Wheal Grey Ecology Ltd

RESULTS OF FURTHER BAT SURVEY WORK
(1st Emergence survey only)

On

No. 2 THE PARADE, MALPAS ROAD, TRURO, CORNWALL

August 2021

Wheal Grey Ecology Ltd
Admiralty House, 2 Bank Place,
Falmouth, Cornwall. TR11 4AT

Email: info@whealgreyecology.co.uk
Web: www.whealgreyecology.co.uk
Tel: 01326 761092 | 07773375230

RESULTS OF FURTHER BAT SURVEY WORK (1st Emergence survey only) ON No. 2 THE PARADE, MALPAS ROAD, TRURO, CORNWALL

O.S. Grid Ref:	SW 8301 4469
Survey date:	1st Emergence survey – 30th August 2021
Lead Surveyor:	Simon Barnard BSc (Hons) MSc CEcol MCIEEM Class Survey Licence Reg. Nos. 2017-32208-CLS-CLS (Level 3) & 2015-13541-CLS-CLS (Level 4) Barn Owl Class Survey Licence CL29/00170
Time spent on site:	1 x 1 ½ hours – 1st Emergence survey
Taxonomic groups covered:	Bats
Report authors:	Simon Barnard BSc (Hons) MSc CEcol MCIEEM
Filename & issue number	FB_No. 2 The Parade, Truro_Final 1
Report for:	Ms Liz Bryant
Report No:	20-194/CAD/No. 2 The Parade, Truro_FB
Report completed:	6th September 2021

Report Sign off

Document checked and approved for issue by:	Matt Thurlow BSc (Hons) MSc ACIEEM
Signature:	[redacted]
Date:	6th September 2021

1. SUMMARY

Wheal Grey Ecology Ltd were instructed by Mr Craig Coade, of CAD Heritage, on behalf of the client Ms Liz Bryant to carry out further bat survey work on a No. 2 The Parade, Malpas Road, Truro, Cornwall. The proposal is to renovate the existing house and apply for planning permission to make a number of internal alterations.

During a visual survey on the building, carried out by Wheal Grey Ecology Ltd on 23rd August 2021, no evidence of the use of the buildings by roosting bats was found. However, a number of features with the potential to support roosting bats was found, see the Bat, Barn Owl and Nesting Bird Survey report for full details. As features with the potential to be used by roosting bats were identified, and these features will be impacted by the proposed works, further survey work was recommended.

The further survey work recommended was a single emergence survey, using one surveyor, with a second survey being required if bats are seen to emerge during the 1st emergence survey. This is the report of the 1st emergence survey, as bats were seen to emerge a second survey is required and this report will be updated once this has been undertaken.

The 1st emergence survey found that features on the house are used for day roosting by small numbers of Common Pipistrelles. The second emergence survey is needed to confirm the results of this survey.

The proposed works should not impact access point and roosting site A but access point B is near certain to be impacted when the slates are repaired or replaced, see figure 1. Individual bats could also be disturbed or injured if present when the works are undertaken.

It should be possible to retain the access points and roosting sites with minimal disturbance to bats, but care will need to be taken and the works affecting the hanging slates should be covered by an Ecological Method Statement with the access points being retained or recreated in the same locations.

In terms of mitigation, the existing roosts can be retained or recreated with minimal disturbance. Access point/roosting site A can be retained with access point/roosting site B being recreated by retaining a crawl-in access point in between the hanging slates and fascia at the same location. The works can be undertaken at any time of year.

Immediately before the works to the hanging slates commence onsite, the gaps at the eaves between the fascia, hanging slates and wall tops will need to be carefully inspected for the presence of bats by a suitably experienced and licenced ecologist. A short briefing would be given to the contractor undertaking the works on the status of the building with regards to bats, the mitigation measures to be followed and implemented and on what to do if a bat were to be found unexpectedly during the works.

2. INTRODUCTION AND BACKGROUND

Wheal Grey Ecology Ltd were instructed by Mr Craig Coade, of CAD Heritage, on behalf of the client Ms Liz Bryant to carry out further bat survey work on a No. 2 The Parade, Malpas Road, Truro, Cornwall. The proposal is to renovate the existing house and apply for planning permission to make a number of internal alterations.

During a visual survey on the building, carried out by Wheal Grey Ecology Ltd on 23rd August 2021, no evidence of the use of the buildings by roosting bats was found. However, a number of features with the potential to support roosting bats was found, see the Bat, Barn Owl and Nesting Bird Survey report for full details. As features with the potential to be used by roosting bats were identified, and these features will be impacted by the proposed works, further survey work was recommended.

