

Weary Friar - Outbuilding, Pillaton, Cornwall.

Technical Report: Bat emergence survey

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Quality assurance

This report has been adapted from and with reference to; 'Guidelines for Ecological Impact Assessment In The UK & Ireland published by the Chartered Institute of Ecology & Environmental Management, September 2018.

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Produced for	Mr R West
Issue	1
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Brief Summary

This is a follow on report to the Preliminary Ecological Assessment undertaken by Brookside Ecology of a building at the Weary Friar, Pillaton, Cornwall where the building was assessed as having suitability for roosting bats. Further survey effort was recommended in accordance with survey practice to determine absence or presence of bat roosts.

The results of a bat emergence survey, automated recording and searches in the building undertaken in May 2021 revealed no bats to emerge and no evidence of bat activity within it. Accordingly the assessment concludes there is no active bat roost present that could be impacted by proposals for the conversion of the building.

As bats were found to forage across the whole area and their presence cannot be entirely ruled out at any point in the future, the report makes proposals for a precautionary approach to the development works and for a low lighting regime to be adopted where possible. The report also makes proposals for ecological enhancement in accordance with the National Planning Policy Framework document to provide a net gain for biodiversity.

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1. Introduction

1. This is a follow on report to the Preliminary Ecological Assessment of an outbuilding at the Weary Friar, Pillaton, Cornwall undertaken by Brookside Ecology on the 23rd March 2021. This report should be read in conjunction with that assessment report. The building was assessed as having suitability for crevice roosting bats. As it was assessed that proposals had risk of impacting potential bat roost features, further survey effort was recommended to be undertaken to determine absence or presence of bat roosts.
2. Further survey work comprised of a night time emergence survey and automated monitoring within the building and undertaken in May 2021 by Brookside Ecology.

Proposed Development

3. It is proposed the building is renovated and converted for accommodation.

Objectives

4. The objective of the further survey work is to identify presence or absence of bat roosts in the building. If presence is determined, the survey work will seek to identify the bat species present, their numbers, points of entry and exit to the building as well as the character of the roost(s).

2. Methods

Survey

- 2.1. An inspection and single night time emergence survey was undertaken in May 2021 by Craig Carter and Marcus Pearmain, Natural England registered bat workers. This was undertaken in suitable weather conditions and using methods as detailed in the publication 'Bat Surveys for Professional Ecologists.'¹ Emergence surveys typically commence approximately a quarter of an hour before sunset and can continue up to 2 hours afterwards.

Remote monitoring

- 2.2. A recording unit was deployed in the building for 5 nights recording from half an hour before sunset until half an hour after sunrise.

Equipment

- 2.3. Wildlife Acoustics 'EMT2 Pros,' Wildlife Acoustics 'Minibat,' plus Elekon 'Batscanners' ultrasonic bat detecting and recording units were used to monitor, record and identify bat activity.
- 2.4. A 'Skywatch Meteos' instrument was attached to a 1 metre high tripod to record temperature and wind speed during survey.

Recorded data analysis

- 2.5. Recorded data is analysed using Wildlife Acoustics 'Kaleidoscope Viewer' v5.4.1

Limitations

- 2.6. None.

¹ Collins, J. (ed) 2016, Bat Surveys for Professional Ecologists: Good Practice Guidelines. 3rd edition, Bat Conservation Trust, London.

3. Legislation

- 3.1. A brief outline of relevant wildlife legislation is detailed below with a focus on that relevant to the site in question. It is not meant to be an in depth treatise of all wildlife regulations as this is not possible within the scope of this report. It is advised that individuals should seek professional legal advice if necessary.

Bats

- 3.2. All British bats are protected under both UK and EU law; The Habitats Directive, which is transposed into law in England and Wales by The Conservation of Habitats and Species Regulations 2017 ('Habitats Regulations'), as amended and carried over under Brexit legislation.
- 3.3. Regulation 41 (1) of the Regulations makes it an offence to:
- Deliberately capture, injure or kill bat(s);
 - Deliberately disturb bat(s) affecting their ability to survive, breed, rear young or significantly affect local distribution or abundance;
 - Damage or destroy a breeding site or resting place, whether present or not;
 - Intentionally or recklessly disturb a bat roost;
 - Intentionally or recklessly obstruct access to roost sites;
 - Possess, control, transport, sell, exchange or offer for sale or exchange, live or dead bats, or parts thereof.
- 3.4. Development that has risk of any of the above offences will likely require a European Protected Species (EPS) Licence issued through Natural England. If an EPS licence is a requirement, this will be detailed in the final report. Your local planning authority may or may not 'condition' this requirement in your planning approval. If conditioned or not, an EPS licence will need to be secured prior to the development commencement to avoid an offence being committed.

