

# Butler Ecology



**BAT & NESTING BIRD SURVEY  
15, TREVERBYN ROAD**

**PADSTOW  
PL28 8DW**

**17<sup>th</sup> October 2023**

## 1 Background

A **daytime survey** of the property was carried on **1<sup>st</sup> July 2020** out to assess the potential impact of the proposed development – *demolition of existing garage and flat roof extension, proposed extensions and alterations with inclusion of a first-floor balcony* [Planning ref **PA20/08059**] – on Protected Species – especially bats and nesting birds.

No evidence of bats was found, and the bungalow was assessed to have very low / no potential for roosting bats.

It was determined that there were no wildlife reasons why the application should be refused. The application was approved on **16<sup>th</sup> November 2020**.

<b>Grant of Conditional Planning Permission</b>	
<b>CORNWALL COUNCIL</b> , being the Local Planning Authority, <b>HEREBY GRANTS CONDITIONAL PERMISSION</b> , subject to the condition set out on the attached schedule, for the development proposed in the following application received on 20 September 2020 and accompanying plan(s):	
<b>Description of Development:</b>	Demolition of existing garage and flat roof extension, proposed extensions and alterations with inclusion of a first floor balcony
<b>Location of Development:</b>	15 Treverbyn Road Padstow PL28 8DW
<b>DATED: 16 November 2020</b>	<i>Louise Wood</i> - Service Director Planning and Sustainable Development

Work started, but due to Covid restrictions, halted soon after.

A further application was made in **June 2022**, for a *ground floor extension, first floor and roof extension and associated works* [Planning ref. PA22/05528].

N.B. no bat survey was requested for this application.

The application was approved on **16<sup>th</sup> August 2022**.

<b>Grant of Conditional Planning Permission</b>	
<b>CORNWALL COUNCIL</b> , being the Local Planning Authority, <b>HEREBY GRANTS CONDITIONAL PERMISSION</b> , subject to the condition set out on the attached schedule, for the development proposed in the following application received on 15 June 2022 and accompanying plan(s):	
<b>Description of Development:</b>	Ground floor extension, first floor and roof extension and associated works.
<b>Location of Development:</b>	15 Treverbyn Road Padstow Cornwall PL28 8DW
<b>DATED: 16 August 2022</b>	<i>Louise Wood</i> - Service Director Planning and Housing (Chief Planner Officer)

Minor works relating to this application started but then came to a halt, and it is understood the house has been unoccupied and boarded up for over a year.

The property has recently changed hands, and the new owner wishes to demolish and replace the detached bungalow.

As the property was surveyed in July 2020, a fresh survey was carried out in **September 2023** to update the original report.

Although some works have been carried out since the original survey, it was found that conditions had not changed significantly with regard to the possible presence of Protected Species and the impact of the proposed development.

The building was again assessed to have no potential for roosting bats.

**There are no wildlife reasons for the application to be refused.**

Generic recommendations are made in this report for the inclusion of bat and bird boxes in / on the new house, as at the time of writing no detailed plans have been seen. If the application is approved, details of specific provision, agreed with the ecologist, should be submitted to and approved by the LPA prior to the commencement of development.

It is anticipated sufficient provision could be made to ensure the proposed development achieved a **net gain in biodiversity**.

Once the development has been completed, **written confirmation should be provided by the ecologist** that all the recommended mitigation and enhancement features have been implemented as described. This should be made a Condition of Planning Consent.

## 2 **Summary**

A **daytime survey** was carried out on **19<sup>th</sup> September 2023** to (re)assess the potential for bats and nesting birds to be present and the potential impact of the proposed development – demolition and replacement of the existing detached bungalow.

It was evident some works had been carried out (under a previous planning consent): ceilings, roof linings & part of the roof covering on the north-west side of the house had been removed.

