

BUILDING AT
CANAGLAZE
ALTARNUN
CORNWALL
PL15 7SW

TECHNICAL REPORT:
BAT EMERGENCE
SURVEY

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QUALITY ASSURANCE

This survey work and report has been undertaken with reference to; The publication 'Bat Surveys for Professional Ecologists' Collins, J. (ed) 2016, 3rd edition, Bat Conservation Trust, London.

Description	Emergence Survey
Produced for	Richie
Issue	1
Report Reference	Canaglaze building emergence
Dates of Survey Work	1 June 2023
Date of Report	8 June 2023
Author	M Pearmain
Checked & reviewed by	C Carter BSc (Hons) MCIEEM Principal Ecologist
Report validity period	12 months from survey date

DISCLAIMER

This report provides a broad overview of the legal protection of wildlife and specifically relates to how the law is applied in England. The law applied to other countries of the United Kingdom may differ. This report does not offer formal legal advice and no liability is accepted. If legal advice is required related to wildlife issues, this should be sought from appropriate professionals.

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BRIEF SUMMARY

This is a follow on report to the Preliminary Ecological Assessment of a building at Canaglaze, Altarnun, Cornwall undertaken by Brookside Ecology on the 13 March 2023 where the building was assessed as having low suitability for roosting bats. Further survey effort was recommended in accordance with survey practice to determine absence or presence of bat roosts.

A bat emergence survey was undertaken by Brookside Ecology in June 2023, during suitable weather and in accordance with survey practice. No bats were found to emerge from the building during the survey. Accordingly, the assessment concludes there were no active bat roosts present within the building.

No other protected or notable species issues were identified.

As there were features present that could provide a roost site for bats and their presence in the future cannot be entirely ruled out, a precautionary approach is proposed to development works to ensure their protection. This is detailed in a Ecological Mitigation and Enhancement Plan provided at the end of the report which also makes proposals for ecological enhancement of the site with the aim of providing a net gain for biodiversity in accordance with the National Planning Policy Framework documents.

INTRODUCTION

1. This is a follow on report to the Preliminary Ecological Assessment of a building at Canaglaze undertaken by Brookside Ecology on 13 March 2023. This report should be read in conjunction with that assessment report. The building was assessed as having suitability for bats. As it was considered that proposals had risk of impacting potential bat roost features, further survey effort was recommended to be undertaken to determine absence or presence of bat roosts.
2. Further survey work comprised of a bat emergence survey undertaken in June 2023 by Brookside Ecology.

PROPOSALS

3. It is proposed the building is renovated to be used as a workshop.

OBJECTIVES

4. The objectives of the further survey work is to identify presence or absence of bat roosts in the building. If presence is confirmed, the survey work will seek to identify the bat species present, their numbers, points of entry and exit as well as the character of the roost(s).

METHODS

SURVEY

5. One evening 'Bat Emergence' survey was undertaken in June 2023 by C Carter and M Pearmain, Natural England registered bat workers. This was undertaken in suitable weather conditions and using methods as detailed in the publication 'Bat Surveys for Professional Ecologists.'¹. Emergence surveys typically commence approximately a quarter of an hour before sunset and can continue up to 2 hours afterwards.

EQUIPMENT

6. Wildlife Acoustics 'EMT2 Pro' full spectrum and Elekon Batscanner ultrasonic, handheld bat detectors/recorders for emergence surveys.
7. SiOnyx Aurora night vision cameras, supported by Nightfox infrared flashlights, were used to aid the identification of bat emergences from the building.
8. RETCVIS 'Walkie-talkies' were used for communication between surveyors.
9. Other equipment available for use included; Skywatch Meteos instrument to record temperature and wind speed, close-focussing binoculars - Vistron 10 x 40, Endoscope - Scopacam, 3.8 metre extendable ladders and Clulite high powered torches.

RECORDED DATA ANALYSIS

10. Recorded data is analysed using Wildlife Acoustics 'Kaleidoscope Viewer' v5.4.8.

¹ Collins, J. (ed) 2016, Bat Surveys for Professional Ecologists: Good Practice Guidelines. 3rd edition, Bat Conservation Trust, London.

