

Bat Activity Survey Report	
For:	CODA Studios
Site:	Land west of Cliff Lane, Brierley, Barnsley, S72 9HR
Report Date:	19 th August 2026
Report Reference:	SQ-4752



Client:	CODA Studios
Site Name:	Land west of Cliff Lane, Brierley, Barnsley, S72 9HR
Grid Reference:	SE 40646 11095
Report:	Bat Activity Report
Date of survey:	10 th August 2026

Issue:	Revision:	Stage:	Date:	Prepared by:	Approved by:
1	-	Draft for review	17 th August 2026	Joanne Toller BSc(hons), Ecologist	Natasha Estrada MRes, MCIEEM, Principal Ecologist
2	n/a	FINAL	19 th August 2026	Joanne Toller BSc(hons), Ecologist	Natasha Estrada MRes, MCIEEM, Principal Ecologist

This report has been prepared for exclusive use of the client, CODA Studios. No part of this report may be reproduced or relied upon without written agreement from Estrada Ecology Ltd.

The contents of this report have been produced with due consideration of current best practice guidance, and in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct and guidelines, as outlined in Collins 2023.

This report should not be submitted as part of a planning application without any accompanying species-specific reports which may have been recommended herein.

Data within this report is valid for a maximum of eighteen months from the date of the survey. After this period, an updated site visit will be required to determine a new ecological baseline.

Whilst every effort has been taken to ensure the accuracy of this report and its contents, in view of potential ecological constraints to development or the presence or absence of species, it must only be viewed as a snapshot in time and, therefore, not be viewed as definitive. Due to external factors, such as seasonality, weather etc, having the potential to affect survey results, no liability can be assumed for omissions or changes that may, or may not occur, after the date this report was produced.

Summary

Estrada Ecology Ltd was commissioned to conduct a single dusk activity survey on a building located in land west of Cliff Street, Brierley, Barnsley, S72 9HR (hereafter, referred to as 'the site'), which could be utilised by bats for roosting, and / or as a place of shelter.

A Preliminary Ecological Appraisal was conducted by Estrada Ecology Ltd (Report Ref: SQ-3502, March 2026). The property recorded no field sign evidence synonymous with bats but a low level of roost suitability when assessed. Further survey effort was recommended in respect of bats to ascertain presence/ likely absence.

Findings and recommendations

Bats and roosts

One dusk activity survey, following BCT Survey Guidelines 2023, was undertaken following suitable weather conditions, as outlined herein.

During the survey, no bats of any species were recorded emerging from or entering any aspect of the surveyed building. A low level of Common Pipistrelle (*Pipistrellus pipistrellus*) bat contacts, non-emerging, were recorded over the duration of the survey foraging within land outside the southern site boundary.

Based on field sign evidence, the building is deemed not to be used by bats for roosting or as a place of shelter. As a result, no further surveys are recommended, and no formal mitigation is proposed. As with all buildings, precautionary caveats are applicable and outlined herein.

Hibernating bats

Crevices-dwelling bats, such as pipistrelle species, use structures for shelter and protection in winter when they hibernate. During hibernation, bats need roosts that are cool and remain at a constant temperature. They are difficult to detect in hibernation, in well-concealed crevices, and leave no obvious signs of their presence. The building was assessed for its potential to support features which bats could utilise for hibernation. The structure recorded very low to negligible potential for hibernacula use, due to the absence of crevices or cracks of a suitable depth and thermal mass which could support hibernating bats.

Breeding birds

No evidence of breeding birds was recorded at the time of survey within or upon the building.

Contents:

Summary

- 1 Introduction and Site Description**
- 2 Protected Species Legislation**
- 3 Survey Objectives**
- 4 Survey Methodology**
- 5 Survey Findings**
- 6 Survey and Site Assessment**
- 7 Ecological Constraints**
- 8 Interpretation and Evaluation**
- 9 Assessment of Potential Impacts**
- 10 Conclusions and Recommendations**

