

BAT AND BARN OWL ASSESSMENT

LEACH POTTERY

HIGHER STENNACK

ST. IVES

CORNWALL

TR26 2HE



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I. ADMINISTRATION DETAILS

Property Assessed	Leach Pottery Higher Stennack St Ives Cornwall TR26 2HE	
Grid Reference	SW508399	
Name & Address of Contact	Libby Buckley Leach Pottery Higher Stennack St Ives Cornwall TR26 2HE	
Tel.	DowJones Architects: 020 7587 1555	
Name & Address for Invoice payment	As above	
Planning Authority Involved	Cornwall Council West I	
Planning Reference Number		
Consultancy Reference Number	CEC 497/3641	
Date of assessment request	14/02/2022	
Date of assessment	01/03/2022	
Weather on date of assessment	Overcast with a temperature of 11°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 (2017-28109-CLS-CLS)	
Proposed work: <i>Demolition / Conversion / Restoration</i>	It is proposed to demolish one building and undertake some internal re-organisation of other buildings.	
Report valid for planning purposes until	March 2023	

2. SUMMARY OF RESULTS & RECOMMENDATIONS

Evidence of bats found	None within the buildings which will be impacted by the proposed work
Bat survey recommendations	No further surveys required on the building proposed to be demolished. Evidence of use by bats was found within the museum (5.2.6) building but no works are currently proposed.
Evidence of barn owls found	None
Evidence of nesting birds	Nesting house sparrows within the Studio (5.2.6) building.

3. LEGISLATION

3.1 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 significant disturbance or roost destruction (including changes to the roost) may require an EPS licence before the work can lawfully commence. Works involving minor disturbance may qualify for a Bat Mitigation Class Licence (BMCL). 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).

3.2 Barn owls and other 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.

3.3 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.

4. ASSESSMENT INFORMATION

4.1 Description of habitat surrounding the building

The buildings assessed are in a semi-rural location to the west of the town of St. Ives. The buildings border a busy 'B' road to the north, south and east, to the west the habitat leads to cattle and sheep grazed pasture with a good network of hedgerows and trees which will provide good foraging and roosting opportunities for bats and barn owls. The immediate habitats will provide good foraging and roosting opportunities for bats that are light tolerant but are unsuitable for use by barn owls.

4.2 Assessment methodology

An assessment as to the suitability of the buildings and the surrounding habitat for bats and barn owls was made. The buildings were 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. A search around the perimeter of the buildings was then conducted and any gaps and crevices which had the potential for roosting bats checked.

5. BAT ASSESSMENT RESULTS

5.1 Summary of results

Number seen at time of visit	None
Droppings?	Several droppings found below the roof ridge within the museum building.
Any known history of colony?	None
Other evidence found	None

5.2 Detailed bat assessment results and recommendations

5.2.1 Cottage

The cottage, which is proposed to be demolished is currently in use as an office and accommodation. This building is two storied and constructed from local stone with cavity walled block-built extensions on the western and eastern elevations and a timber framed extension on the southern elevation. The roof of the building is covered with slate which is underlined with a breathable membrane. There are slates verges on the western and eastern gables of the building. The roof void of this building was entered and searched for evidence of use by bats followed by a search of the exterior. A telescopic ladder was used to gain access to the slate verges and to view any gaps or crevices within the building. No evidence of use by bats was noted.

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 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).



Figure 1. Cottage.

5.2.2 Open fronted store/kiln

This is a wooden built structure which is in use as a store and has a centrally located pottery kiln. The wall of the building is constructed from timber and the roof is covered with corrugated metal sheeting. The building offers limited opportunities for day roosting bats but does offer potential as a night/feeding roost. A careful search was undertaken, including the floor, stored items and viewing the gaps between the bricks used to form the kiln. No evidence of use by bats was noted.



Figure 2. Open fronted store/kiln

5.2.3 Kiln room and store

This is a single storied wooden structure which is covered with part corrugated metal sheeting and fibre glass. The building is in use for kilns and as storage, as such it is in regular, daily use. Apart from the storage area of the building, the interior is open and light and offers low potential for use by day roosting bats but there are areas open and accessible to night/feeding bats. A search of the interior and exterior was undertaken, including the floors, walls and features considered suitable for use by bats. No evidence of use was noted.



Figure 3. Kiln room and store

5.2.4 Pottery, store and part museum

This building is single storied and is clad with timber and has a cedar shingle roof. The building is in use as a pottery, store and part of the museum. As such the interior of the building is in regular, daily use and offers low potential for use by day roosting bats. This assessment concentrated on external features bats could use to roost within and as there are no roof voids, gain access into gaps beneath the shingle roof. The building is tightly sealed with no visible access suitable for use by roosting bats.



Figure 4. Pottery, Store and part museum

5.2.5 Shop and offices

This is a two storied building built from local stone and cavity walled concrete block with a slate roof. No works are currently proposed to be undertaken on this building and as the building is in regular use, a brief inspection of exterior features offering potential for use by bats was undertaken. The roof of the building has many areas and features which appear to be suitable for bats to roost within or gain access, including slate verges, raised lead-work close to chimneys and gaps under fascia boards. It is recommended that if works are planned for this building emergence surveys when bats are active (May – August) are undertaken to confirm presence /absence by roosting bats.



Figure 5. Shop and offices

Although no current evidence of roosting bats was found within these buildings it cannot be assumed that bats are not present when works proposed 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 you wish to promote wildlife, it is possible to provide roosting opportunities for bats within any new 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.

5.2.6 Museum and studio.

There are currently no works proposed for these buildings. The museum and studio are two storied buildings which are built from local stones and have slate roofs. The roof of the museum is wet laid with lime mortar and the studio roof is unlined. The studio has a roof void which is insulated using a 'blown' fibre material, the void was entered and searched for use by bats. The exterior of the building was then assessed and it was noted that there are several areas bats could use to roost within. It is recommended that if works are planned for the studio building, emergence surveys when bats are active (May – August) are undertaken to confirm presence /absence by roosting bats.

The upper floor of the museum is in regular use for storage and has an open roof which allowed the underside of the roof to be viewed. The interior is regularly swept as it is a public area, but a search of this area for evidence of use by bats including the floor, stored items, underside of the roof was undertaken. Several bat droppings were noted on stored items close to a wall and appear to have fallen from gaps within roof ridge tiles above.

If the proposal affects the existing roof of the museum, a Bat Mitigation Licence (A13) or Bat Mitigation Class Licence (BMCL) may need to be in place before works commence. To determine the impacts, two emergence surveys between May- September with at least one of the emergence surveys to be completed May-August will be required.



Figure 6. Museum and studio

6. BARN OWL SURVEY RESULTS

6.1 Summary of results

Nest found	No
Adults found	No
Chicks found	No
Eggs found	No
Pellets found	None
Other evidence found	No

6.2 Detailed barn owl survey results and recommendations

The buildings surveyed do not offer opportunities for barn owls to gain access and the immediate surrounding area is also not particularly suitable for barn owls. No barn owls or evidence of barn owls was found at the time of the survey. Provision for barn owls is therefore not considered appropriate for this development.

No evidence of use by nesting birds was noted within the Cottage building to be demolished but house sparrows (*Passer domesticus*) were noted to be actively commencing nesting within the roof of the Studio. If the works are to be carried out within the bird breeding season (March to September) the buildings 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.

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