The further survey work recommended was a single emergence survey, using one surveyor, with a second survey being required if bats are seen to emerge during the 1st emergence survey. This further survey work can only be undertaken during the active bat survey season, May to September, with at least one of the surveys being undertaken during the peak survey period before the end of August. The surveys should be undertaken 3 to 4 weeks apart.

This is the report of the 1st emergence survey, as bats were seen to emerge a second survey is required and this report will be updated once this has been undertaken.

2.1. Description of building and surrounding landscape

The building subject to this survey is a large two storey early 19th Century terraced house with a two-storey extension to the north. The terrace of houses sits on a high terrace raised above the road to the west looking out over the City of Truro and the river. The main part of the house is rendered with the western face having the finer finish with a cast iron glazed veranda and the properties garden being to west. The roof on this part of the building is pitched and covered with slate and has a glazed light well built into the roof. To the east is a small, paved courtyard with the extension forming the southern side and contains a small outbuilding with a slate covered mono-pitched roof. The roof on the rear extension is hip ended and there is a lean-to on the end with a glazed side. The upper part of wall facing into the courtyard on the extension is clad with hanging slates which is in poor condition, see photos 1 to 4.

Photo 1. Showing the western side of the house

Photo 2. Showing the eastern side of the house including the extension

Photo 3. Showing the wall hanging slates on the rear extension

Photo 4. Showing the outbuilding

There is a single roof void over the main part of the house which has been lined internally, against the underside of the roof, and the floor is lined with floorboards creating a room. The gap between the lining and underside of the roof is lined with polystyrene insulation boards. However, this room does not have any windows, see photo 5. This room is accessed by a steep staircase and there is the remains of the roof void to the front and back outside the envelope of the room. The section of roof void to the east was accessed and inspected, it is open from the floor to the underside of the roof which is lined with bitumen felt, and the lining of the light well was also seen, see photo 6.

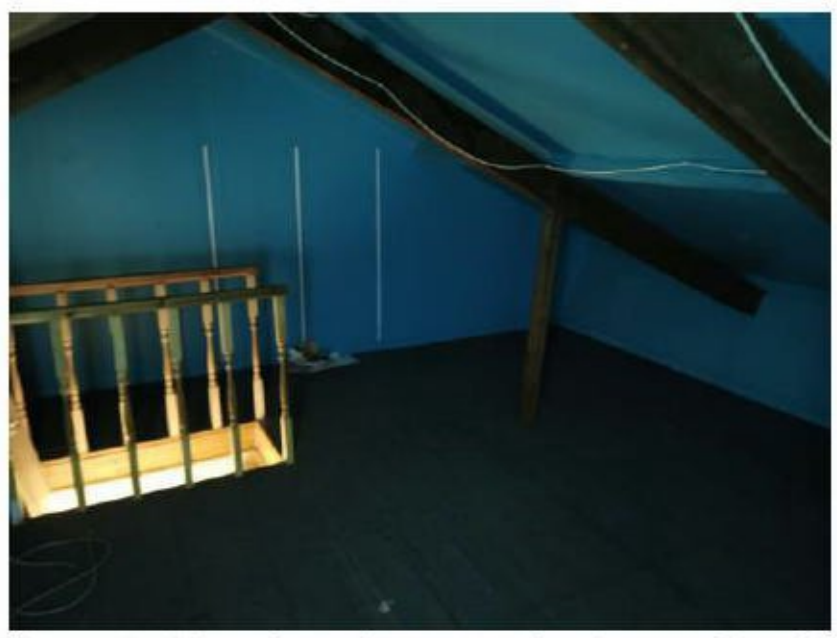

Photo 5. Showing the room in the roof void

Photo 6. Showing the remaining area of roof void to the east

The roof void over the rear extension could not be accessed and is not linked to the roof void over the main house.

Externally the western elevation of the house appears to be well-sealed with tight fitting soffits and eaves. The ridges also appear to be well-sealed. On the rear elevation there is a gap behind the fascia on the main section of the house which creates potential access to the roof void and potential roosting sites in their own right. On the extension the fascia's appear well-sealed, with the exception of the section where the hanging slates are, as do the ridges and flashings around the chimneys. On the section with the hanging slates there are a number of large gaps creating potential bat access points at the eaves which extend up and back into the roof void.

2.2. Surrounding landscape

The building subject to this survey is located close to the centre of Truro. To the west is a row of gardens with buildings in front and the river beyond. To the rear of the house are a number of bands of woodland including one immediately behind the house to the east which extends to the south linking the building to the open countryside.