### **2.1 Bats**

- No **bats** or signs of bat activity were found in the bungalow.
- No potential roost / roost access features for crevice-dwelling bats were identified around the outside of the bungalow. The building was (re)assessed to have no potential for roosting bats.
- The proposed demolition of the bungalow **would not disturb or harm bats; would not disturb, obstruct or destroy any areas used by bats for roosting; would not affect the distribution or abundance of local populations; would not impact on any potential foraging habitat; and would not have an adverse impact on any commuting activity.**
- A **bat licence** under the Conservation (Natural Habitats, &c) (Amendments) 2012 Regulations would **not be required.**
- No further survey work or mitigation is necessary.
- Once plans for the new house have been drawn up, these should be reviewed by the ecologist to determine what bat roost features might be appropriate.

### **2.2 Nesting birds**

- In 2020 there was evidence that seagulls had nested on the roof – an almost-fledged chick was in the garden with parents flying around – **but no evidence of nesting was found in 2023.**
- In 2020 **potential nesting habitat** was noted by the garage, which was due to be demolished and replaced with a gable-end extension to the bungalow. By 2023 the garage had been demolished. The garden includes **potential nesting habitat.**
- Without mitigation, there is a small risk that proposed development **could disturb nesting birds if carried out during the nesting season.**
- Birds (including seagulls) are legally protected under the Wildlife and Countryside Act 1981 against disturbance during the nesting period (i.e. March to late August, although this period may vary e.g. if 2nd or 3rd broods are raised).
- Appropriate and proportionate mitigation measures are included in this report to minimise the risk of disturbing nesting birds.
- Once plans for the new house have been drawn up, these should be reviewed by the ecologist to determine what bird boxes might be appropriate.

### **2.3 Reptiles and amphibians**

- No reptiles were found, but some (limited) **potential slow worm habitat** was noted in the garden around the bungalow.
- Although there is only a small risk that slow worms would be encountered or harmed during the proposed development, a **precautionary approach** is recommended if any potential reptile habitat is cleared at the commencement of development.
- Appropriate **mitigation measures** are included below to minimise the risk of harming reptiles.
- **No further surveys** are required.

### **2.4 Biodiversity**

- The proposed development would not result in a loss of biodiversity.
- If the application is approved, details of specific bat box and bird nest box provision, agreed with the ecologist, should be submitted to and approved by the LPA prior to the commencement of development.
- It is anticipated sufficient provision could be made to ensure the proposed development achieved a **net gain in biodiversity.**

### **3 Survey aims and methods**

The aim of the survey was to assess levels of use by bats through the presence of animals and / or their signs (droppings and / or feeding remains), the potential suitability of the existing building for roosting, and the impact of the proposed demolition of the building.

The original **day-time survey** was carried out on the **morning of 10<sup>th</sup> July 2020** by Nic Butler of Butler Ecology (NE Bat Licence no. 2015-17505-CLS).

Survey conditions: 100% cloud, dry, light breeze, temp. 17°C.

A follow up survey was carried out on **19<sup>th</sup> September 2023**.

Survey conditions: 60% cloud, dry, still, temp. 16°C.

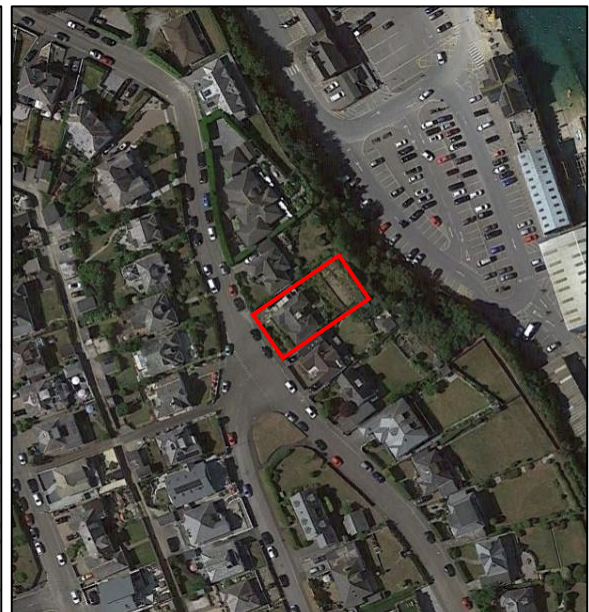
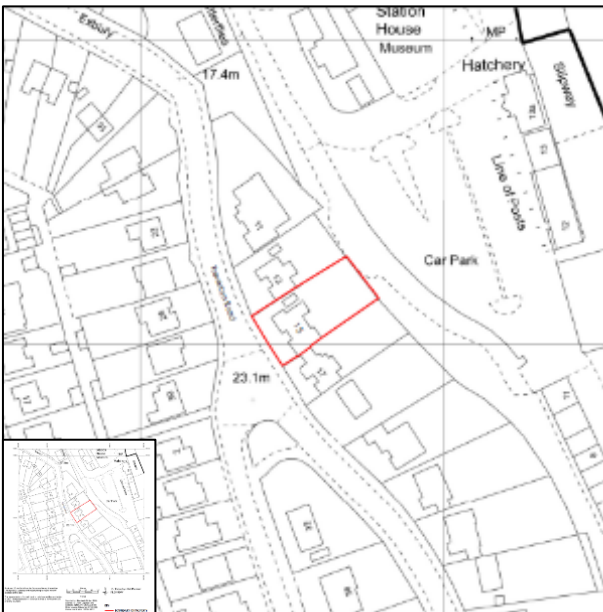
Given the nature and scale of the proposed development, a **Records Search** from the Environmental Records Centre for Cornwall and the Isles of Scilly (ERCCIS) was not commissioned.