References

1 Introduction and Site Description

- 1.1 Estrada Ecology Ltd was commissioned to conduct one dusk bat activity survey on a building located in Land West of Cliff Lane, Brierley, Barnsley, S72 9HR.
- 1.2 Under current proposals, it is understood that the building is to be subject to renovation works.
- 1.3 The site is situated within the village of Brierley, located approximately 1.4 km east of the village of Shafton. The survey site's central OS grid reference is SE 40646 11095.
- 1.4 The immediate surroundings of the site are rural fields and agricultural land, with residential properties to the north and east. The site mostly comprises fields of grassland with access track, a garden and a storage building. The main entrance to the site connects to Cliff Lane via the access track.
- 1.5 The wider landscape is primarily residential to the north and east and agricultural land to the south and west. Further afield, to the south, is the village of Grimethorpe.
- 1.6 A Preliminary Ecological Appraisal was undertaken by Estrada Ecology Ltd in March 2026 (*Report reference: SQ-3502, March 2026*). The building recorded no presence of bats or field sign evidence suggesting the use of the building by bats was recorded at the time of survey.
- 1.7 The external features recorded were deemed to provide a residual potential for use by roosting bats. Likewise, the many gaps and crevices of the internal roof structure were deemed to provide residual potential for use by roosting bats. The open and exposed nature of the interior was noted to provide unimpeded access but reduced climatic stability. Consequently, one dusk activity survey was recommended to ascertain presence/ likely absence of use by bats.

Figure 1: The site (shown with red keyline) in its wider setting.



Google Earth 2026

2 Protected Species Legislation

- 2.1 All species of bat and their breeding sites or resting places (roosts) are fully protected under The Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations 2019.
- 2.2 The Regulations prohibit: the deliberate killing, injuring or taking of bats; the deliberate disturbance of any bat species, in such a way as to be significantly likely to affect:
- their ability of to survive, hibernate, migrate, breed, or rear or nurture their young, or the local distribution or abundance of that species.
 - damage or destruction of a breeding site or resting place (roost); and
 - the possession or transport of bats or any other part thereof.

- Provide recommendations for enhancing the site for bat activity where possible; and
- Provide recommendations for mitigation and / or compensation measures to ensure any impacts on breeding bird species is avoided or minimised.

4 Survey Methodology

4.1 Desktop study

- 4.1.1 Bat records for a two kilometres radius from the sites central grid reference were commissioned from Barnsley Biological Records Centre (BBRC), West Yorkshire Ecology Services (WYES), and West Yorkshire Bat Group (WYBG).
- 4.1.2 Further inspection, using colour 1: 25,000 OS base maps (www.ordnancesurvey.co.uk), MAGIC (www.magic.defra.gov.uk) and aerial photographs from Google Earth (www.maps.google.co.uk), was also undertaken to provide additional context and identify any features of potential importance for nature conservation in the wider countryside.

4.2 Initial inspection survey

- 4.2.1 An initial inspection survey of the site was undertaken in March 2026 and recorded no field sign evidence synonymous with bats but the building to contain a low level of features deemed to have residual suitability for supporting bats for roosting or as a place of shelter. Further survey effort was recommended to be undertaken to ascertain presence / likely absence.

4.3 Bat activity surveys

- 4.3.1 One bat activity survey was undertaken on the evening of 10th of August 2026 using guidance from Collins, J., Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists, Good Practice Guidelines, 4th Edition, 2023.
- 4.3.2 Prior to the start of the activity surveys an external and internal examination, where accessible, was undertaken of all cavities, holes, cracks and fissures in timber and brickwork (where applicable), using a Seek compact pro thermal camera and close-focusing binoculars. Features were examined for bat field signs to identify bats in situ.

potential roost sites and access points and any signs of occupation such as scratch marks; droppings; smudge marks; discarded moth wings; and urine staining etc.

- 4.3.3 The number of surveys on the building is determined by its potential to support bats; any field sign evidence gathered during the initial inspection survey in March 2026, and any subsequent activity recorded during the activity survey. Surveyors were positioned so as to obtain a full visual of potential roost features.
- 4.3.4 The dusk emergence survey commenced twenty minutes prior to sunset and continued up to two hours after sunset.
- 4.3.5 Echo Meter Touch 2 Pros were used to aid identification of the species along with Night fox Whisper Infrared cameras.

Figure 2: Location of surveyors over the survey period.



Google Earth 2026

4.4 Timings

- 4.4.1 The activity surveys were conducted during suitable weather conditions as outlined in Table 1.

Table 1: Environmental conditions throughout the survey period.

Date	Sunset / Sunrise	Start time	End time	Weather conditions
10 th August 2026	20:46	20:20	22:05	Temp 18°C, Humidity 55%, No precipitation, wind speed 5mph NNE

4.5 Personnel

4.5.1 The bat activity surveys were led by Principal Ecologist Natasha Estrada MRes, MCIEEM, Natural England Bat Licence: 2025-85541-CL18-BAT, a licensed ecologist for approximately twenty years and the named ecologist on multiple mitigation licenses in respect of bats. Natasha was assisted by Amanda Hammond to aid survey effort. Amanda has five survey seasons experience undertaking bat activity surveys.