The habitats surrounding the property represent reasonable urban bat foraging habitat which is well linked to open countryside to the south east. A number of species of bat are known to make use of the immediately surrounding landscape including Common Pipistrelles, Brown Long-eared bats, Whiskered bats and Lesser Horseshoes.

3. METHODS

3.1. Dusk emergence surveys

Dusk emergence surveys aim to establish if the building being surveyed is used for day roosting by bats and if so to establish the levels of use, confirm the species present, identify the number of individuals present and identify the access points. In this instance a pair of emergence surveys using a single trained surveyor needs to be carried out with a single survey having been carried out to date.

An emergence survey involves positioning surveyors, experienced with the use of bat detectors and undertaking emergence surveys, around the outside of the building identified as having the potential to support roosting bats. These surveyors watch the roof line, openings and other features identified as having the potential to support roosting bats or which would allow access into the building from a quarter of an hour before sunset until at least an hour afterwards for emerging bats. The emergence times, locations any bats are seen to emerge from and the time are recorded along with the time the first bat was heard or seen, any interesting behaviour observed from bats either relating to the building or passing within the range detectable by the surveyors, is noted down along with the weather conditions and any other relevant information.

3.1.1. 1st Emergence survey, 30th August 2021

On 31st August 2021, Simon Barnard was positioned at the rear of the property watching the features identified as having the potential to support roosting bats. The survey was carried out during suitable weather conditions for bat activity with the weather being overcast but still, calm and dry with 100% cloud cover and a starting temperature of 23ºC dropping down to 21ºC by the end of the survey. The survey started at 19.55 and continued until 21.10 with sunset being at 20.10.

Bat activity was monitored using a Batlogger M detector.

3.1.2. 2nd Emergence survey

Survey to be undertaken in mid to late September 2021.

3.2. Surveyor

3.2.1. Simon Barnard

Simon Barnard is a very experienced bat surveyor with 15 years' experience of carrying out all aspects of professional bat survey work including activity surveys, call analysis and emergence surveys. He has held a Natural England survey licence for more than 10 years, currently being registered on the Level 3 (CL19) and level 4 (CL20) Class Survey Licence. He has been involved in designing numerous mitigation schemes and obtaining European Protected Species development licences for a large range of the species of bat found in the UK and is a registered consultant on Annex's B, C and D on Natural England's Bat Mitigation Class licence. He has a Bachelors and Master's degree in ecology related subjects.

4. RESULTS

4.1. Emergence surveys

4.1.1. 1st Emergence survey, 30th August 2021

The first bat activity noted was from a Common Pipistrelle which emerged from behind a fascia board on the main house at 20.36 (A). Then at 20.39 a further Common Pipistrelle was seen to emerge from the gap between the handing slates and the fascia close to the main house on the extension (B), see annotated photo figure 1. Single occasional passes by Common Pipistrelles along the treelined lane to the east of the house were noted throughout the survey along with a single Noctule pass.

Figure 1. Annotated photo showing the location's bats were seen to emerge from, letter showing location bat emerged from

A total of 2 Common Pipistrelle was seen to emerge from the building during this survey.

4.1.2. 2nd Emergence survey, date tbc

Survey to be undertaken in mid to late September 2021.

4.2. Summary of survey results

During the first emergence survey 2 Common Pipistrelles were seen to emerge from the building.

4.3. Status of the roost

4.3.1. Status at local, county and regional levels

Species	UK Conservation Status	UK distribution, population estimate and trends	County occurrence	Local occurrence
Common Pipistrelle *Pipistrellus pipistrellus*	Common	Found throughout the UK 2,430,000 in UK, 1,870,000 in England. Populations believed to be increasing.	Common and widespread	Common bat in the locality.

4.3.2. Status at site level

Common Pipistrelles

2 Common Pipistrelles were seen to emerge from this building during the 1st emergence survey.

This indicates that this building is used by a small number of Common Pipistrelles for day roosting.

Estimated population in any given year: 2 Common Pipistrelles

5. PROPOSAL, POTENTIAL IMPACTS ON BATS AND REQUIRED MITIGATION

5.1. Proposal

The proposal is to renovate the existing house and apply for planning permission to make a number of internal alterations.

5.2. Potential impacts

The results of the emergence surveys have shown that features on the house are used for day roosting by small numbers of Common Pipistrelles. The second emergence survey is needed to conform the results of this survey.

The proposed works should not impact access point and roosting site A but access point B is near certain to be impacted when the slates are repaired or replaced. Individual bats could also be disturbed or injured if present when the works are undertaken.

