

**RESULTS OF A PRELIMINARY ROOST ASSESSMENT ON THE  
FORMER COLLIN'S ARMS PUB, HIGHER FORE STREET, REDRUTH,  
CORNWALL.**

November 2023



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FORMER COLLIN'S ARMS PUB, HIGHER FORE STREET, REDRUTH,  
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**O.S. Grid Ref:** SW 7022 4215

**Survey date:** 6<sup>th</sup> November 2023

**Surveyor:** Katherine Hampton BSc (Hons) QCIEEM  
Bat Licence No: 2023-11008-CL18-BAT

**Time spent on site:** 1 hour

**Taxonomic groups:** Bats, nesting birds

**Report author:** Katherine Hampton BSc (Hons) QCIEEM


**Report completed:** 28<sup>th</sup> November 2023

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**Report for:** Collin's Arms Development  
C/O: RLT Architects

**Report No:** 22-197\_BBO\_Collin's Arms, Redruth

**Document approved by:** Adrian Spalding PhD Director

**Signature:** 

**Date:** 30<sup>th</sup> November 2023

## SUMMARY

Spalding Associates (Environmental) Ltd were instructed by Mr Baker of Collin's Arms Development to carry out a preliminary roost assessment on a former pub named The Collin's Arms, Higher Fore Street, Redruth, Cornwall. The proposal is to renovate the building internally and externally on the elevations to create dwellings. The pub is attached to several northern single storey buildings, however the survey focused on the pub building only which lies on the roadside.

The results of the survey work indicate that the building holds moderate potential to be used by roosting bats on external features highlighted during the survey.

As the proposals stand, it is not thought that further surveys are required due to the works being carried out on the elevations away from the roof and the internals of the building. It is recommended however that if the proposals were to include replacing the roof, hanging slates and fascias of the pub at the wall tops which were highlighted as potentially sensitive areas, then further surveys in the form of two emergence surveys are recommended using 3 surveyors within the active bat season (May-September).

See section 5 for full details.

### IMPORTANT INFORMATION

Please note that the Local Planning Authority usually consider bat survey reports to have a validity of 12 months after which point an update survey may be requested.

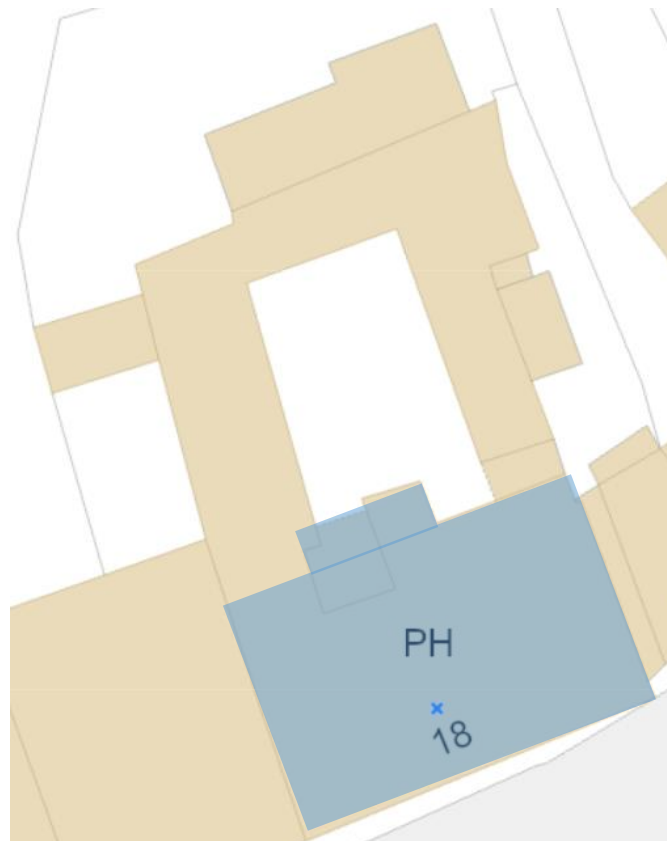
In specific relation to bats, surveys are usually required from the most recent active season for planning (May to September). Surveys from the most recent active season would also be required to support any licence application to Natural England and therefore may need updating prior to submission even once planning is approved.

A licence application from Natural England may be required for this site depending on the results of the emergence surveys. This can only be applied for once planning is approved and can take anything from three weeks to three months depending on the type of licence required.

Post-construction monitoring is likely to be required. The level would be defined by the EPSM licence application. Any monitoring is a condition of the licence and must be carried out in order for the licence to be valid.

## 1. INTRODUCTION AND BACKGROUND

Spalding Associates (Environmental) Ltd were instructed by Mr Baker of Collin's Arms Development to carry out a preliminary roost assessment on a former pub named The Collin's Arms, Higher Fore Street, Redruth, Cornwall. The proposal is to renovate the building internally and externally on the elevations to create dwellings. The pub is attached to several northern single storey buildings, however the survey focused on the pub building only which lies on the roadside.



