



**BAT, BARN OWL AND NESTING BIRD SURVEY**

**on**

**23 THE WARREN, ST IVES, CORNWALL**

**February 2024**



**Wheal Grey Ecology Ltd**

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**BAT, BARN OWL AND NESTING BIRD SURVEY  
ON 23 THE WARREN, ST IVES, CORNWALL**

**O.S. Grid Ref:** SW 519 403

**Survey date:** 28<sup>th</sup> February 2024

**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\_23 The Warren, St Ives\_Final 1

**Report for:** Mr Alan Dilly

**Report No:** 23-089/PC/23 The Warren, St Ives\_BBONB

**Report completed:** 4<sup>th</sup> March 2024

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

Debra Barnard MBBCh Director

**Signature:****Date:**5<sup>th</sup> March 2024

## 1. INTRODUCTION AND BACKGROUND

Wheal Grey Ecology Ltd were instructed by Mr Alan Dilly to carry out a visual inspection on 23 The Warren, St Ives, Cornwall looking for evidence of use of the building by Bats, Barn Owls and Nesting Birds. The proposal is to re-roof the house and reduce the height of a flat roofed single storey extension at the rear of the house to allow the creation of a new terrace.

The survey was undertaken in the afternoon on 28<sup>th</sup> February 2024 and the weather during the survey was overcast with light rain showers, a light breeze and 100% cloud cover; 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 terraced two/three storey house, built from stone and roofed with natural slate with a single storey flat roofed structure to the rear. The building is built off of the bedrock with the beach to the rear of the house, and is entered at 1st floor level from the street to the south. The building has a covered walkway down the western side of the house with small areas of hanging slates close to the eaves on the western gable end which projects up above the attached house, see Photos 1 and 2.



Photo 1. Showing the house from the front (south)



Photo 2. Showing the house from the rear (north)

There is a single roof void over the house, open from the floor of the roof void, which is covered with fiberglass insulation, to the underside of the roof which is lined with a modern breathable roofing membrane, see Photos 3 and 4. Light can be seen around the hanging tiles on the western gable end, which create potential access points into the roof void for bats, but there are no significant cavities usable by roosting bats, see Photo 5. This roof was replaced approximately 7 years ago but is already failing with large number of slates having slipped off, see Photo 6. There is a room in the basement area of the building which has windows in the path above and a window to the rear.



Photo 3. Showing the roof void looking east



Photo 4. Showing the roof void looking west



Photo 5. Showing the south facing slope of the roof with a number of missing and slipped slates being visible



Photo 6. Showing the western gable end

The structure attached to the rear of the house is built from rendered blockwork which has been plastered internally and is open from the floor of the structure to the underside of the flat roof, see Photo 7.



Photo 7. Showing the interior of the structure to the rear of the house

Externally the walls are well pointed and at the eaves there are cavities between the fascia boards, which are plastic to the rear and timber to the front, and wall tops but these are attached to the wall

plate and do not extend over the wall tops so could be fully inspected from below. On the western gable end there are two small areas of hanging slates, either side of a chimney belonging to the attached house, which have gaps giving crawl in access to the interior but are open so do not create significant cavities likely to be used by roosting bats. The rear of the fascia's boards are all open to the interior of the roof void.

## 2.2. Surrounding landscape

The property is located close to the center of the town of St Ives and backing onto the coast. It is surrounded by houses with small or no gardens and looks over the harbour to the north. There is very little potential bat feeding habitat immediately surrounding the house with large areas of hard standing and street lighting with very little significant vegetated areas in a very exposed location, see Figure 1.

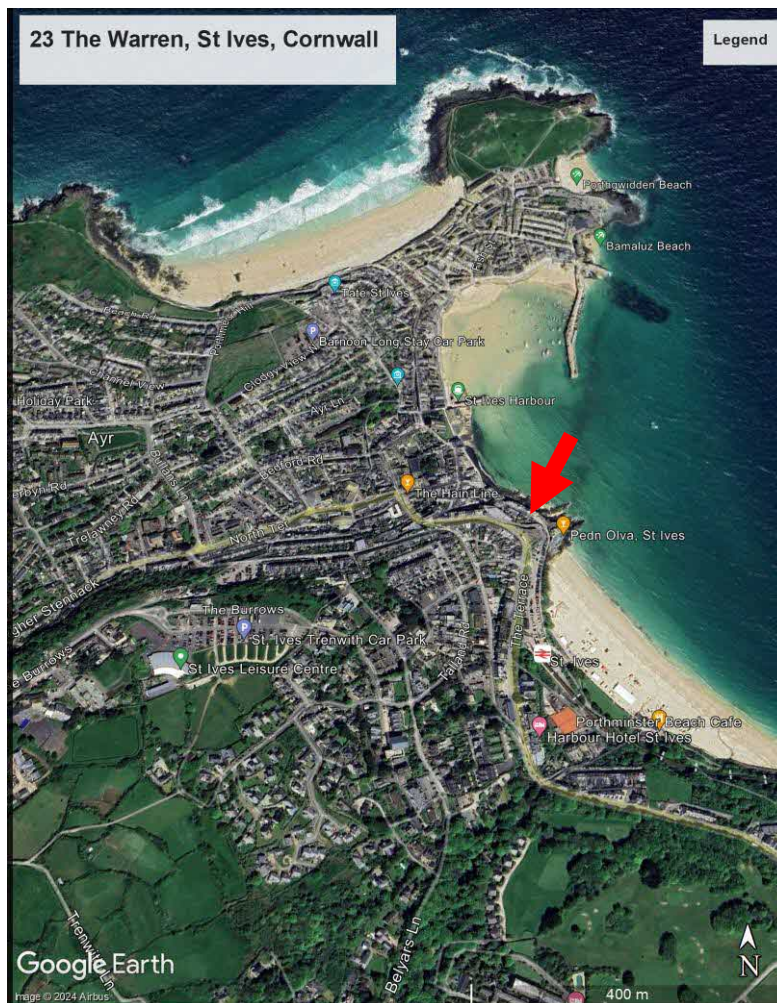


Figure 1. Google Earth image showing the location of the property (red arrow) and surrounding landscape

The habitats surrounding the property represent reasonable urban bat foraging habitat. The surrounding area is likely to be used by species of bat tolerant to urban locations including 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 16 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 the building by roosting bats was found. There are gaps behind the fascia boards on the exterior of the house but they were inspected and showed no signs of use by bats.

### **4.2. Barn Owls**

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

### **4.3. Swallows and other bird species**

No evidence of the use of this building by nesting birds was found and it appears well sealed.

### **4.4. Limitations**

It was difficult to inspect the rear of the house as the only way to see the back of the house is from the waterlogged beach.

## **5. RECOMMENDATIONS**

### **5.1. Bats**

No evidence of the use of the building by roosting bats was found. There are gaps behind the fascia boards on the exterior of the house but they were carefully inspected from the 1<sup>st</sup> floor windows and showed no signs of use by bats. As a result the proposed works can proceed without the need for further bat survey work and carrying a low risk of impacting or harming roosting bats or their roosts.

Bat survey work to accompany planning applications is considered to be valid for 12 months from the date the survey is conducted and usually needs to be updated if it falls outside of this.

### **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 mitigation needed.

### **6.2. Barn Owls**

No mitigation needed.

### **6.3. Swallows and other bird species**

No mitigation needed.



## 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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