

Bat Survey to
The Old Bakery
Carlton Street
Cudworth

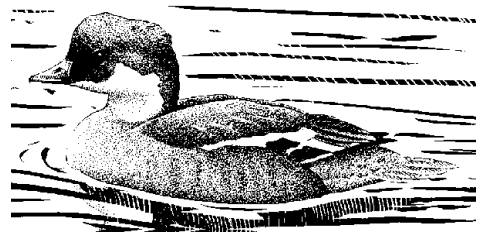
Barnsley
S72 8ST

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1. Summary

- 1.1 A bat scoping survey has been carried out to the former bakery on Carlton Street, Cudworth to determine if the building is being used by roosting bats. The survey is required as part of a planning application and was undertaken outside the optimal time for bat occupancy and therefore aimed to establish the *likelihood* of bats using the building. The application seeks to demolish the existing building and replace with a residential dwelling.
- 1.2 The building is a two-storey brick building with blue slate roof and is in a poor state of repair and suffering from regular vandalism. The walls have no cavity but there are some structural cracks in the brickwork and the blue slate roof is unfelted and has several gaps and sections of missing tile. The inside of the roof is very heavy with cobwebs which indicates it is unlikely to be used by bats. There are gaps along the dry verges where mortar has failed but these are large gaps and are used by sparrows and therefore much less likely to be used by bats. The building appears very unlikely to support a nursery roost of bats though it is possible that individual bats could use the building from time to time as a day roost, but the building is not considered essential to species survival. The building has been assessed as being of 'low' potential roost value.
- 1.3 An assessment of 'low' roosting potential usually requires a single activity survey to be carried out but given that the building is unlikely to be used by large numbers of bats, a single survey is often inconclusive as bats may not be present at the time of the survey but could be there when works commence. The site is located in an urban area that potentially low numbers of bats and, as the building is less likely to be used for hibernation, it would be preferable to demolish the building during the winter period when bats are least likely to be present. If demolition is to take place during the summer, then a dawn return survey must be carried out not more than 24hrs prior to commencement by a qualified ecologist who advise on how to proceed and this could include delaying the demolition. This would prevent potential harm to bats. A method statement has been prepared (Section 11) and should be followed.

2. Introduction

- 2.1 A bat scoping survey was carried out the former bakery Carlton Street, Cudworth, Barnsley S72 8ST (NGR SE386091) to determine whether bats have or are using the building as a roost site. The site was also checked for the presence of nesting birds.
- 2.2 The current proposal seeks planning permission to demolish the building and replace with a dwelling on the same footprint.
- 2.3 The survey took place at a time considered to be outside the optimal period for bat occupancy but still aimed to establish the following:
- The likelihood of bats using the building by undertaking a scoping survey.
 - Identify any potential roosting features (PRFs).
 - Determine if activity surveys are required.
 - Provide an impact assessment of the development on bats.
 - Define mitigation proposals where required.
 - Assess the requirement for a protected species licence.
 - Assess the building for use by nesting birds.

3. Methodology

- 3.1 The site was surveyed in accordance with BCT best practice guidelines and surveyor experience by John Gardner, a surveyor with 41yrs field experience in searching for bats and is registered to use the Class Survey Licence WML CL20 (Level 4). The licence number is 2015-15656-CLS-CLS.
- 3.2 The interior and exterior of the building was inspected during daylight using torches and binoculars. All normal signs of bats were looked for including bats, dead baby bats, bat droppings, prey remains, scratching and staining of entry and exit holes.
- 3.3 The building was assessed for its degree of potential to support roosting bats including assessing the building design, construction, materials, and condition. This combined with an assessment of the location of the site and the surrounding habitat in terms of bat suitability allows an assessment to be made as to the potential of the building to support bats. Factors such as the proximity of good foraging areas (woodland, water bodies) and features that link the site to the wider surrounds such as linear features (hedgerows etc) were also considered.
- 3.4 This report sets out the findings of a daytime scoping carried out to the above site on Thursday 3rd November 2022. This report highlights the ecological constraints and opportunities associated with the proposed works and appraises the potential impacts. Appropriate actions to ensure the protection of bats are identified and mitigation measures detailed where appropriate.

4. Survey constraints

- 4.1 There were no constraints to the survey.

5. Site Description

5.1 The site consists of a two-storey brick building in an urban area close to other buildings and residential dwellings. Moderate foraging habitat occurs adjacent to the site, but the habitat suggest only commoner species are likely to be present and in low numbers. The site is connected to the wider landscape by a series of linear features.