**Figure 1: The location of the pub building surveyed (blue square).**

## 2. BUILDING DESCRIPTION

The building surveyed is the former pub with rear attached extension. The pub is now closed to the public and the rear extension and rear of the pub is used as a dwelling. The pub comprises of a traditional stone building with rendered external walls. The roof is lined with slates and there are layers of wall slates which have also been rendered. The rear extension is a single-storey flat roof lined with bitumen felting. The fascias are mainly plastic and the windows are double glazed plastic.

Internally the roof void is a large open space which covers the eastern length of the roof of the pub. The space contains a layer of thick insulation on the floor. The roof is lined with bitumen felting which is torn in some places on the northern slope of the roof and a breathable membrane on the southern slope. The gable ends are mainly stone mixed with some brick replacement.



**Figure 2: The roof on the front of the pub (top left), the rear aspect (top right) and the internals of the roof void to the west (bottom left) and east (bottom right).**

## 2.1. Surrounding landscape

The site is immediately surrounded by the built-up area of Redruth. The landscape within the wider landscape is open agricultural land and moorland to the east towards St. Day, with many heathland patches scattered within old mining areas. To the adjacent north is the trainline which is well vegetated in sections and provides good connectivity through the landscape to the east and west. A river leading to the tributary to Portreath on the north coast flows to the west of the site. This area is also vegetated and provides foraging and commuting opportunities for bats to the north of the site underneath the main A30 road. The southern landscape is open heathland and farmland along to Stithians reservoir.

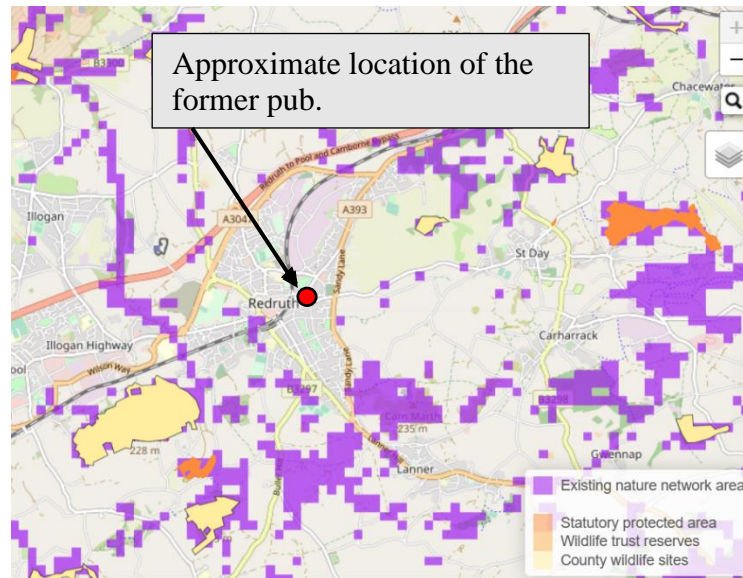


Figure 3: Existing nature networks surrounding the former pub (Source Lagas Nature Network Maps: [www.lagas.co.uk/app/product/nature-network](http://www.lagas.co.uk/app/product/nature-network)) accessed November 2023.

## 2.2. Darkscape

The site receives high levels of light pollution from the surrounding urban landscape. Although there is some connectivity within the immediate landscape, the area is likely to discourage the movement of light intolerant bat species. The southern open landscape contains large areas of dark space and bat species are likely to commute within this area.

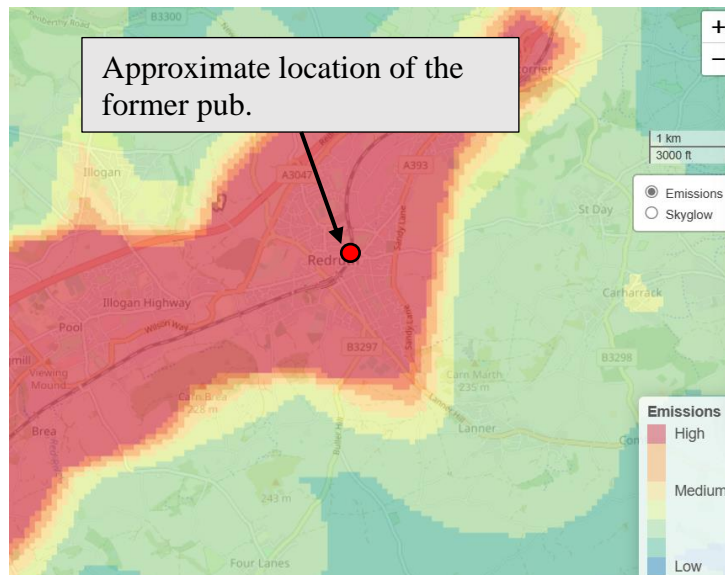


Figure 4: Medium to low light levels surrounding the former pub (Source Lagas Nature Network Maps: [www.lagas.co.uk/app/product/nature-network](http://www.lagas.co.uk/app/product/nature-network)) accessed November 2023.