4.5.2 IR footage was analysed post survey by experienced senior ecologist Joanne Toller BSc(hons) who is formally enrolled on a bat licence training programme with Ecology Training UK Ltd.

5 Survey Findings

5.1 Desktop study

5.1.1 Bat records returned from the records search are highlighted within Table 2. No site-specific records were returned.

Table 2: Bat records returned for the search radius

Species	Record Numbers	Nearest record	Notes
Bats	13 (BBRC)	200 m NE	Nine records were returned from BBRC pertaining to bat species, dated between 1991 and 2018. These include: two records for brown long-eared bat (<i>Plecotus auritus</i>), ten for common pipistrelle (<i>Pipistrellus pipistrellus</i>) and one for unspecified <i>Pipistrellus</i> species.

	9 (WYES)	971 m NE	Nine records were returned from WYES pertaining to bat species, dated between 20024 and 2018. These include: one record for brown long-eared bat, one record for unspecified <i>Pipistrellus</i> species and two for unspecified bat species.
	5 (WYBG)	-	Five records were returned from WYBG pertaining to bat species, dated between 1900 and 1999. All five records were for unspecified <i>Pipistrellus</i> species.

- 5.1.2 Consultation with Magic Maps returned one European Protected Species Mitigation Licences within a 2 km radius from grid.

Table 3: Granted EPSM licenses returned.

Licence	Date(s)	Purpose	Species	Distance from Site
EPSM20 12-4323	28/03/2012 01/04/2014	Destruction of a resting site	Common pipistrelle	1103 meters SE

- 5.1.3 Previous ecological survey reports for the site, where available were consulted for context, namely:

- Preliminary Ecological Appraisal (*Estrada Ecology Ltd, SQ-3502, March 206*).

5.2 Initial inspection survey

- 5.2.1 Prior to the start of the activity survey, a visual inspection of the building was undertaken, where accessible.
- 5.2.2 No new field sign evidence to indicate use of any area of the structure was recorded. No evidence of breeding birds within or upon the building was recorded.

- 6.5 The building is considered to have negligible potential for use by bats for hibernation, due to an absence of suitable crevices and cracks of a suitable depth capable of supporting a stable thermal mass which could support hibernating bats.

7 Ecological Constraints

- 7.1 Due to the variable properties of bat echolocation calls and the format of frequency division recordings, it is not always possible to identify a series of echolocation calls down to species level.
- 7.2 In most cases, it is usually possible to identify to genus level which is suitable to allow potential affects to be assessed, and appropriate mitigation designed.
- 7.3 All potential roost features were accessible for visual assessment. Surveyors were positioned so as to obtain a suitable vantage point of the potential roost features. IR on one camera was not triggered due to the sufficient natural light levels at the time of survey not requiring IR imagery.

8 Interpretation and Evaluation

- 8.1 The building at Land West of Cliff Lane is confirmed as being unlikely to be used by bats for roosting or as a place of shelter.
- 8.2 No field sign evidence to suggest use by bats was recorded over the survey period and no bat emergence or entry behaviour was recorded.
- 8.3 A very low level of bat activity was recorded over the survey period, isolated to low levels (<5) of non-emerging common pipistrelle bats foraging within land outside the southern site boundary. No contacts from any other species of bat were recorded over the survey period.
- 8.4 It would be expected that surveys undertaken during the optimum period of August 2026 would reveal a greater level of activity, if the site were to be used regularly by larger numbers of bats.

9 Assessment of Potential Impacts

9.1 Impacts on bats and their roosts

9.1.1 The results of the bat activity survey confirm that the building within Land West of Cliff Lane, Brierley, Barnsley, S72 9HR is unlikely to be used by bats for roosting or as a place of shelter.

9.1.2 The activity survey results recorded no evidence to suggest use of the survey site as a major commuting route or foraging ground. Under current proposals, no impacts on major foraging grounds or commuting lines are predicted.

9.2 Impacts on breeding birds

9.2.1 At the time of survey, no evidence to indicate use of the building by breeding birds was recorded internally or externally.

9.2.2 Where feasible, works should be undertaken outside the breeding bird season which typically runs March to September inclusive. Where these timings are not feasible, a walkover survey for breeding birds is recommended in advance of the commencement of work.

10 Conclusions and Recommendations

10.1 The result of the bat activity survey confirms the building on site is unlikely to be used by bats for roosting or as a place of shelter. As a result, no formal mitigation is recommended however, the following precautionary caveat is applicable:

As with the majority of buildings, there is the residual possibility of single bats using a building post survey. The likelihood in this instance is deemed very low however, during the onset of works, should bats or field sign evidence of bats be recorded then all works should cease, and a suitably qualified ecologist consulted.

