

Technical Annex 12C Bat and Barn Owl Survey of
Quayside Buildings at Hayle Harbour

**BAT AND BARN OWL SURVEY
OF QUAYSIDE BUILDINGS AT HAYLE**

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BAT AND BARN OWL SURVEY OF BUILDINGS AT HAYLE.

O.S. Grid Ref: SW 55 37

Surveyor: Anthony Atkinson

Taxonomic groups: Bats
Birds

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Report for: The Environment Practice

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1. INTRODUCTION

Spalding Associates (Environmental) Ltd. were asked to carry out a protected species survey of six buildings at Hayle in West Cornwall; *see Figure 1*. The building “Blue Haze” was only looked at from a distance and assessed externally. It is proposed that the buildings described below are demolished/renovated.

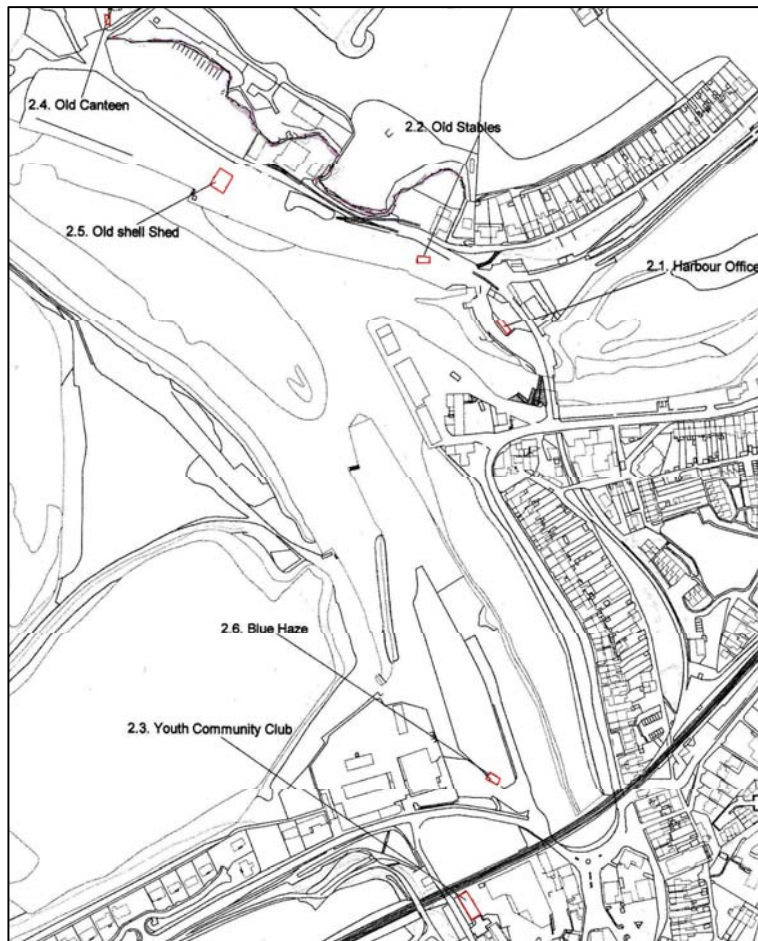


Figure 1:
Location of buildings inspected for bats

2. DESCRIPTION OF BUILDINGS

2.1. Harbour Office

This detached building, a two-storey stone “house” is well used and in good repair. The slate roof is hipped and the upper storey is open to the roof which is panelled internally. All parts of the building are used as offices.

2.2. Old Stables, North Quay

This structure is roofless and built of stone which is generally closely mortared although there are some old flooring joist holes. Parts of the building are covered by dense Ivy.

2.3. Youth Community Club, Foundry Square

A roofless, detached, three-storey stone building with many joist holes in the walls and lintels above windows and doors. Only the lintels on the ground floor were examined closely. Ivy covers parts of this building.

2.4. Old Canteen

A reinforced concrete and block building with a concrete flat roof. There are some cavity walls.

2.5. Old Shell Shed

This detached single-storey building is roofless and the block walls are rendered with concrete.

2.6. “Blue Haze”

A detached single-storey concrete block building with a flat roof. This building was assessed externally only.

3. METHODS

The survey of the six buildings was carried out by Anthony Atkinson in late November 2006.

Where possible all surfaces were searched for bat droppings. All crevices, particularly within defective stonework, joints between buildings, and in gaps in lintels were searched with the aid of a torch and mirrors for bats.

4. RESULTS

4.1. Bats

Although no evidence of roosting bats was found at the time of the survey bats could move into most of these buildings at any time. Bats could roost in lined roofs, panelled walls or cracks in lintels above windows and doors. They may also use deep crevices within the structures or roost behind dense Ivy.

4.1.1. Harbour Office

Externally this building appears to be well sealed and no suitable access points for bats were seen. However, bats may access the roof space between the slates and the internal panelling in places that could not be seen on this survey.

4.1.2. Old Stables, North Quay

The only possible places for roosting bats in this building are within or over the window and door lintels and beneath the Ivy. There is a very slight possibility that they could roost in the joist holes – these relatively large holes would be unattractive to bats but there could be smaller crevices in these holes that could not be seen on this survey.

