



BAT, BARN OWL AND NESTING BIRD SURVEY

on

**A GARAGE AT 9 GRESHAM CLOSE,
NEWQUAY, CORNWALL**

December 2023



Wheal Grey Ecology Ltd

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BAT, BARN OWL AND NESTING BIRD SURVEY ON A GARAGE AT 9 GRESHAM CLOSE, NEWQUAY, CORNWALL

O.S. Grid Ref: SW 81774 60742

Survey date: 12th December 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: ½ hour

Taxonomic groups covered: Bats, Barn Owls and Nesting Birds

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

Filename & issue number: BBONB_Garage at 9 Gresham Close, Newquay_Final 1

Report for: Mr Paul Ennor

Report No: 23-052/PC/Garage at 9 Gresham Close, Newquay_BBONB

Report completed: 15th December 2023

Report Sign off

**Document checked and
approved for issue by:**

Debra Barnard MBBCh Director

Signature:



Date:

17th December 2023



1. INTRODUCTION AND BACKGROUND

Wheal Grey Ecology Ltd were instructed by Mr Paul Ennor to carry out a visual inspection on 9 Gresham Close, Newquay, Cornwall looking for evidence of use of the building by Bats, Barn Owls and Nesting Birds. The proposal is to demolish the existing garage and build a new extended garage in its place.

The survey was carried out in the morning of 12th December 2023 and the weather was sunny, dry and still with 40% cloud cover; the temperature was 12°C.

2. DESCRIPTION OF BUILDING AND SURROUNDING LANDSCAPE

2.1. Description of Building

The building subject to this survey is a rectangular single storey detached garage with a flat roof, covered with bitumen felt, built from rendered blockwork with an attached small store to the rear, see Photos 1 and 2. The garage is accessed via a lifting garage style door to the front and a pedestrian door to the rear and the store is accessed via a pedestrian door.



Photo 1. Showing the garage from the front



Photo 2. Showing the garage from the rear

Internally the garage is a single room, which is open from the concrete floor to the underside of the timber sheeting supporting the roof and has bare blockwork walls, with the store being a small separate room accessed from outside, see Photos 3 and 4.

Externally the building is well sealed with tight fitting fascia boards and the building supports no significant features with the potential to support roosting bats.



Photo 3. Showing the interior of the garage



Photo 4. Showing the store

2.2. Surrounding landscape

The property subject to this survey is located on the south western edge of the town of Newquay, on the North Cornish Coast, close to open countryside. It is surrounded by similar houses with a band of trees and a pond to the west and the Gannel River to the south which is lined with grassland. To the south is open countryside comprising fields laid to pasture and used for arable crop production bound by vegetated Cornish hedges, 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 within poor bat foraging habitat which is also street lit and is likely to only be used by small number of light opportunist species such as Common Pipistrelles.

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 this building by roosting bats was found during this survey and it was carefully inspected.

4.2. Barn Owls

No evidence of the use of this building by Barn Owls was found and it would be highly unusual for Barn Owls to be found using a building in such an urban location.

4.3. Swallows and other bird species

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

4.4. Limitations

All areas of the building were carefully inspected and there were no significant limitations to the survey.

5. RECOMMENDATIONS

5.1. Bats

As no evidence of the use of this building by roosting bats was found, 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 the buildings 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 needed.

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 building. This would help to 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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