Survey constraints: none – all parts of the bungalow were fully accessible.

## 4 Site

### 4.1 Site location

The property in the geographical centre of the seaside town of Padstow on the north Cornwall coast OSGR SW 920 750 at a height of approx. 20m AMSL.



## 4.2 Description

**2020:** The detached single-storey bungalow sits towards the front of the plot with an area of lawn to the rear. It is built of rendered / pebble-dashed brick with a pitched slate roof hipped at both ends and with hip-roofed extensions at the front and rear (two at the front and two at the back), and a flat-roofed dormer in the middle of the rear pitch. The central part of the original loft has been converted to living space, with a vaulted ceiling. There is a flat-roofed garage on the north-west side of the bungalow, with a covered walkway linking the buildings.

**2023:** Following planning consent in 2020 some works were initiated (e.g. demolishing the garage, stripping out the ceilings, removing some window frames, removing part of the roof covering).



4.3 Photos

4.3.1 2020





## 4.3.2 2023

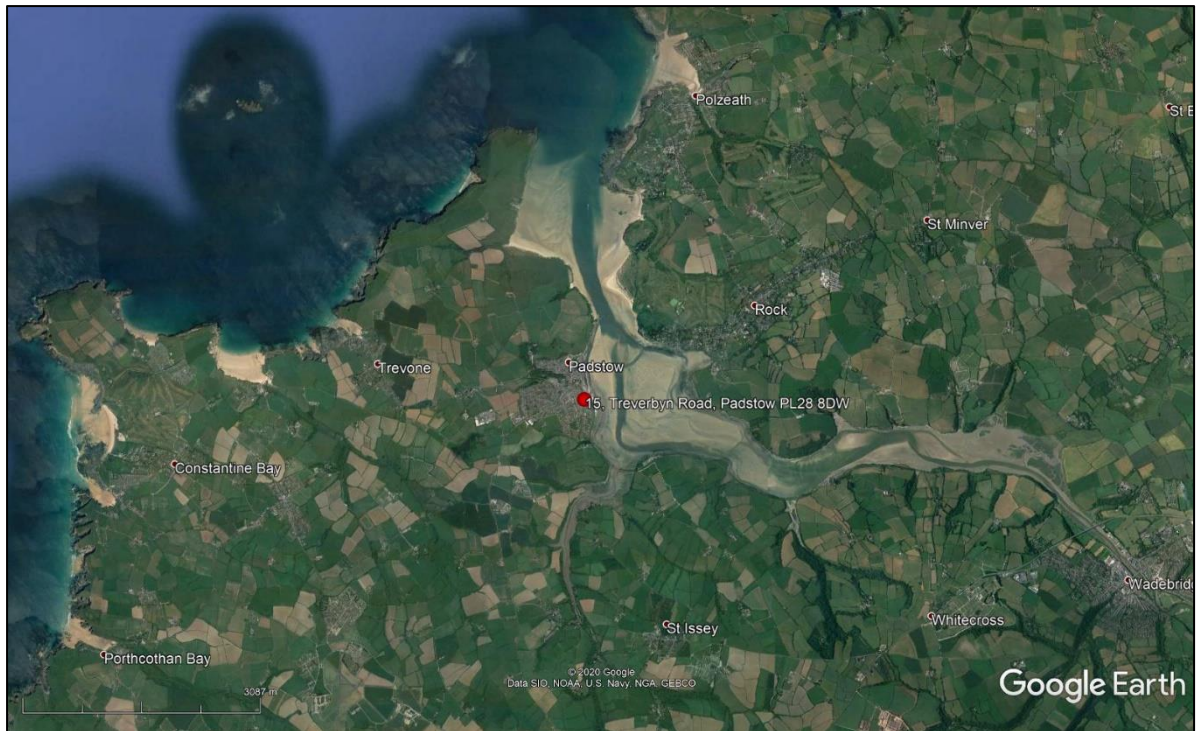
**4.4 Existing and proposed plans**

At the time of writing these have not been completed and have not been seen by the ecologist, but it is understood the new dwelling will be a two-storey house with ground and lower ground floors.

If the application is approved, final plans should be reviewed by the ecologist to determine what bat features and / or bird nest boxes might be appropriate for the new dwelling.

## 5 **Wildlife context: bats**

The landscape around Padstow is relatively sterile, with few mature ‘landscape-scale’ hedges or woodland areas.



**Common pipistrelle and brown long-eared bats** have been recorded with 4-5kms of the site.

## **6 Survey findings, assessment and recommendations**

### **6.1 Bats**

#### **6.1.1 Findings**

- **2020:** No bats or signs of bat activity (e.g. droppings and /or feeding remains) were found in the roof voids of the bungalow (the main original loft area has been converted, leaving eaves voids and voids under the hipped dormers at front and back).



- No suitable gaps (for crevice-dwelling bats) were detected around the outside of the building. There are no gaps along the eaves.



- **2023:** No bats or signs of bat activity (e.g. droppings and /or feeding remains) were found in the bungalow or around the outside of the building.



