



BAT, BARN OWL AND NESTING BIRD SURVEY

on

**1 BURLEY COURT, WELL LANE,
FALMOUTH, CORNWALL**

November 2023



Wheal Grey Ecology Ltd

Admiralty House, 2 Bank Place,
Falmouth, Cornwall. TR11 4AT

Email: s.barnard@whealgreynecology.co.uk

Web: www.whealgreynecology.co.uk

Tel: 01326 761092 | 07773375230

**BAT, BARN OWL AND NESTING BIRD SURVEY ON 1 BURLEY COURT,
WELL LANE, FALMOUTH, CORNWALL**

O.S. Grid Ref: SW 8091 3261

Survey date: 9th November 2023

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: ¾ hour

Taxonomic groups covered: Bats, Barn Owls and Nesting Birds

Report author: Simon Barnard BSc (Hons) MSc CEcol MCIEEM

Filename & issue number: BBONB_1 Burley Court, Falmouth_Final 1

Report for: Mr Chris Dawes

Report No: 23-008/RL/1 Burley Court, Falmouth _BBONB
Street

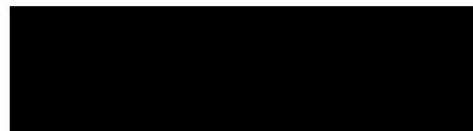
Report completed: 15th November 2023

Report Sign off

Document checked and approved for issue by:

Debra Barnard MBBCh Director

Signature:



Date:

16th November 2023



Bat surveys are considered by the local planning authority to be valid for 12 months from the date of the survey.

1. INTRODUCTION AND BACKGROUND

Wheal Grey Ecology Ltd were instructed by Ms Rosemary Lynch, Chartered Architect, on behalf of the client, Mr Chris Dawes to carry out a visual inspection on 1 Burley Court, Well Lane, Falmouth, Cornwall looking for evidence of use of the building by Bats, Barn Owls and Nesting Birds. The proposal is to construct a dormer into the front slope of the roof.

The survey was carried out in the afternoon of 9th November 2023 and the weather conditions were overcast with a light breeze, light rain showers, 100% cloud cover and the temperature was 13°C.

2. DESCRIPTION OF BUILDING AND SURROUNDING LANDSCAPE

2.1. Description of Building

The building subject to this survey is an end of terrace, three storey high dwelling, built from rendered blockwork with a natural slate covered roof. It has a room built into the roof space and is partially built into the hillside behind. The ground floor of the building is a garage with the living space above and there is a doorway out onto the garden to the rear of the house from the 2nd floor. At 1st floor level there is a set of double doors to the front with a very small balcony and on the 2nd floor there is projection around the window clad with tight fitting hanging slates, see Photo's 1 and 2.



Photo 1. Showing the front of the house from the east



Photo 2. Showing the rear of the house from the west

Internally there is a room built into the roof space with a small area of remaining roof void along the front edge, see Photos 3 and 4. The ceiling in this room follows the underside of the timbers supporting the roof and the remaining area of roof void is used for storage having a boarded floor and then being open to the underside of the roof which is lined with black breathable roofing membrane.



**Photo 3. Showing the room built into
the roof space**



**Photo 4. Showing the remaining
area of roof void to the front**

Externally the building is very well sealed, the fascia boards and soffits along with the rendering on the gable end wall are tight fitting and well-sealed as is the roof covering and ridge tiles. There is a single breather vent in the roof but this has complete mesh preventing access by birds or bats.

2.2. Surrounding landscape

The building subject to this survey is located close to the centre of Falmouth, one road back from the high street, adjacent to Falmouth Parish Church Hall. It is surrounded by houses, with shops to the east with areas of public open green space nearby, limited street lighting and the harbour to the east, see Figure 1.

