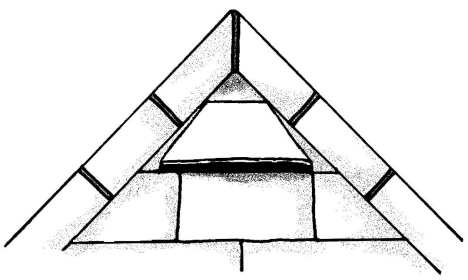
Horseshoe bats have more specialised requirements, preferring to fly directly into their roost. Access openings need to be large enough to allow the bats to fly into the roof.











Walling bricks for creating bat access points - a standard brick is shown top left

Dormer entrance particularly suitable for bats

Access slits in soffits

Lead saddle in place of a slate to allow bats acces to ridge or roof void

Ridge ventilators can be adapted as bat access points - it may be necessary to remove internal mesh or plastic moulding

Access for greater and lesser horseshoes
Access for pipistrelle - see gap in wood
Access for greater and lesser horseshoes

Redrawn from the Bat Workers Manual (JNCC, 1999) by S McCartney