### 6.1.2 Assessment

- The presence of bats was originally assessed to be highly unlikely. Following works to the inside and outside of the house (in 2020), the building is unfavourable for roosting bats.
- The demolition and replacement of the bungalow **would not cause disturbance to bats** (as defined), **would not result in the loss of / disturbance / obstruction to any roosts**, **would not affect the distribution or abundance of local populations of bats**, and **would not affect any potential commuting routes**.

### 6.1.3 Recommendations

- A **bat licence** under the Conservation (Natural Habitats, &c) (Amendments) 2012 Regulations will **not be required**.
- **No further survey work** is required.
- **Good Practice Guidelines:** although it is highly unlikely that any bat(s) would be encountered, as a 'sensible precaution' the following 'standard good practice guidelines' should be observed at the commencement of the proposed development (due to the very low risk of bats being encountered, a **watching brief** by the consultant ecologist is not necessary)
  - Contractors should be notified of the potential presence of bats.
  - Removal of any roof features should be carried out carefully by hand.
  - If a bat is encountered at any time during the proposed work when the ecologist is not on site, work should cease in the vicinity of the animal, and advice should be sought immediately from NB (07858 672 361). Bats must not be handled without the use of gloves.
- Once plans for the new house have been drawn up, these should be reviewed by the ecologist to determine what bat roost features might be appropriate.

## 6.2 Nesting birds

### 6.2.1 Findings

- **2020:** There was evidence that seagulls had nested on the roof and raised a chick (which was grounded in the garden), and **potential nesting habitat** was noted at the east end of the garage.



- **2023:** No evidence of nesting was found.

### 6.2.2 Assessment

- Without mitigation, the proposed demolition of the bungalow **has the potential to cause disturbance to nesting birds** if carried out during the nesting season.
- Birds (including seagulls) are legally protected under the Wildlife and Countryside Act 1981 against disturbance during the nesting period (from the start of nest-building to the time that nestlings leave) i.e. March to late August, although this period may vary e.g. if 2nd or 3rd broods are raised.

