



RESULTS OF FURTHER BAT SURVEY WORK

on

ST GEORGE'S COUNTRY HOUSE HOTEL, PERRANPORTH, CORNWALL

July and September 2023



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**RESULTS OF FURTHER BAT SURVEY WORK ON ST GEORGE'S
COUNTRY HOUSE HOTEL, PERRANPORTH, CORNWALL**

O.S. Grid Ref: SW 74647 53334

Survey dates: Emergence surveys – 19th July and 8th September 2023

Overseeing 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: 2 x (2 x 1 ¾ hours) – Emergence surveys

Taxonomic groups covered: Bats

Report author: Matthew Thurlow BSc (Hons) MSc ACIEEM

Filename & issue number: FB_St George's Country House Hotel, Perranporth_Final 1

Report for: Mr & Mrs Harris

Report No: 22-323/PC/St George's Country House Hotel, Perranporth_FB

Report completed: 12th September 2023

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

Mr Simon Barnard BSc (Hons) MSc CEcol CIEEM

13th September 2023

1. SUMMARY

Wheal Grey Ecology Ltd was instructed by Mr & Mrs Harris to carry out further bat survey work on St George's Country House Hotel, Perranporth, Cornwall. The proposal is to build an extension to the north of the existing Hotel building.

A visual survey was carried out by Wheal Grey Ecology Ltd, on 11th July 2022, during which no evidence of the use of the building on site by roosting bats was found but the building supports features with the potential to be used by roosting bats. As these features will be impacted by the proposed works, further bat survey work was recommended. This further survey work was to take the form of a pair of emergence surveys, using two surveyors.

The results of the further survey work have shown that bats do not currently use the building for roosting, with no bats seen to emerge from the building during either emergence survey. As no evidence of the use of this building by roosting bats was found, the proposed works can proceed with a low to negligible risk of disturbing/harming roosting bats or damaging or destroying a bat roost with no mitigation being necessary.

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.

The results of bats surveys are considered to be valid for 12 months, from the completion of the survey work, to support planning applications or Bat Mitigation Licences, where they are needed. Survey work which is older than this is likely to need to be updated.

Due to bat activity being recorded onsite during the surveys it would be desirable to incorporate new roosting opportunities for bats into the building, should the owners 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 into any roof voids, at the eaves or to cavities behind fascia boards. This would help to enhance the biodiversity value of the site.

2. INTRODUCTION AND BACKGROUND

Wheal Grey Ecology Ltd was instructed by Mr & Mrs Harris to carry out further bat survey work on St George's Country House Hotel, Perranporth, Cornwall. The proposal is to build an extension to the north of the existing Hotel building.

A visual survey was carried out at St George's Country House Hotel by Wheal Grey Ecology Ltd, on 11th July 2022, during this survey no evidence of the use of the Hotel on site by roosting bats was found. However, the building was found to support a number of features with the potential to be used for roosting by bats or which could be used to access the interior of the building and there were parts of the building which could not be accessed. These consist of gaps behind the fascia boards both on the gable ends and long sides of the building and gaps around the dormers. As the building supports features with the potential to be used by roosting bats, and as these features will be impacted by the proposed works, further bat survey work on this building was recommended.

The further survey work was to take the form of a pair of emergence surveys, using two surveyors. This further survey work can only be undertaken during the active bat survey season, May to September, with at least one of the surveys being undertaken during the peak survey period before the end of August. The emergence surveys should be undertaken 3 to 4 weeks apart.

2.1. Description of building

The building subject to this survey is a large rectangular 2/3 storey building and a single storey dining area attached to its eastern end. The building has rendered stone walls with gable ends. The main part of the building has a pitched slate covered roof built on an east west alignment, there are a number of bay windows along its south facing side and there are dormers built into the southern slope of the roof. There are rooms built into the roof spaces of both the annex and main hotel building and the roof over the dining area and garage has a flat roof covered with bitumen felt, see photos 1, 2, 3 and 4.



Photo 1. Showing the building from the South



Photo 2. Showing the building from the West



Photo 3. Showing the building from the North



Photo 4. Showing the building from the West

Internally there is a small roof void which runs the length of the main part of the building, over the rooms built into the roof space. The floor of the roof void is bare, and underside of the roof lined with modern breathable roofing membrane. The roof void is open with no crossing timbers and has bare stone gable ends, see photo 5. Similarly, there are rooms built into the roof space of the annex with a very small void above below the ridge, this has fibreglass insulation lining the floor and two water tanks within it, see photo 6. The garage is attached to the northern end of the annex, it is a double garage with lifting doors and has a flat roof. The interior of the garage is a single open space which is open from the ground to the underside of the roof with no roof void, see photo 7. The dining room is a single room which has windows around three sides and no significant roof void.