It should be possible to retain the access points and roosting sites with minimal disturbance to bats, but care will need to be taken and the works affecting the hanging slates should be covered by an Ecological Method Statement with the access points being retained or recreated in the same locations.

These recommendations may be subject to change after the completion of the second emergence survey.

3.1. Mitigation

The aim of the mitigation should be to minimise the potential impacts of the works, and any harm or significant disturbance, to bats and ensure that adequate and appropriate roosting provisions are maintained/recreated onsite to allow bats to continue to roost onsite in the same way following the completion of the works as before they commenced, preserving their conservation status.

In this instance, the existing roosts can be retained or recreated with minimal disturbance. Access point/roosting site A can be retained with access point/roosting site B being recreated by retaining a crawl-in access point in between the hanging slates and fascia at the same location, see figure 1. The works can be undertaken at any time of year.

Immediately before the works to the hanging slates commence onsite, the gaps at the eaves between the fascia, hanging slates and wall tops will need to be carefully inspected for the presence of bats by a suitably experienced and licenced ecologist.

A short briefing would be given to the contractor undertaking the works on the status of the building with regards to bats, the mitigation measures to be followed and implemented and on what to do if a bat were to be found unexpectedly during the works.

6. CONCLUSIONS AND RECOMMENDATIONS

The 1st emergence survey found that features on the house are used for day roosting by small numbers of Common Pipistrelles. The second emergence survey is needed to confirm the results of this survey. The proposal is to renovate the existing house and apply for planning permission to make a number of internal alterations.

The proposed works should not impact access point and roosting site A but access point B is near certain to be impacted when the slates are repaired or replaced, see figure 1. Individual bats could also be disturbed or injured if present when the works are undertaken.

It should be possible to retain the access points and roosting sites with minimal disturbance to bats, but care will need to be taken and the works affecting the hanging slates should be covered by an Ecological Method Statement with the access points being retained or recreated in the same locations.

In terms of mitigation, the existing roosts can be retained or recreated with minimal disturbance. Access point/roosting site A can be retained with access point/roosting site B being recreated by retaining a crawl-in access point in between the hanging slates and fascia at the same location. The works can be undertaken at any time of year.

Immediately before the works to the hanging slates commence onsite, the gaps at the eaves between the fascia, hanging slates and wall tops will need to be carefully inspected for the presence of bats by a suitably experienced and licenced ecologist. A short briefing would be given to the contractor undertaking the works on the status of the building with regards to bats, the mitigation measures to be followed and implemented and on what to do if a bat were to be found unexpectedly during the works.

7. LEGISLATION

Bats in England have been protected under a number of regulations and amendments but the most up-to-date and relevant are:

- The Conservation of Habitats and Species Regulations 2017
- Wildlife and Countryside Act 1981 (Section 9)

The result of Regulations and Acts is that all species of bat and their breeding sites or resting places (roosts) are protected under law. It is an offence to:

- Deliberately capture, injure or kill a bat
- Deliberately disturb a bat in a way that would affect its ability to survive, breed or rear young or significantly affect the local distribution or abundance of the species
- Intentionally or recklessly disturb a bat at a roost
- Intentionally or recklessly obstruct access to a roost whether bats are present or not
- Damage or destroy a roost whether bats are present or not
- Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat

Through the Conservation (Natural Habitats &c.) Regulations 1994 (this has been updated and consolidated with subsequent amendments by the Conservation of Habitats and Species Regulations 2017 mentioned above) bats were designated a European protected species as part of Europe wide effort to conserve certain plant and animal species.

Any development which is likely to result in the disturbance of a European protected species, or damage to its habitat usually requires a European protected species licence from Natural England. 'Development' is interpreted broadly to include projects involving demolition of buildings, rebuilding, structural alterations and additions to buildings.

REFERENCES

A. J. Mitchell-Jones & A. P. McLeish *Bat Workers' Manual (3rd edn).* Joint Nature Conservation Committee, JNCC, Monkstone House, City Road, Peterborough PE1 1JY

A. J. Mitchell-Jones (2004) *Bat Mitigation Guidelines version 1.* External Relations Team English Nature, Northminster House, Peterborough PE1 1UA.

BTHK 2018. *Bat Roosts in Trees – A Guide to Identification and Assessment for Tree-Care and Ecology Professionals.* Exeter: Pelagic Publishing.

Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn).* The Bat Conservation Trust, London.

Schofield, H.W. (2008) *The Lesser Horseshoe Bat Conservation Handbook*. Vincent Wildlife Trust.