RESULTS

EMERGENCE SURVEY - 1 JUNE 2023

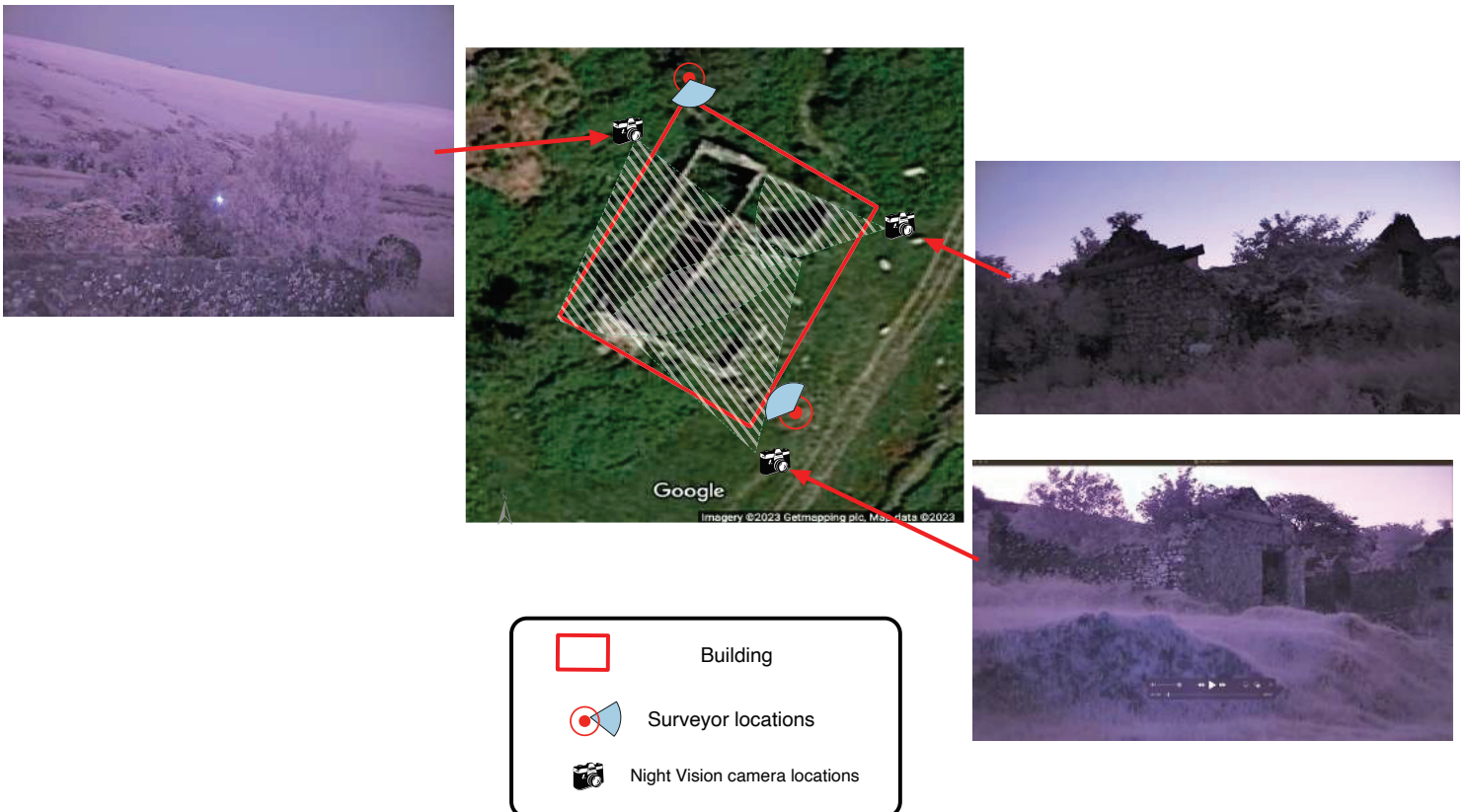
11. No bat emergence detected.