4.1.3. Youth Community Club, Foundry Square

Close examination of the upper two storeys was not possible on this survey. However, a physical survey alone would be unreliable in this building. Bats could roost in the lintels above doors and windows, behind Ivy and (although less likely) in joist holes in the walls.

4.1.4. Old Canteen

No evidence of bats found but bats could use the cavity walls.

4.1.5. Old Shell Shed

No crevices were found in this building and there are no possibilities for roosting bats.

4.1.6. “Blue Haze”

Bats could roost in this building.

4.2. Barn Owls

This site is not suitable for Barn Owls and none were found.

4.3. Swallows and other birds

No evidence of use by swallows or other birds was found. However birds could nest in the Ivy covering building 2 – The Old Stables or building 3 – The Youth Community Club.

It is also possible that birds could nest on ledges of the upper storeys of building 3 – The Youth Community Club.

5. RECOMMENDATIONS

5.1. Bats

1.	Harbour Office	If work is planned on the roof then further surveys will be necessary. These should be emergence surveys at dusk in Spring, Summer and Autumn.
2.	Old Stables, North Quay	If the lintels are to be disturbed or the joist holes filled in then emergence surveys will be necessary in Spring, Summer and Autumn. If the Ivy is to be removed at a later date it should be cut at the base now and allowed to die back before removal. This will deter birds from nesting here and will enable any crevices in the wall (hidden at present) to be assessed for their suitability for roosting bats.
3.	Youth Community Club, Foundry Square	If the lintels are to be disturbed or the joist holes filled in then emergence surveys will be necessary in Spring, Summer and Autumn. If the Ivy is to be removed at a later date it should be cut at the base now and allowed to die back before removal. This will deter birds from nesting here and will enable any crevices in the wall (hidden at present) to be assessed for their suitability for roosting bats.
4.	Old Canteen	This is an unlikely site for bats but as a precaution a Summer emergence survey should be carried out before work proceeds.
5.	Old Shell Shed	No further survey work is necessary. Work can proceed.
6.	“Blue Haze”	Emergence surveys will be necessary in Spring, Summer and Autumn.

Bats could move into these buildings (apart from the Old Shell Shed) at any time. Therefore, care should be taken during reconstruction work in case bats are disturbed, particularly beneath wall plates, or behind, between or above lintels.

If, during the course of work, bats are found, they should be carefully covered again without squashing them. They should be protected from the elements and predators (particularly cats). Work activity should be removed to another area until Natural England can deal with the problem. They should not be handled without gloves, but in an emergency they may be picked up with gloves or in a cloth to put in a safe place where they will come to no harm until they can be attended to. If hanging they must be gently unhooked because they can not release their claws if pressure is put on them. This is best done by sliding a thin piece of plastic or card up in under the claws to release them.

5.2. Barn Owls

Not applicable.

5.3. Swallows and other birds

Birds could nest in the Ivy covering building 2 – The Old Stables. It is also possible that birds could nest on ledges of the upper storeys of building 3 – The Youth Community Club.

Work should be started on these two buildings outside the bird breeding season *ie* between mid-August and mid-March.

6. MITIGATION

6.1. Barn Owls

Not appropriate. The site is unsuitable for these birds.

6.2. Bats

Wherever possible crevices around and within lintels should be retained. If buildings are to be demolished then the site could be enhanced for bats by erecting bat boxes or by creating bat roosting sites in any remaining buildings.

Access to the small roof space in the harbour office should also be ensured. This building could be enhanced for bats if no access exists at present by creating slits approximately 2.5 cms x10 cms along the ridge or eaves.

On completion of any conversion work, provision should be made by the builders for the access of bats to roof spaces, and above the felting, along the eaves, gable ends and ridges.

6.3. Swallows and other birds

Not applicable.

7. LEGISLATION

7.1. Birds

Birds are protected from disturbance during nesting and feeding under the Wildlife and Countryside Act (1981).

Roosts close to breeding sites used by Barn Owls are protected and cannot be disturbed when in use.

7.2. Bats

The Wildlife and Countryside Act 1981 (WCA) protects bats and their roosts in England, Scotland and Wales. Some parts have been amended by the Countryside and Rights of Way Act 2000 (CROW) which applies only in England and Wales. The Conservation (Natural Habitats, &c.) Regulations 1994 implements the Council Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora. All bats are listed as 'European protected species of animals' It is illegal to intentionally kill, injure or capture bats or to deliberately disturb them. It is also illegal to damage, destroy, or obstruct access to bat roosts.

The Countryside and Rights of Way Act 2000 (The CROW Act) amends the Wildlife and Countryside Act to make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection or disturb a bat while using a roost. (The term reckless is defined by the case of Regina v Caldwell 1982 which involved the Criminal Damage Act 1981). The prosecution has to show that a person either deliberately took an unacceptable risk, or failed to notice or consider an obvious risk. Any development which is likely to result in disturbance of a European protected species, or damage to its habitat usually requires a licence from the Department of the Environment, Farming and Rural Affairs (DEFRA). 'Development' is interpreted broadly to include projects involving demolition of buildings, rebuilding, structural alterations and additions to buildings.