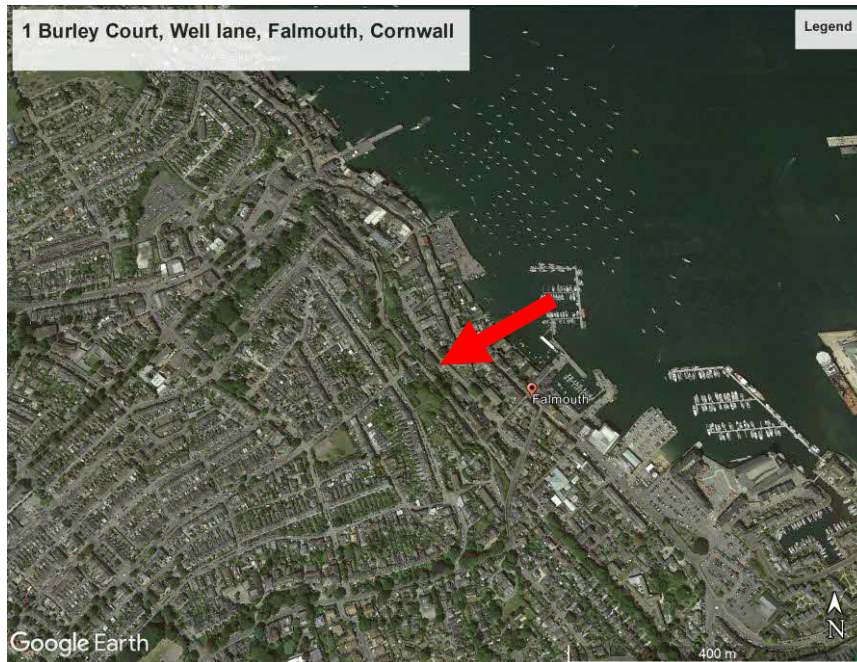


Figure 1. Google Earth image showing the location of the property (shown by the red arrow) and surrounding landscape

The property is surrounded by houses with reasonably well vegetated gardens and represents moderate quality urban bat foraging habitat. There are bands of woody vegetation nearby which link the site to the surrounding landscape and the nearby tree lined railway links the site to the wider countryside.

3. METHODS

3.1. Bats

The building was inspected externally and internally looking for evidence of the use of the building by roosting bats using a high-power torch, ladders, binoculars and an endoscope (where needed). This included looking for individual or groups of roosting bats and signs that the building is currently, recently or has been historically used for roosting by bats such as droppings or staining around potential access points. It involves searching between any roof timbers, walls and wall tops, any cavities, openings or gaps behind hanging slates or fascia's, window ledges and other protruding features. Additionally, any potential entry points are inspected thoroughly for signs of their use, i.e., staining, polishing or scratching of woodwork (indicating use by bats).

As bats can leave little evidence of their occupation, this survey included an assessment of the potential of the building and features of the building to support roosting bats. This involved identifying potential roosting features including but not limited to cracks, crevices and voids, cavities created by spaced off fascia, hanging slates or split render and any other features capable of providing suitable roosting space for bats.

3.2. Barn Owls

Where suitable access points into the building were present the interior was carefully searched, with the aid of a torch, looking for evidence that the building is used by Barn Owls, for either nesting or roosting. This includes searching for owl pellets, feathers and nest debris, with particular attention being paid to the ground below crossing timbers, below any artificial nest boxes which may have been installed or ledges which could be used by nesting Barn Owls. If any nest boxes or ledges are present and it is safe to do so they will also be inspected for signs of use.

3.3. Swallows and other birds

Suitable ledges, voids and the underside of any floors or timberwork which could provide nesting space for Swallows and other birds were inspected for evidence of previous or current nest building attempts.

3.4. Surveyors' experience and licences held

Simon Barnard is an experienced bat surveyor with over 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 12 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 the majority of the species of bats found in Devon and Cornwall and is a registered consultant on Annex's B, C and D on the Natural England's Bat Mitigation Class Licence. He also holds a valid Barn Owl Class Survey Licence CL29/00170.

4. RESULTS

4.1. Bats

No evidence of the use of this building by roosting bats was found during this survey and it is very well sealed.