4. Results (See page 10 for weather & survey notes)

Emergence Survey 27th May 2021

4.1. No emergence detected.

Incidental results

4.2. Common Pipistrelle *Pipistrellus pipistrellus* were detected foraging frequently along the road adjacent to the building throughout the survey.

Remote/automated monitoring

4.3. Five nights of recording from 27th May revealed faint calls of Noctule *Nyctalus noctula* and Common Pipistrelle *Pipistrellus pipistrellus* & Soprano Pipistrelle *Pipistrellus pygmaeus* during this period.

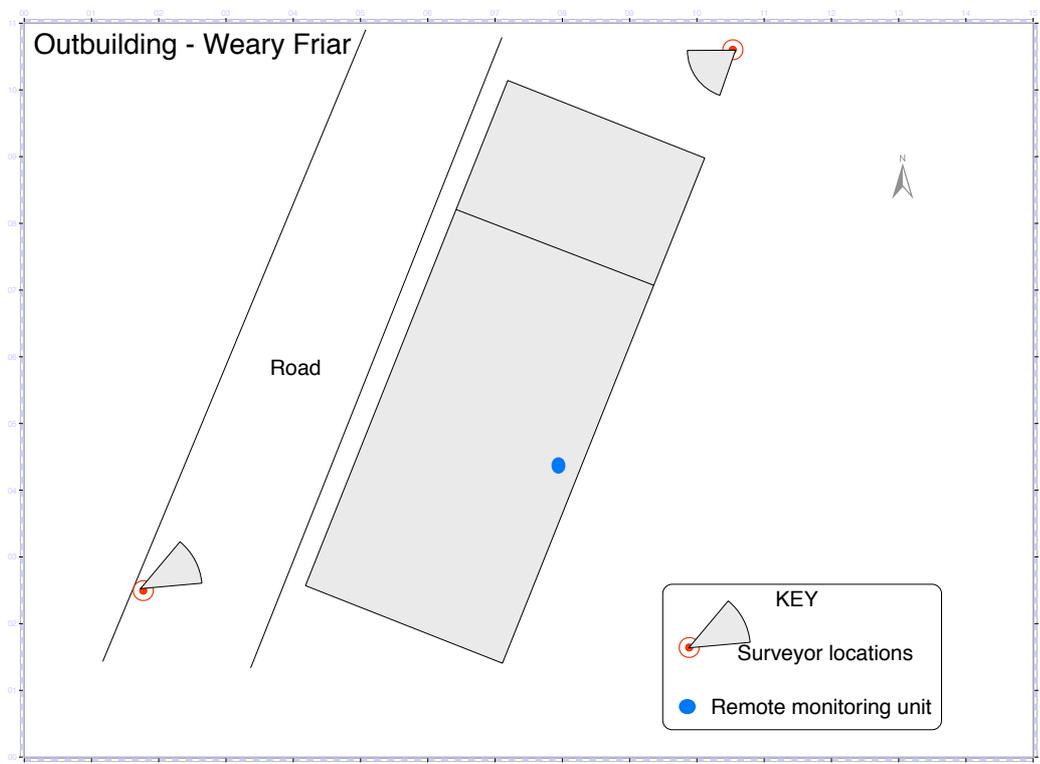


Figure 1. Simplified plan showing surveyor locations and location of remote monitoring unit

5. Conclusions and Recommendations

- 5.1. The preliminary appraisal of the building in March 2021 assessed the building to have suitability for roosting bats and minimal evidence of their presence was found within it which was not considered necessarily indicative of a significant bat roost being present due to the small number of older, widely distributed bat droppings present. However, as there were sites where bats might roost unseen, further survey effort was recommended to be undertaken to determine absence or presence of bat roosts in accordance with survey practice as proposals could result in the loss of bat roost sites and harm to bats if they were present in the building.
- 5.2. The further survey work undertaken in May 2021, in the main active season for bats, of bat emergence survey, automated monitoring and search of the building did not reveal any bat emergence or activity within it. Accordingly, the survey work has confirmed there are presently no active bat roosts that would be impacted by the proposed development to convert it for accommodation.
- 5.3. As bats were found to forage across the area and as their presence cannot be entirely ruled out at any point in the future, recommendations are made for a precautionary approach to development works as well as for a low lighting regime. Proposals for ecological enhancement of the development are made and detailed in an Ecological Mitigation and Enhancement Proposal (EMEP) provided below and aimed to provide a net gain for biodiversity.
- 5.4. Previous seasons birds nest were found within the building and recommendations are made within the EMEP in respect of these.