Photo 5. Showing the roof void over the main part



Photo 6. Showing the roof void over the annex of the building



Photo 7. Showing the interior of the garage

Externally there are gaps at the eaves on the gable ends, where the fascia's are spaced off from the walls, as well as on the long sides of the building which could be used for roosting by bats and to access the wall tops above. In addition, there are gaps around the dormers both at the junctions with the main roof behind hanging slates. The leadwork around the chimneys and ridge tiles all appear well sealed as do the eaves on the garage and dining room.

2.2. Surrounding landscape

The property is located in the open countryside close to the North Cornish Coast, about 500 metres to the north and west, with the town of Perranporth to the north east, see approximate location of the site indicated by the arrow below in figure 1. There is an airstrip surrounded by grassland to the west with coastal scrub beyond this and to the north west. The remaining surrounding countryside comprises fields laid to pasture or used for arable crop production bounded by well-vegetated or tree-lined Cornish hedges. There is a valley to the east with the Perrancoombe Stream flowing in its bottom which is lined with trees and blocks of woodland.

The habitats surrounding the site represent good bat foraging habitat, in particular within the valley to east, which is well linked into the surrounding landscape and is known to be well used by a range of species of bat including Common and Soprano Pipistrelles, Brown Long-eared bats, Whiskered bats, Noctules and Lesser Horseshoes. A number of these species are known to roost nearby.



Figure 1. Showing the approximate location of the site

3. METHODS

3.1. Emergence surveys

Emergence surveys aim to establish if the building being surveyed is used for day roosting by bats, and if so, to establish the levels of use, confirm the species present, identify the number of individuals present and identify the access points. In this instance a pair of emergence surveys were carried out, using two trained and experienced bat surveyors both equipped with night vision aids.

An emergence survey involves positioning surveyors, experienced with the use of bat detectors and undertaking emergence surveys, around the outside of the building identified as having the potential to support roosting bats. These surveyors watch the roof line, openings and other features identified as having the potential to support roosting bats or which would allow access into the building from a quarter of an hour before sunset until at least an hour and a half afterwards for emerging bats. The emergence times, locations any bats are seen to emerge from, and the time are recorded along with the time the first bat was heard or seen. Any interesting behaviour observed from bats either relating to the building or passing within the range detectable by the surveyors is also noted down along with the weather conditions and any other relevant information. Each surveyor was equipped with either a Canon XA Professional Camcorder on constant record in infra-red mode paired with a pair of Nightfox XC5 Infrared torches or a Helion Pulsar XP50 pro Thermal Imaging Camera, to illuminate the outside of the building to allow better detection of late emerging bats.

3.1.1 1st Emergence Survey, 19th July 2023

On 19th July 2023, Matthew Thurlow and Rebecca Haines were positioned on opposite corners of the building so that all aspects to be impacted by the works could be watched, see Figure 2 for the locations of the surveyors.

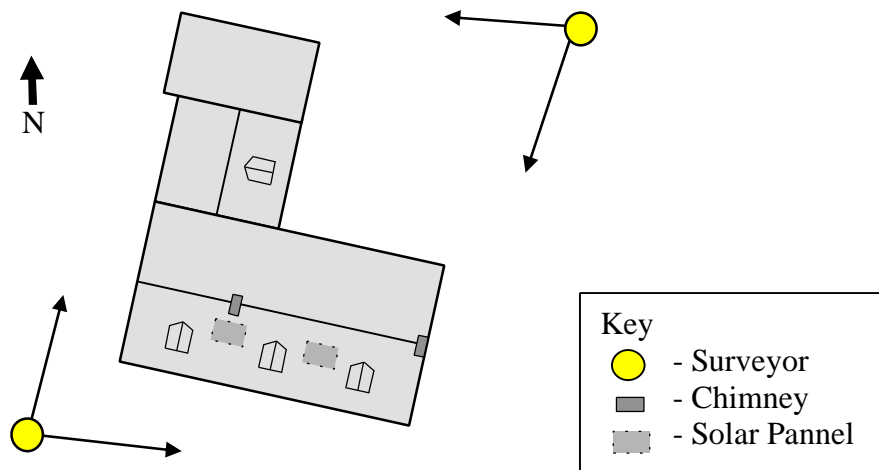


Figure 2. Locations of the surveyors during the emergence surveys

The survey was carried out during suitable weather conditions for bat activity with the weather being slightly overcast with 50% cloud cover, a light breeze and a steady temperature of 17°C. The survey started at 21:07 and continued until 22:52 with sunset being at 21:22.