INCIDENTAL RESULTS

12. First detection 21.50hrs of Common Pipistrelle *Pipistrellus pipistrellus* passing over the building from the direction of the farmhouse. Low levels of Common Pipistrelle activity detected during the survey foraging in the area.

FIGURE 1. SURVEYOR LOCATIONS & NIGHT VISION CAMERA COVERAGE

Building at Canaglaze Survey points



CONCLUSIONS AND RECOMMENDATIONS

13. The preliminary appraisal of the building in March 2023 assessed it as having some 'low suitability for roosting bats' as it had a number of deep crevices to the stone walls that could provide roost sites. These were assessed as providing conditions more suitable for summer roosting and likely for only small numbers of crevice roosting bats due to the lack of roof cover.
14. Following guidance, a single bat emergence survey was recommended and undertaken by Brookside Ecology in June 2023, during suitable weather and in accordance with survey practice.
15. No bats were found to emerge from the building during the survey. Accordingly, the assessment concludes there were no active bat roosts present which might be impacted by proposals. As there was some low level bat activity in the area of the building, their presence, along with nesting birds cannot be completely ruled out at any point in the future, accordingly a mitigation proposal is provided to take account of this possibility.
16. An Ecological Mitigation and Enhancement Proposal is provided at the end of the report which also makes proposals for ecological enhancement of the site with the aim of providing a net gain for biodiversity in accordance with the National Planning Policy Framework documents.
17. No other protected or notable species issues were identified.

SURVEY LIMITATIONS

18. None.

LEGISLATION AND PLANNING POLICY

19. A brief outline of relevant wildlife legislation is detailed below with a focus on that relevant to the site in question. It is not meant to be an in depth treatise of all wildlife regulations as this is not possible within the scope of this report. It is advised that individuals should seek professional legal advice if necessary.

BATS

20. All British bats are protected under both UK and EU law; The Habitats Directive, which is transposed into law in England and Wales by The Conservation of Habitats and Species Regulations 2017 ('Habitats Regulations'), as amended.
21. Regulation 41 (1) of the Regulations makes it an offence to:
- Deliberately capture, injure or kill bat(s);
 - Deliberately disturb bat(s) affecting their ability to survive, breed, rear young or significantly affect local distribution or abundance;
 - Damage or destroy a breeding site or resting place, whether present or not;
 - Intentionally or recklessly disturb a bat roost;
 - Intentionally or recklessly obstruct access to roost sites;
 - Possess, control, transport, sell, exchange or offer for sale or exchange, live or dead bats, or parts thereof.
22. Some rare bat species, namely Greater Horseshoe *Rhinolophus ferrumequinum*, Lesser Horseshoe *Rhinolophus hipposideros*, Barbastelle *Barbastellus barbastellus* and Bechstein's *Myotis bechsteinii*, are afforded greater protection under European legislation, being listed under Annex II of the EC Habitats Directive which lists species whose conservation requires the designation of Special Areas of Conservation (SACs).

BIRDS

23. All wild birds are protected under the Habitats Regulations. Under this legislation it is an offence to:

- 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;
and
- Take or destroy the egg of any wild bird.

NATIONAL PLANNING POLICY

24. The relevant adopted policy at the national level is set out in the National Planning Policy Framework (NPPF) as amended July 2021, which sets out the Government's planning policies for England and how these are expected to be applied. This emphasises the need for planning authorities to consider biological conservation and the need for maintaining and enhancing biodiversity within planning policies and decisions.

TABLE 1. SURVEY CONDITIONS

Date of Emergence	Surveyors	Weather	Sunset	St	Ed
1 Jun 2023	C Carter, M Pearmain	0%Cloud, Dry, Wind : Beaufort 1 Temp start:16°C Temp end: 14°C	21.21	21.00	22:55

ECOLOGICAL MITIGATION AND ENHANCEMENT

Ecological Mitigation

If bats are found during the development, works should cease, bats should not be handled and they should be covered back over where safe to do so without risk of injury. Brookside Ecology tel: 01566 818236 or the National Bat Helpline tel: 0345 1300228 should be contacted on for further advice before proceeding.

If nesting birds are found to be using the building, development works should cease and not continue until the young have fledged.