### 6.2.3 Recommendations

- Potentially disturbing works should be timed to avoid disturbance to nesting birds (i.e. carried out outside the nesting season, between late August and March).
- If potentially disturbing works have to be carried out during the nesting season then a **pre-works survey** must be carried out by the ecologist no more than 24 hours before works start.
- If evidence of active nesting is observed, then potentially disturbing works must be postponed until all fledglings have left the nest(s).
- Once plans for the new house have been drawn up, these should be reviewed by the ecologist to determine what bird boxes might be appropriate.

## 6.3 Reptiles and amphibians

### 6.3.1 Findings

No reptiles were found, but some (limited) **potential slow worm habitat** was noted in the garden around the bungalow.

### 6.3.2 Assessment

- Although there is only a small risk that slow worms would be encountered or harmed during the proposed development, a **precautionary approach** is recommended if any potential reptile habitat is cleared at the commencement of development.  
[Slow-worms are widespread throughout the UK, and are particularly widespread in the south-west. They are often found in gardens, in hedgerows, tussocky grassland, heathland and woodland which provide an open and varied habitat with uneven ground. They spend much of their time hiding below vegetation, under stones or in holes below ground.]
- Reckless clearance of the site **could kill or injure reptiles**.
- Slow-worms are protected by law in Great Britain (the Wildlife and Countryside Act 1981) against being deliberately killed or injured. It is necessary to be able to demonstrate that development is undertaken without killing or injuring these species.

### 6.3.3 Recommendations

- **No further surveys** are required.
- **Habitat management protocol:** A thorough inspection should take place immediately before vegetation clearance, paying special attention to vegetation which has potential to support reptiles, such as tall grass, scrub, bramble, areas within 5m of hedges, habitat edges (for example where short grass meets taller grass or scrub).
- Clearance of vegetation should take place in two stages: first preliminary strimming of vegetation to 10-15cm height, then following a further inspection to ensure no reptiles present, a low cut close to the ground immediately afterwards. If there is a delay between the vegetation cutting and the commencement of other works, vegetation and grass area should be kept mown short, to discourage any re-colonisation by reptiles in the meantime.
- The site should be cleared of discarded timber and any sheeting materials. These should be removed carefully (in case animals are sheltering beneath) at least 10 days before cutting of vegetation occurs and no sheeting materials should be discarded or stored in the development zone in the meantime, or during construction phases.

#### 6.4 Biodiversity

- The proposed development would not result in a loss of biodiversity.
- If the application is approved, details of specific bat box and bird nest box provision, agreed with the ecologist, should be submitted to and approved by the LPA prior to the commencement of development.
- It is anticipated sufficient provision could be made to ensure the proposed development achieved a **net gain in biodiversity**.

Nic Butler  
Butler Ecology  
17<sup>th</sup> October 2023

## APPENDIX 1: WALL-MOUNTED BAT BOXES

### Improved Crevice Bat Box

Available with double or treble crevice. Both versions suitable for small crevice-dwelling bats such as common and soprano pipistrelles. All external panels are precision cut from 12mm Exterior Grade FSC plywood, for improved heat insulation. The exterior surfaces are stained with black water-based wood-stain for improved thermal input. It has an overhanging roof with additional internal insulation for protection from the weather, and to seal crevices from internal airflow. There are 2 or 3 separate crevices each with different temperature characteristics - internal ceramic heat sinks ensure improved temperature stability in crevices. Improved draught-proofing enhances temperature stability inside box. An improved "bat ladder" at base of box facilitates bats landing and climbing into box. The ladder continues inside box, while textured internal surfaces ensure bats find it easy to move around inside box and hang in crevices. The ladder also acts as "convector heater" for box - when sun shines on ladder, warm air rises into the box, but does not come out when the outside cools. The box is easy and safe to erect box on walls or trees - relatively light weight, with 2 screw holes for fixing. **Specifications:** Exterior quality resin bonded ply, manufactured with surface sunk coated staples to resist rusting, external surfaces treated with water based wood-stain, internal ceramic heat sinks.