### 2.3. Assessment for the potential for bats and nesting birds

The survey includes an assessment of the building to determine the suitability for bats or birds. This includes a structured evaluation for bats based on the characteristics of the roost which allows a broad categorisation of its potential. In terms of birds, in particular the Schedule 1 listed species Barn Owl, features such as direct access and external materials also enable indicative values to be placed on the likelihood of presence.

**Table 1: Guidelines for assessing the potential suitability of sites for bats (Collins, J. (ed.) (2023, 4<sup>th</sup> Edition).**

Potential suitability	Description	
	Roosting habitats in structures	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible <sup>a</sup>	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions <sup>b</sup> and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats <sup>c</sup> ).	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions <sup>b</sup> and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions <sup>b</sup> and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

The building was assessed for bats and birds based on the features of the building and potential roosting opportunities. Moderate potential for bats was recorded on site on external features. No evidence of bats was found internally. In the context of Barn Owls, the building was deemed unsuitable for this species and no evidence of the use of the building by birds was discovered.

In summary the former pub was assessed as having moderate potential for bats and low value for birds.

### **3. METHODS**

#### **3.1. Bats**

With the aid of a high power torch and a ladder the building was carefully searched internally and externally, where access allowed, for bats or any signs of bat presence, past or present. This included searching for droppings, feeding remains and individuals as well as searching for potential entry points, polishing, or scratching of woodwork (indicating use by bats) and for cavities capable of providing roosting space for bats.

All surfaces were examined where accessible, internally, and externally, as well as ledges, hanging tiles and other protruding features for bat droppings and feeding evidence. Any cavities present and open areas were searched with a torch, for roosting bats, as were any cavities present along the wall tops, between the roof timbers and walls and around any openings.

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 survey was carried out on 6<sup>th</sup> November 2023 and the weather was 100% overcast with rain showers and wind. The temperature was 13°C.

#### **3.2. Barn Owls**

With the aid of a torch any access points which could admit Barn Owls into the building were searched for and any ledges present within the building which were thought to have the potential to be used by nesting or roosting Barn Owls were searched for owl pellets, feathers, and nest debris, as were the floors and beneath crossing timbers.

#### **3.3. Swallows and other birds**

Suitable ledges and spaces which could provide nesting space for Swallows and other birds were inspected for evidence of previous or current nest building attempts.

### **4. RESULTS**

#### **4.1. Bats**

No evidence of bats was discovered within the roof void of the former pub. Externally there were areas which hold the potential to be used by roosting bats. These include gaps underneath lifted/missing slates on the main roof, gaps under the hanging wall top slates on the eastern side, gaps underneath fascia boarding on the flat roof extension and on the main pub wall tops on the rear side (Figure 5). Within the roof void there are gaps through the western wall which lead to outside and allow light into the void.





**Figure 5: The external gaps present on the former pub including gaps under roof and hanging slates, gaps into the wall and underneath fascias.**

## **4.2. Barn Owls**

There are no suitable nesting locations available for use by Barn Owl at the building.

## **4.3. Other birds**

No evidence of bird species using the building for nesting was discovered.

## **5. RECOMMENDATIONS**

### **5.1. Bats**

No evidence of the use of the building by bats was discovered however, several external features which could be used by bats were highlighted on the building. As the proposals stand, it is not thought that further surveys are required due to the works being carried out on the elevations away from the roof and the internals of the building, It is recommended however, that if the proposals were to include replacing the roof, hanging slates and fascias of the pub at the wall tops which were highlighted as potentially sensitive areas, then further surveys in the form of two emergence surveys are recommended using 3 surveyors within the active bat season (May-September), with one survey being undertaken within a peak activity month for bats (June-August).

Depending on the results of these further surveys, if necessary, a European protected species mitigation licence may be required before the proposed works are carried out to ensure that bat species are considered during the proposal and appropriate and detailed mitigation can be provided for the relevant species which may be present on the site.

### **5.2. Barn Owls**

No recommendations are necessary.

### **5.3. Other bird species**

No recommendations are necessary. During the proposed works, care should be taken to ensure there are no nesting or roosting birds are present before works commence. The active bird nesting season is from April to August.

## 6. LEGISLATION

### 6.1. 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 (as amended)
- 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 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.

### 6.2. 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 2012 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.

## 7. REFERENCE

(Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4<sup>th</sup> Edition). The Bat Conservation Trust, London.