



BAT, BARN OWL AND NESTING BIRD SURVEY

on

**THE NOOK, PARADE STREET,
PENZANCE, CORNWALL**

October 2023



Wheal Grey Ecology Ltd

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**BAT, BARN OWL AND NESTING BIRD SURVEY ON THE NOOK,
PARADE STREET, PENZANCE, CORNWALL**

O.S. Grid Ref: SW 4719 3015

Survey date: 17th October 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_The Nook, Parade Street, Penzance_Final 1

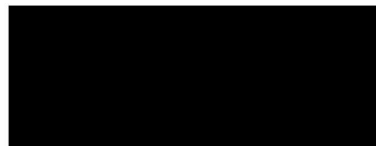
Report for: Mr Crispian Blackburn

Report No: 22-391/PZ/The Nook, Parade Street, Penzance_BBONB

Report completed: 28th October 2023

Report Sign off**Document checked and
approved for issue by:**

Debra Barnard MBBCh Director

Signature:**Date:**29th October 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 Mr Robert Boardman to carry out a visual inspection on The Nook, Parade Street, Penzance, Cornwall on behalf of the client Mr Crispian Blackbourn looking for evidence of use of the building by Bats, Barn Owls and Nesting Birds. The proposal is to convert and extend the building to create a number of separate dwellings and re-roof the building replacing the roof structure.

The survey was carried out in the morning of 17th October 2023 and the weather conditions were overcast with a light breeze, light rain showers, 100% cloud cover and the temperature was 15°C.

2. DESCRIPTION OF BUILDING AND SURROUNDING LANDSCAPE

2.1. Description of Building

The building subject to this survey is a two storey mews style semi-detached building, which is in two parts, located at the end of a row of buildings at the junction of a number of streets close to the centre of Penzance. It is built on a roughly east west alignment, with a hip end to the east and is attached to another property to west, and has roads immediately to the north, south and east with no garden, see Photos 1, 2 and 3. The building is built from stone and has a pitched scantle slate covered roof, the eastern end of the 1st floor of the building is clad with hanging slate with the 1st floor of the south eastern end being rendered. Attached to the western end of the northern side of the building is a single storey lean to extension built from rendered blockwork with a mono-pitched roof covered with bitumen felt.



Photo 1. Showing the building from the east



Photo 2. Showing the building from the south west



Photo 3. Showing the building from the north west and the lean-to

Internally the eastern end is arranged as a small cottage with an entrance from the west into a small room with a staircase leading up to the 1st floor rooms and a doorway leading to the attached part to the west. Within the western part on the ground floor is a single large room which is also open to the room behind in the lean to. Both rooms have rendered walls with the section in the lean-to having a dug down floor and is open to the underside of the roof, which is lined with sterling board, see Photos 4 and 5.



Photo 4. Showing the ground floor room in the western part of the building



Photo 5. Showing the interior of the lean-to

The roof void over the building is divided into two sections, one over the eastern part of the building and another larger roof void over the western part of the building, separated by an internal stone partition wall. The roof voids are both fairly shallow, are open from the floor of the roof void to the underside of the roof which is unlined and are supported by timber trusses, see Photos 6, 7 and 8.



Photo 6. Showing the roof void over the eastern part of the building



Photos 7 and 8. Showing the roof void over the western part of the building

Externally there are a number of gaps behind the fascia boards around the eaves on the building, some of these are open above so do not provide an enclosed void and the others do not extend up onto the wall tops and so were carefully inspected from below. The hanging slates are also well sealed and so are the ridge tiles.

2.2. Surrounding landscape

The building subject to this survey is located close to the centre of the town of Penzance in West Cornwall on the South Cornish Coast. The high street is to the north east with houses and the coast to the east; to the south and west are large areas of urban green space with trees but the streets adjoining the property subject to this survey are street lit, 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 located on the edge of good urban bat foraging habitat which is well linked into the surrounding landscape and wider countryside. The surrounding area is known to be well used by a range of species of bat including Common Pipistrelles and Brown Long-eared bats with other species known to occur in the wider landscape including Whiskered bats, Noctules and Lesser and Greater Horseshoes.

3. METHODS

3.1. Bats

The building was carefully inspected internally and externally, where access allowed, 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 any part of this building by roosting bats was found during this survey, the building is street lit and the small number of features present on the exterior of the building with some limited potential to be used by roosting bats were carefully inspected and do not appear to extend back onto the wall tops.

4.2. Barn Owls

No evidence of the use of either of these buildings by Barn Owls was found.

4.3. Swallows and other bird species

No evidence of the use of either of these buildings by nesting birds was found.

4.4. Limitations

The roof voids could only be inspected from the loft hatches due to the form and sized of the voids.

5. RECOMMENDATIONS

5.1. Bats

As no evidence of the use of this building by roosting bats was found, and it was found to only have very limited potential to be used by them, the proposed works can proceed with a 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.

However, new roosting opportunities for bats could be incorporated into the building should the owners wish to do so. This could be done fairly simply by installing bolt-on purpose-built bat boxes onto the exterior of the building. This would help to potentially enhance the biodiversity value of the site.

Please contact us at Wheal Grey Ecology for further information if this is something you would like to consider.

6.2. Barn Owls

No mitigation is required.

6.3. Swallows and other bird species

New nesting opportunities for birds could be incorporated into the building by building-in or mounting prefabricated nest boxes onto the exterior of the renovated building. This would help to potentially enhance the biodiversity value of the site.

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.

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