

**Wheal Grey**  
Ecology Ltd



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

**on**

**CHY-AN-MOR, PARC MORREP, PRAA SANDS,  
PENZANCE, CORNWALL**

**February 2024**



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## BAT, BARN OWL AND NESTING BIRD SURVEY ON CHY-AN-MOR, PARC MORREP, PRAA SANDS, PENZANCE, CORNWALL

**O.S. Grid Ref:** SW 57785 28303

**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\_Chyan-Mor, Praa Sands\_Final 1

**Report for:** Ms Laura O'Hara

**Report No:** 23-092/PC/ Chyan-Mor, Praa Sands\_BBONB

**Report completed:** 5<sup>th</sup> March 2024

### Report Sign off

**Document checked and  
approved for issue by:**

Debra Barnard MBBCh Director

**Signature:**



**Date:**

6<sup>th</sup> March 2024



## 1. INTRODUCTION AND BACKGROUND

Wheal Grey Ecology Ltd were instructed by Ms Laura O'Hara to carry out a visual inspection on a property known as Chy-an-Mor, Parc Morrep, Praa Sands, Penzance, Cornwall looking for evidence of use of the building by Bats, Barn Owls and Nesting Birds. The proposal is to remove and lift the roof allowing rooms to be incorporated into the new roof space.

The survey was undertaken in the early 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 an L-shaped bungalow built from rendered blockwork with a hip ended interlocking concrete tile covered roof. It has a chimney which passes up through the roof void with a conservatory to rear of the house and separate from it is a flat roofed recently extended garage built from concrete blockwork which is to be incorporated into the house. There are the footings for a new detached annex to the east and a garden to the rear, see Photos 1, 2 and 3.



Photo 1. Showing the house from the east



Photo 2. Showing the house and garage from the west



Photo 3. Showing the house from the rear

Internally there is a single fairly shallow roof void running the length of the entire building which is open from the floor of the roof void, which is covered with fibreglass insulation, to the underside of the roof which is lined with bitumen felt. In places there are holes in the felt which show that it has been overlaid in places with a second layer of bitumen felt and in others with modern breathable roofing membrane. The roof is supported by fairly open but cross braced trusses, see Photos 4 and 5.



Photo 4. Showing the roof void over the eastern arm of the building



Photo 5. Showing the roof void over the southern arm of the building

Externally the fascia and soffits, roof coverings, ridge tiles and leadwork around the chimney are well sealed.

## 2.2. Surrounding landscape

The building is located within the village of Praa Sands on the South Cornish Coast. It is immediately surrounded by similar single storey dwellings with small poorly vegetated gardens. To the south are houses, a number of carparks, bars and restaurants, the beach and to the south east an area of sand dune habitat. To the west is a small area of wetland with a holiday park and golf course to the north and open countryside beyond these to the north and west. The open countryside comprises fields laid to pasture and used for arable crop production bounded by scrub lined Cornish hedges, see Figure 1.

The habitats immediately surrounding the property represent poor bat foraging habitat but nearby is good potential bat foraging habitat which is well linked into the surrounding landscape. The surrounding area is known to be well used by a number of species of bat including Common Pipistrelles, Brown Long-eared bats, Whiskered bats and Lesser and Greater Horseshoes with roosts belonging to these species known to occur nearby.

