



Wheal Grey
Ecology Ltd



BAT, BARN OWL AND NESTING BIRD SURVEY

on

**CHY-AN-COOSE, HOLMAN PARK,
CAMBORNE, CORNWALL**

February 2022



Wheal Grey Ecology Ltd

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**BAT, BARN OWL AND NESTING BIRD SURVEY ON CHY-AN-COOSE,
HOLMAN PARK, CAMBORNE, CORNWALL**

O.S. Grid Ref: SW 6482 4033

Survey date: 10th February 2022

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_ChY-An-Coose, Holman Park, Camborne_Final 1

Report for: Mr and Mrs Price

Report No: 21-61/PC/Chy-An-Coose, Holman Park, Camborne_BBONB

Report completed: 11th February 2022

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

Debra Barnard MBBCh Director

Signature:**Date:**13th February 2022

1. INTRODUCTION AND BACKGROUND

Wheal Grey Ecology Ltd were instructed by Mrs Lesley Anne Price to carry out a visual inspection on a detached bungalow known as Chy-An-Coose, Holman Park, Camborne, Cornwall looking for evidence of use of the building by Bats, Barn Owls and Nesting Birds. The proposal is to apply for permission to remove the roof, add a second storey to the existing building and divide it into two dwellings.

The survey was undertaken at midday on 10th February 2022. The weather during the survey was still, dry and sunny with 20% cloud cover and the temperature was 9°C.

2. DESCRIPTION OF BUILDING AND SURROUNDING LANDSCAPE

2.1. Description of Building

The building subject to this survey is a detached rectangular bungalow with a small projecting section on its south western corner which also contains a chimney. It is built from rendered blockwork and has a hipped roof covered with tiles, see photos 1, 2 and 3. It is located within the grounds of Rosewarne House in Holman Park which is an area of private wooded parkland close to the centre of Camborne in Mid Cornwall.



Photo 1. Showing the building from the north west



Photo 2. Showing the building from the south west



Photo 3. Showing the building from the south east

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Internally there is a single large roof void which extends over the whole of the building, supported by timber trusses which are open from the floor of the roof void to the underside of the roof, which is lined with bitumen-based roofing felt, see photo 4 and 5. This roof void is also open to the roof void over the small projecting section which has a lower ridgeline.



Photos 4 and 5. Showing the roof void over the building

Externally the soffits and fascia's are clad with plastic and are well sealed as are eaves, the lead flashing around the chimney, any junctions in the roof, the ridges and between the tiles.

2.2. Surrounding landscape

The building subject to this survey is located within the grounds of Rosewarne House in Holman Park which is an area of private wooded parkland extending to approximately 6 acres close to the centre of Camborne in Mid Cornwall. Rosewarne House is a large restored county house and Holman Park is surrounded on all sides by houses.

The habitats immediately surrounding the property, associated with Holman Park, represent good but isolated bat foraging habitat. There are further bands of woodland within the housing surrounding the park, which are associated with the historic extent of the parkland and an area of allotments. The surrounding landscape is likely to be used by urban bat species with other species potentially using the parkland.

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 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 are present the interior is 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 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 10 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 thoroughly searched. The building appears to be well sealed.

4.2. Barn Owls

No evidence of the use or occupation of the building by Barn Owls was found.

4.3. Swallows and other bird species

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

5. RECOMMENDATIONS

5.1. Bats

As no evidence of the use of this building by roosting bats was found, no further survey work is necessary, and 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 sort. 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 so no mitigation is required.

However, it would be desirable to incorporate new roosting opportunities for bats into the extended building, should the owner wish to do so. This could be done fairly simply by installing/building-in purpose-built bat boxes onto/into the building or creating access onto the roof voids, eaves or behind fascia boards. This would help to 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.

Please Note: Breathable roofing products must not be used in areas where bats could come into contact with them as they have been proven to cause bat fatalities.

6.2. Barn Owls

No mitigation needed.

6.3. Swallows and other bird species

New nesting opportunities for birds could be incorporated into the extended building by incorporating prefabricated nest boxes into the building or mounting them 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.

REFERENCES

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