Table 1. Survey results

Date of Emergence	Surveyors	Weather	Sunset	St	Ed
27 th May 2021	Craig Carter, Marcus Pearmain	100%Cloud, Dry Wind : Beaufort 1 Temp start: 11°C Temp end: 10°C	21.15	20.55	22.45

Emergence:
None

First detection 21.17 Common Pipistrelle detected foraging along the adjacent road and continued throughout survey.
Soprano Pipistrelle detections during survey.

Ecological Mitigation and Enhancement Proposal

Mitigation

Removal of roofing materials: As the presence of bats cannot be ruled out at any point in the future, removal of roofing sheets should be carefully removed by hand and wall tops checked before completely removed. Similarly any wall crevices should be checked. If bats are found, they must not be handled, they should carefully be covered back up if safe to do so without crushing or harm. Brookside Ecology should be contacted on 01566 818236 for further advice before proceeding further.

Lighting & bats: It is recommended outside lighting is minimised where possible. Where lighting is required for safety or security reasons, it is recommended these are low level, capped to direct light downwards and placed on short timers. Metal halide, fluorescent sources must not be used. LED luminaires to be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability. A warm white spectrum (ideally <2700Kelvin) will be adopted to reduce blue light component. These specifications would conform with Bat Conservation Trust recommendations for lighting.²

Nesting birds: The building should be checked prior to start of works to ensure there are no active birds nests present. If any are present, they must not be disturbed and works should commence only once their young have fully fledged.

Ecological Enhancement

Bat and bird boxes are proposed to compensate and provide ecological enhancement for the local bird and bat population, see drawing below.

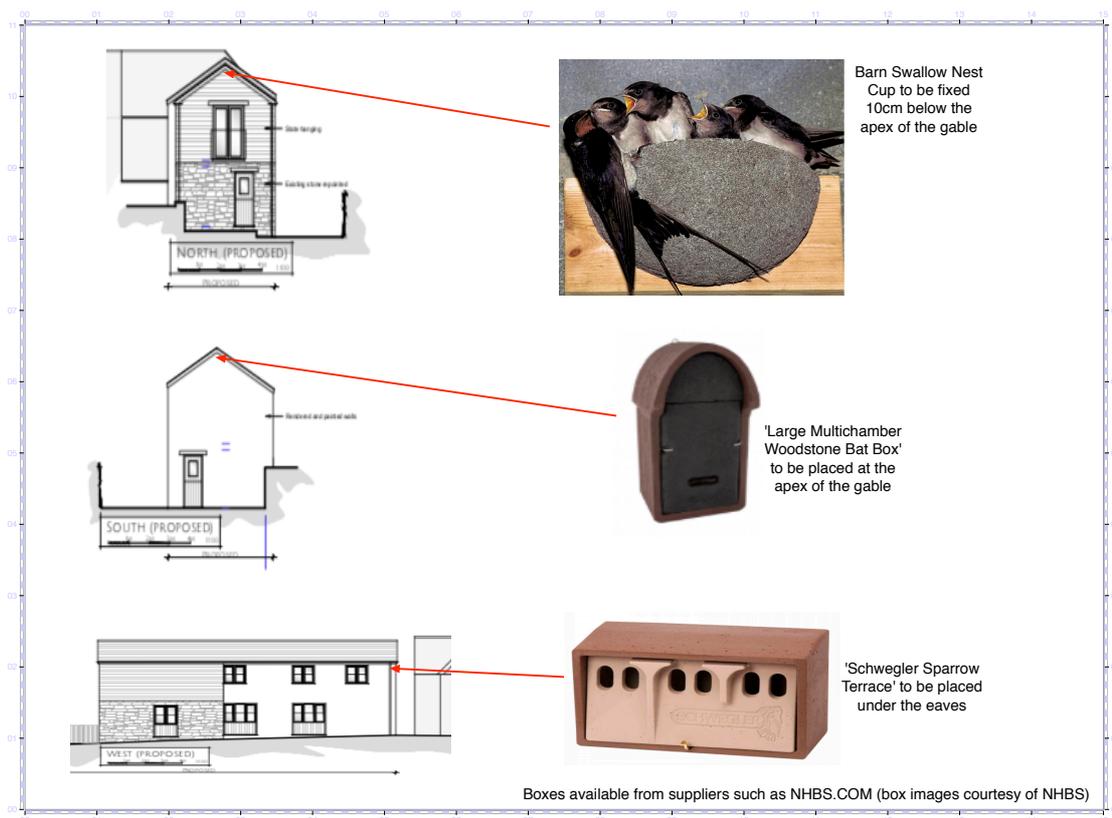


Figure 2. Ecological Compensation and Enhancement proposal

² Bats and Artificial Lighting in the UK, Bat Conservation Trust, Guidance Note 08/18