Bat activity was monitored and recorded using two Batlogger M2's.

3.1.2 2nd Emergence Survey, 8th September 2023

On 8th September 2023, Rebecca Haines and James Walker were positioned on opposite corners of the building so that all aspects could be watched, see Figure 2 for the locations of the surveyors. The survey was carried out during suitable weather conditions for bat activity with the weather being overcast with 70% cloud cover but still and dry with a temperature of 18°C. The survey started at 19:36 and continued until 21:21 with sunset being at 19:51.

Bat activity was monitored and recorded using two Batlogger M2's.

3.2. Surveyors

3.2.1. Matthew Thurlow

Matthew Thurlow is an experienced bat surveyor with more than four years' experience with the use of bat detectors, undertaking activity surveys and emergence surveys and assisting with trapping surveys and is training towards his bat class licences. He has a bachelor's and master's degrees in ecology related subjects.

3.2.2. Rebecca Haines

Rebecca Haines is a trained bat surveyor, trained in the use of bat detectors and undertaking emergence surveys, with over two years' experience. She has a bachelor's degree in an ecology related subject and is a qualifying member of CIEEM.

3.2.3. James Walker

James Walker is a trained bat surveyor, trained in the use of bat detectors and undertaking emergence surveys. He has a Bachelor's and Master's degrees in ecology related subjects.

4. RESULTS

4.1. Emergence surveys

4.1.1 1st Emergence survey, 19th July 2023

The first activity recorded was a single Greater Horseshoe that was seen to enter and pass through the site at 21:53. Additional activity including feeding and commuting activity from Common Pipistrelles, Soprano Pipistrelle, and additional passes by Greater Horseshoe bats were recorded during this survey.

No bats were seen to emerge from this building during this survey.

4.1.2 2nd Emergence survey, 8th September 2023

The first activity recorded was a single Greater Horseshoe that was seen to enter and pass through the site at 20:10. Additional activity including feeding and commuting activity from Common Pipistrelles, Whiskered, and additional passes by Greater Horseshoe bats was recorded during this survey.

No bats were seen to emerge from this building during this survey.

4.2. Summary of survey results

The results of the further survey work have shown that the building is not used for day roosting by bats.

4.3. Limitations

The wall surrounding the courtyard restricted surveyor positioning and visibility of the lower sections of the building.

5. PROPOSAL, POTENTIAL IMPACTS ON BATS AND REQUIRED MITIGATION

5.1. Proposal

The proposal is to build an extension to the north of the Hotel.

5.2. Potential impacts

The results of the further survey work have shown that bats do not currently use the building for day roosting so the proposed works can proceed with a negligible risk of disturbing/harming roosting bats or damaging or destroying a bat roost.

5.3. Mitigation

The aim of mitigation should be to minimise the potential impacts of the works, and any harm or significant disturbance, to bats and ensure that adequate and appropriate roosting provisions are maintained/recreated onsite to allow bats to continue to roost onsite in the same way following the completion of the works as before they commenced, preserving their conservation status.

As no evidence of the use of the building by roosting bats was found no mitigation with regards to the building is necessary.

As the site has been shown to be used for foraging by commuting Greater Horseshoes care will need to be taken to ensure there is no new artificial lighting of the grounds around the hotel or increased light spill out from the new or existing buildings.

6. CONCLUSIONS AND RECOMMENDATIONS

The results of the further survey work have shown that the building is not currently used for day roosting by bats and the proposed works can proceed with a negligible risk of disturbing/harming roosting bats or damaging or destroying a bat roost. As no evidence of the use of the building by roosting bats was found no mitigation with regards to the building is necessary.

As the site has been shown to be used for foraging by commuting Greater Horseshoes care will need to be taken to ensure there is no new artificial lighting of the grounds around the hotel or increased light spill out from the new or existing buildings.

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.

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Due to the bat activity recorded during the surveys it would be desirable to incorporate new roosting opportunities for bats into the building, should the owners 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 into any roof voids, at the eaves or to cavities 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.

7. LEGISLATION

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 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.

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