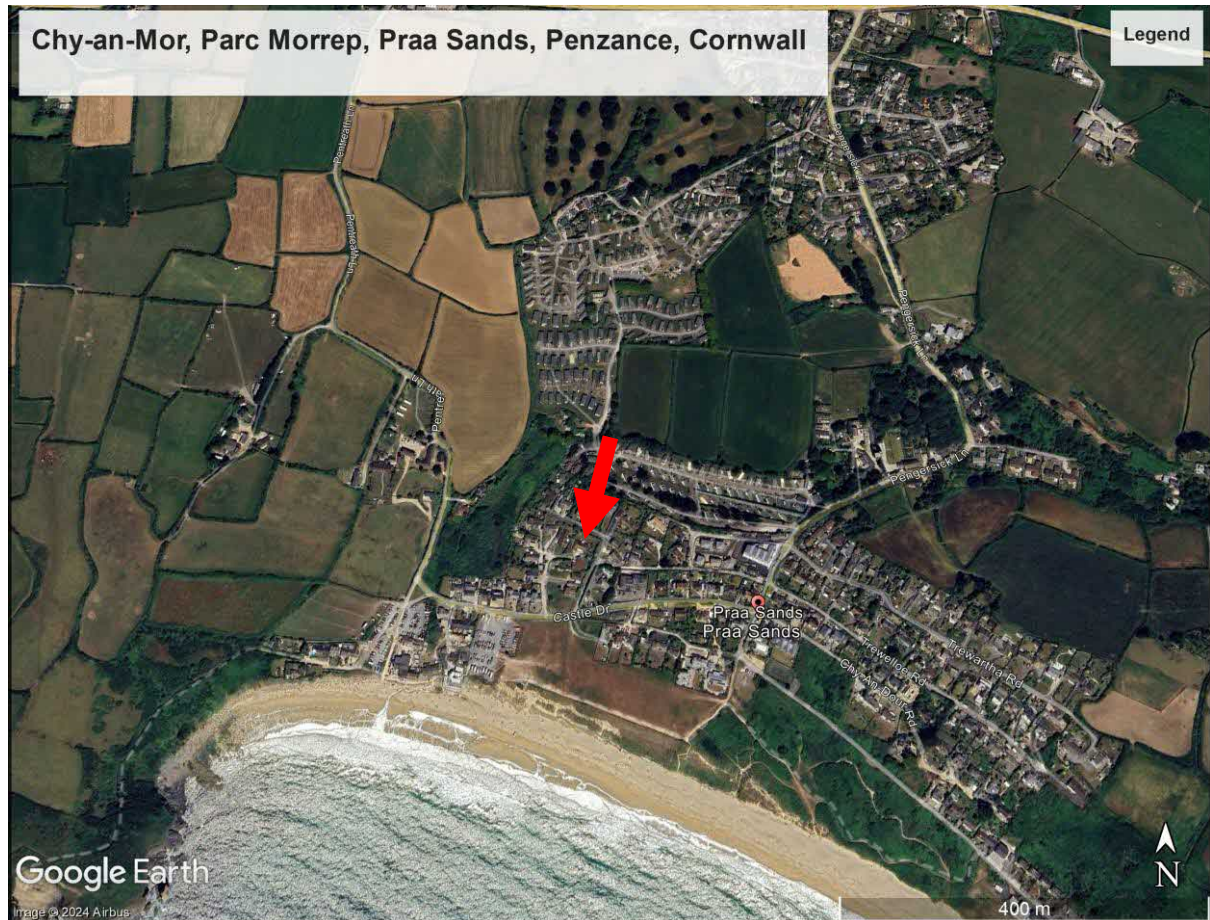


Figure 1. Google Earth image showing the location of the property (red arrow) and surrounding landscape

### **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 and it appears well sealed.

### **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.

### **4.4. Limitations**

There were no significant limitations on the survey, all areas of the building where accessible and could be inspected either from the interior of the roof space or ground.

## **5. RECOMMENDATIONS**

### **5.1. Bats**

No evidence of the use of the building by roosting bats was found and the building appears well sealed. As a result the proposed works can proceed without the need for further bat survey work and carry a low to negligible 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 evidence of the use of the building by roosting bats was found and therefore no mitigation is required.

However, new roosting opportunities for bats could be incorporated into the renovated building should the owners wish to do so. This could be done fairly simply by installing/building in purpose-built bat boxes onto the exterior of the building or creating access into the interior at the eaves or into the roof void. This would help to potentially 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.

### **6.2. Barn Owls**

No mitigation needed.

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

New nesting opportunities for birds could be incorporated into the building by building in or mounting prefabricated nest boxes onto the exterior of the extended house. 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.

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