10.2 It is deemed that a Protected Species Mitigation Licence (formerly European Protected Species Mitigation Licence) will not be required to facilitate the works.

- 10.3 No impacts on major foraging lines or commuting corridors are predicted via the proposals.

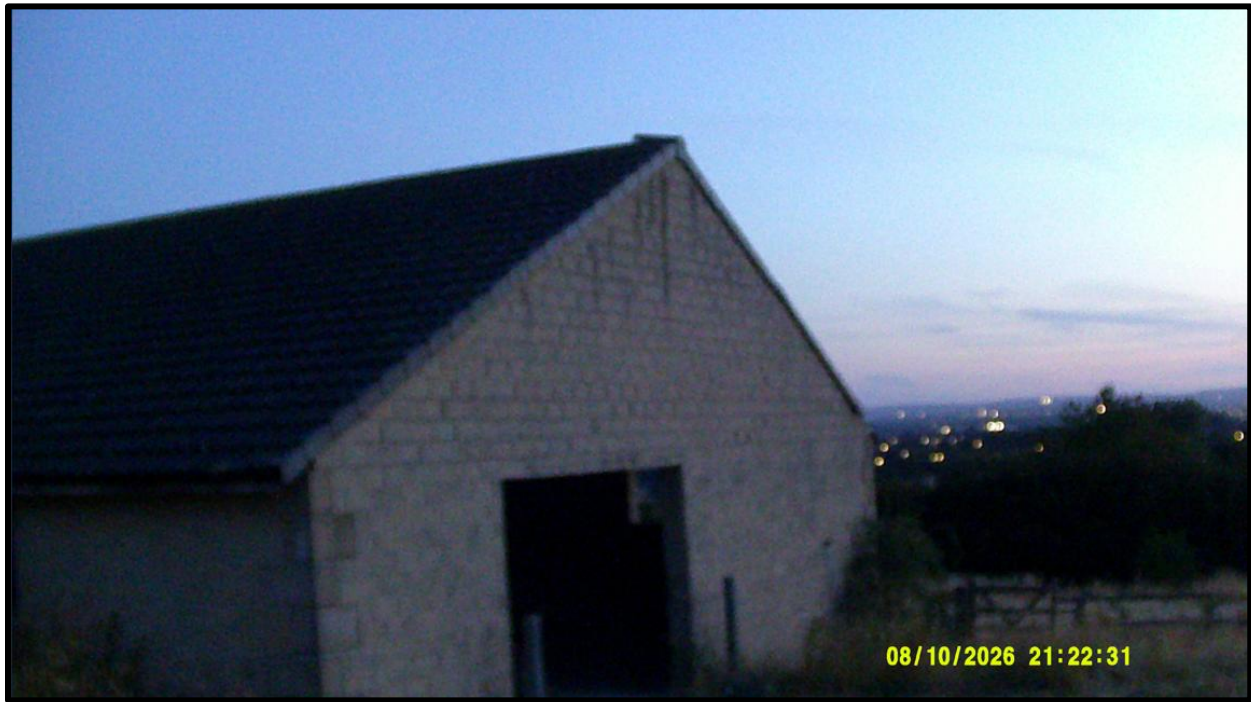
References:

Collins, J (2023). Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists, Good Practice Guidelines 4th Edition.