**Double Crevice Bat Box:** 33cm H x 16cm W x 10cm D. Weight: 1.4kg

**Treble Crevice Bat Box:** 33cm H x 16cm W x 13cm D. Weight: 2.0kg

### Low Profile WoodStone Bat Box

These boxes can accommodate up to 15 common pipistrelle bats. They are manufactured from WoodStone, a breathable and insulating material made from concrete and FSC Certified wood fibres. WoodStone is designed to be robust and hard-wearing, providing a warm and stable temperature for summer bat roosts. There is a landing ramp and rough interior surface to enable easy movement around the box, and the front panel is removable for inspection and cleaning. The box is designed to be attached to the external wall of a building but could also be attached to a tree. The box should be sited at least 3 metres above the ground to encourage bat residence. Dimensions: (H) 440 x (W) 290 x (D) 90 mm Weight: 4.7kg



### Improved Roost-Maternity Bat Box

A large 3-crevice box suitable for larger roosts or maternity groups of small crevice-dwelling bats such as pipistrelles. All external panels are precision cut from 12mm Exterior Grade FSC plywood, for improved heat insulation. Exterior surface is stained with black water based wood-stain for improved thermal input. Overhanging roof with additional internal insulation for protection from the weather, and to seal crevices from internal airflow. 3 separate crevices each with different temperature characteristics, and a wide entrance with accurately sized opening. The internal ceramic heat sinks ensure improved temperature stability in crevices, and the improved "bat ladder" at the base of the box facilitates bats landing and climbing into box. The ladder continues inside box and acts as a "convector heater" - when sun shines on ladder, warm air rises into the box, but does not come out when the outside cools. The textured internal surfaces ensure bats find it easy to move around inside box and hang in crevices. Easy and safe to erect box on walls or trees - relatively light weight for its size, with 2 screw holes for fixing. **Specifications:** Exterior quality resin bonded ply, manufactured with surface sunk coated staples to resist rusting, external surfaces treated with water-based wood-stain, internal ceramic heat sinks. Size: 49cm H x 26cm W x 13cm D. Weight: 6.6kg

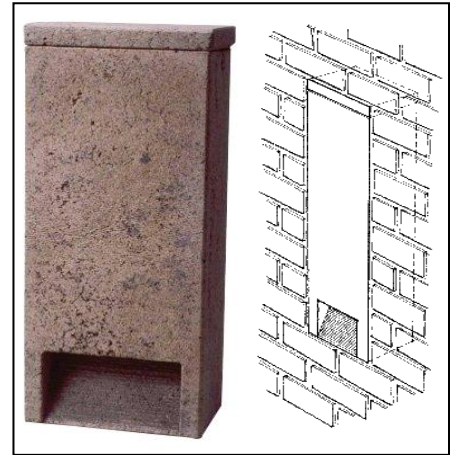


## APPENDIX 2: INTEGRATED BAT TUBES

The **Schwegler 1FR Bat Tube** is designed to be installed on the external walls of buildings, either flush or beneath a rendered surface. This makes it ideal for situations where you wish the box to be discrete as only the entrance hole will be visible. It can also be painted to match your building with an air permeable paint if desired.

The 1FR is specifically designed to meet the characteristic behavioural requirements of the types of bats that inhabit buildings. It has an integrated wooden panel onto which bats can cling and a ridged entrance slope which makes it easy for them to enter and leave the box safely. The design maintains excellent climatic conditions inside providing bats with a safe and stable environment in which to roost and it requires no maintenance because droppings fall out of the entrance ramp.

Material: Woodcrete with integrated wooden panel  
H: 47.5cm / W: 20cm / D: 12.5cm / Entrance: 15 x 9 x 2cm / Weight: 9.8kg