4.2. Barn Owls

No evidence of the use of either of this building by Barn Owls was found.

4.3. Swallows and other bird species

No evidence of the use of either of this building by nesting birds was found.

4.4. Limitations

The conversion of the roof space meant that there were areas of the roof void which were enclosed and could not be inspected but the building appeared well sealed and the exterior was fully inspected from the ground.

5. RECOMMENDATIONS

5.1. Bats

As no evidence of the use of this building by roosting bats was found, and it has no significant potential to be used by them, the proposed works can proceed with a very low to negligible risk of disturbing/harming roosting bats or damaging or destroying a bat roost.

It should be noted that in any building individual bats could occasionally roost. If a bat was to be found unexpectedly whilst the works are being carried out, work should stop immediately and Wheal Grey Ecology Ltd contacted and further advice sought. If a bat were to be found it should be protected from the elements and predators and work activity in the immediate vicinity should stop until further advice is received.

5.2. Barn Owls

No recommendations necessary.

5.3. Swallows and other bird species

No recommendations necessary.

6. MITIGATION AND ENHANCEMENTS

6.1. Bats

No evidence of the use of this building by roosting bats was found and therefore no mitigation is required. If the owner wanted to do so the building could be enhanced for bats by installing a bolt-on bat box onto the gable end.

6.2. Barn Owls

No mitigation is required.

6.3. Swallows and other bird species

No mitigation is required.

7. LEGISLATION

7.1. Bats

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 a 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.

7.2. Birds

All birds, their nests and eggs are protected by law and it is an offence, with certain exceptions, to intentionally:

Kill, injure or take any wild bird.
Take, damage or destroy the nest of any wild bird while it is in use or being built.
Take or destroy the egg of any wild bird.

The Conservation of Habitats and Species (Amendment) Regulations 2017 require public bodies to help “*preserve, maintain and re-establish habitat for wild birds.*”

Barn Owls and other birds listed in Schedule 1 of the Wildlife and Countryside Act 1981 are given a further level of protection against disturbance whilst breeding.

REFERENCES

- A. J. Mitchell-Jones (2004) *Bat Mitigation Guidelines version 1*. External Relations Team English Nature, Northminster House, Peterborough PE1 1UA.
- A. J. Mitchell-Jones & A. P. McLeish (2004) *Bat Workers' Manual (3rd edn)*. Joint Nature Conservation Committee, JNCC, Monkstone House, City Road, Peterborough PE1 1JY.
- Bat Conservation Trust, 2021. The National Bat Monitoring Programme Annual Report 2020. Bat Conservation Trust, London.
- BTHK 2018. *Bat Roosts in Trees – A Guide to Identification and Assessment for Tree-Care and Ecology Professionals*. Exeter: Pelagic Publishing.
- Barn Owl Trust (2012) *Barn Owl Conservation Handbook*, Pelagic Publishing, Exeter
- Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)*. The Bat Conservation Trust, London.
- Ferguson, Joanna & Fox, Harry & Smith, Nick. (2018). *Bats and artificial lighting in the UK*. Institution of Lighting Professionals Regent House Regent Place Rugby Warwickshire CV21 2PN. Copyright © 2018 ILP
- Mathews F, Kubasiewicz LM, Gurnell J, Harrower CA, McDonald RA, Shore RF. (2018) *A Review of the Population and Conservation Status of British Mammals: Technical Summary*. A report by the Mammal Society under contract to Natural England, Natural Resources Wales and Scottish Natural Heritage. Natural England, Peterborough.
- Russ, J. (2012). *British Bat Calls a Guide to species Identification*. Pelagic Publishing.
- Schofield, H.W. (2008) *The Lesser Horseshoe Bat Conservation Handbook*. Vincent Wildlife Trust.
- Wray, S., Wells, D., Long, E. & Mitchell-Jones, T. (2010) Valuing Bats in Ecological Impact Assessment. IEEM In-Practice p. 23-2.