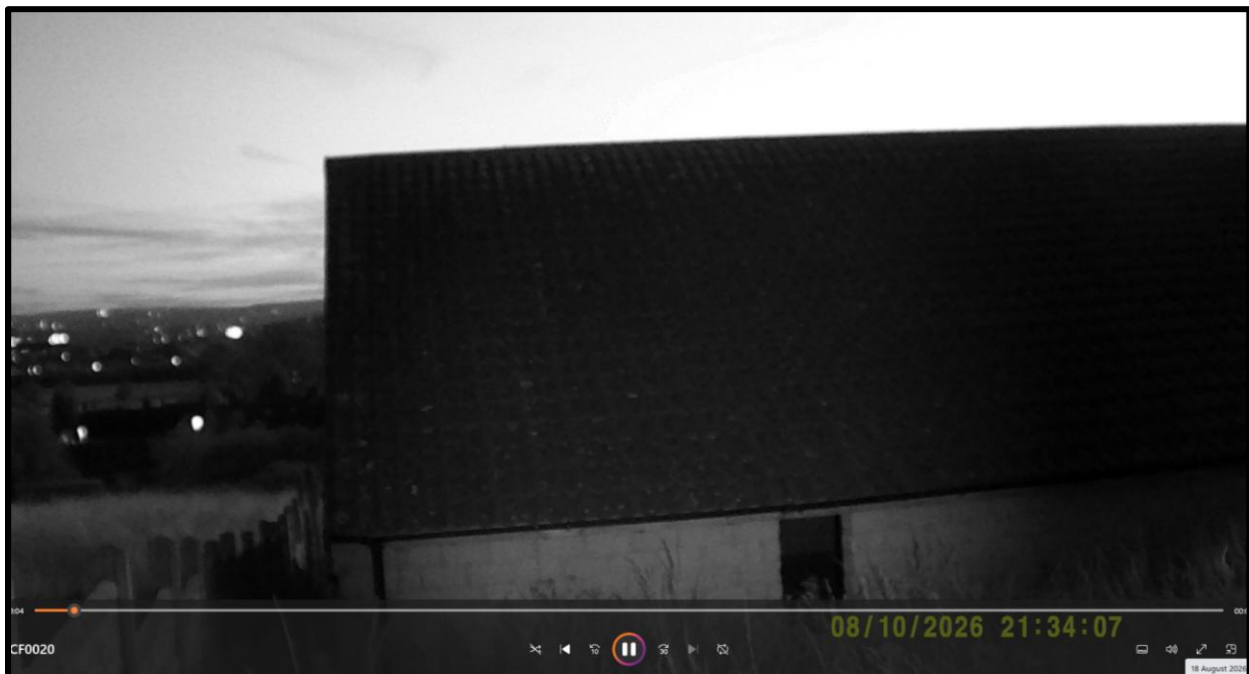
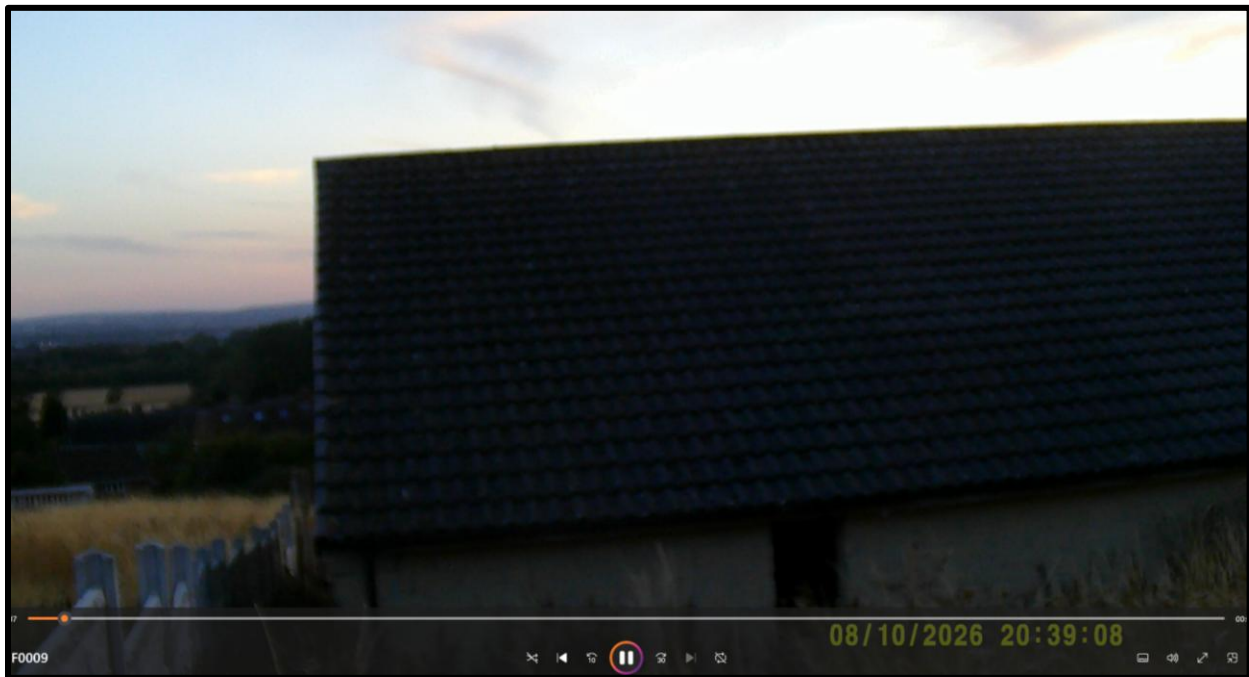
Stone, E., (2014) Bats and Lighting – Bats Conservation Trust.



Appendix One: Field Surveyor and Camera View



#IR not triggered due to sufficient natural light levels.



Appendix Two: Minor area of foraging behaviour.



Google Earth 2026