Ecological Enhancement

Integrated bat and bird boxes will be built into the walls to provide permanent roost and nest features for the local bat and bird populations. See Figure 2 below.

Canaglaze Ecological Enhancement Proposal

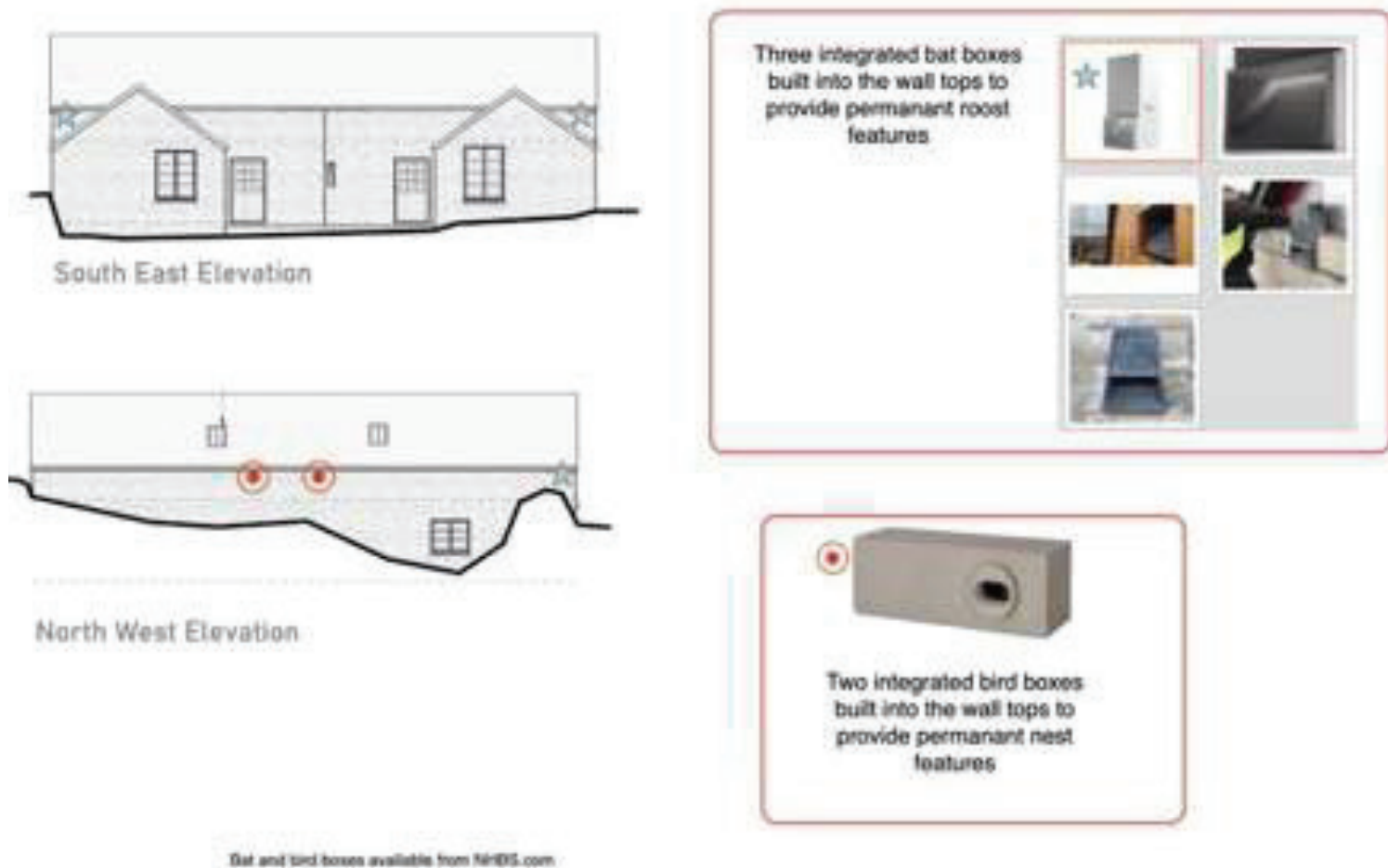


Figure 2. Ecological Enhancement Proposal