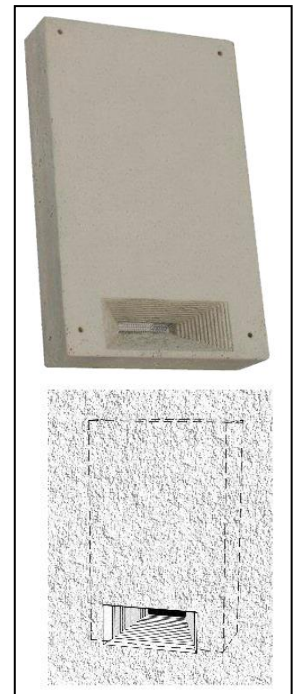
The **Schwegler 1WI Summer and Winter Bat Box** is designed for year-round occupation. This means that it is suitable for both the safe hibernation of bats in winter, as well as for roosting, forming of colonies and raising of young during the summer. This box is manufactured with woodcrete together with a special insulating material. Along with the cavity wall design, this results in excellent thermal insulation but with no loss of air permeability. The insulation also prevents the interior from overheating in the summer or if it is placed in a very exposed site.

The interior of the box has a variety of different surfaces, at various heights, from which the bats can hang. This arrangement enables individual species to find a suitable roost. The entrance area is funnel-shaped and has small steps offering a good foothold for even young and inexperienced bats.

Suitable for bat species which typically inhabit buildings, such as common pipistrelles, serotine bats and occasionally noctule or Beckstein's bats.

The 1WI is designed to be set into an external wall or incorporated into the masonry and then rendered flush with the surface so that only the entrance is visible. This box does not require any maintenance as the droppings fall out of the entrance.

H: 54.5cm / W: 34.5cm / D: 9.5cm / Weight: 15kg





### APPENDIX 3: HOUSE MARTIN NEST CUPS

House Martins build nests constructed from mud under the eaves of buildings often in colonies averaging five nests. Changes to house construction and roof design mean that suitable nest sites have dramatically declined. Providing an artificial nest provides a great alternative and house martins will readily use artificial nests and encourage other birds to nest nearby. These nests have been specially designed to appeal to house martins and are constructed from exterior grade plywood and WoodStone, a mixture of FSC wood fibres and concrete. The backing to the nests is exterior grade plywood, making them lightweight and easy to fit, but hard-wearing. These nests should be sited underneath the eaves on exterior walls of your house, at a minimum height of 2m above the ground. The nests are available in single units, with either a right-hand or left-hand entrance or as a double unit with two nests side by side.



**Specifications: Single nest:** Dimensions (H) 115 x (W) 200 x (D) 160mm, weight: 900g. Material: Exterior grade plywood and WoodStone. **Double Nest:** Dimensions (H) 115 x (W) 380 x (D) 160mm, weight 1.8kg. Material: Exterior grade plywood and WoodStone

## APPENDIX 4: SLOW WORMS IDENTIFICATION

Slow-worms are lizards, though they are often mistaken for snakes. Unlike snakes they have eyelids, a flat forked tongue and can shed their tail to escape from a predator.

They have a shiny appearance. Males are a greyish brown and females are brown with dark sides. Some females possess a thin line down the back. Juvenile slow-worms are very thin and are initially around 4cm long. Juveniles have black bellies and gold or silver dorsal sides, sometimes with a stripe running along the length of the body.



## DISTRIBUTION

Slow-worms are widespread throughout the British Isles, and are particularly widespread in Devon and are often found in gardens, as well as in hedgerows, tussocky grassland, heathland and woodland which provide an open and varied habitat with uneven ground. They are also frequently found in quarries and urban areas, including road verges, railway embankments and 'wasteland' areas. They spend much of their time hiding below vegetation, under stones or in holes below ground.

## HABITS

Unlike other British reptiles, slow-worms rarely bask in the open, instead preferring to hide under logs or in compost heaps. Slow-worms feed on slow-moving prey, particularly small slugs. Like common lizards, female slow-worms incubate their eggs internally and 'give birth' in the late summer. They hibernate underground in the winter.

## LEGAL PROTECTION

Slow-worms are protected by law in Great Britain (the Wildlife and Countryside Act 1981) against being deliberately killed, injured or sold / traded in any way. It is necessary to be able to demonstrate that development is undertaken without killing or injuring these species. This can be accomplished by capturing and transferring the animals to a new site or undertaking measures to prevent them gaining access to the development works whilst they are in progress. A person is not guilty of an offence if it was the incidental result of a lawful operation (e.g. under planning permission), and it can be proved that it could not reasonably be avoided.