Figure 1. Site location plan



Figure 2 Aerial view of the site, surrounds and specific buildings surveyed

6. Desk Study

No bat records exist relating directly to this site and the site the zone of impact does not extend beyond the site footprint and, consequently, will have no impact to bat roosts within this area. Bat records for this area are mainly historic and therefore no further data surveys have been carried out.

7. Activity surveys

7.1 The no activity surveys have been carried out as the survey was undertaken outside the optimal period.

8. Survey results

The building is a two-storey former bakery built from brick with a blue slate roof. The building is beginning to deteriorate and is subject to regular vandalism and trespass despite its unsafe nature. The roof has a covering of blue slate and has both missing and slipped tiles with some large holes close to the ridge section. All ridge tiles are present but there is failed mortar along the length of the ridge. Internally, the roof is mostly unlined with remnants of MDF fastened to the roof timbers, but this is very wet and is mostly falling away. The upper floor is littered with old contents and bits of bakery machinery and has a covering of general detritus that prevents easy inspection, but there does not appear to be any scattered prey remains. The ridge beam is heavily covered with cobwebs and do not appear to be used by bats. As well as no evidence of bats, the roof does not have the 'feel' of being used by bats.

The walls are constructed from brick arranged in a header and stretcher style and therefore, there is no wall cavity restricting use by bats to the wall tops. There are some structural cracks over one of the upper floor windows on the rear of the building, but these were difficult to inspect from the flat roof below due to the unsafe nature of the roofing. The cracks are larger than the typical crevices used by bats, particularly for hibernation and are likely to not be used. Most of the mortar has failed on both dry verges leaving large and exposed gaps. These gaps are used by house sparrow which usually suggests they are not used by bats as sparrows are very territorial and likely to attack bats if they were present. The gutters are fixed to the walls on flat boards, but these sit tight to the brickwork and do not offer the gaps that bats require. There is also a build up of cobwebs along the length of the wood.

There is a single-storey, flat roofed extension to the rear of the building which is considered to have negligible roosting potential and is in an advance state of disrepair due to vandalism.

Overall, the building has a limited number of potential roosting features and is very unlikely to support a maternity roost. It is possible that individual bats could use the building from time to time, but the building is not considered essential to species survival. Given the limited PRFs, the building is assessed as being of 'low' roosting potential.

9. Interpretation and analysis

The building has been assessed as being of 'low' bat roost potential which normally requires a single activity survey. However, the building does not look likely to support a nursery roost and, although it could be used by individual bats from time to time, experience suggest unlikely. Many of the gaps, particularly along the verges, are very wide and are used by sparrows which will likely roost in the crevices. Wide gaps generally tend to be avoided by bats as they are vulnerable to predators, particularly when emerging. Lack of a wall cavity and wide gaps tend to make the building less likely to be used for hibernation due to the temperature fluctuations that will occur. Experience suggests it would be preferable to demolish the building in the winter months when it is less likely to be used by bats. Waiting until the beginning of the optimal period

usually carries more threat to bats as the building will likely be surveyed at the start of the season and, if no bats are found, will be demolished during the peak season when bats are on the wing and often use buildings for day roosts.

If the building is to be demolished during the summer period, then a dawn return survey should be carried out by a qualified ecologist not more than 24hrs prior to the works commencing. This would prevent any potential harm to bats. If individual bats are found, these can be safely removed by the ecologist, or the works delayed until the bats have left.

10. Impact assessment

The building is assessed as being of low bat roosting potential but is thought unlikely to be by used bats. The proposed works are unlikely to harm or destroy roosts or roosting features and will not result in fragmentation or loss of habitat. The proposed works will not have any impact beyond the site footprint and are considered to be of very low ecological impact.

11. Mitigation measures

The building shows no evidence of use by bats and has been assessed as being of low potential interest to bats, Consequently, there is no requirement for a European Protected Species Mitigation Licence (EPSML) or compulsory requirement for compensation measures. The building is close to Cudworth Park which offers limited foraging and there is likely to be low numbers of bats in the area and mainly of the commoner pipistrelle species. Inclusion of a permanent roost feature should be considered along with sparrow nesting terraces. Inclusion of these features would better increase the site's biodiversity:

Method statement

Precautionary Measures

- If possible, the roof should be stripped by hand during the winter period October-March inclusive.

Features and enhancements

- Inclusion of a permanent roosting feature on a west or south facing wall placed high up at eaves level should be considered along with sparrow terraces located on a north facing wall. Schwegler produce a range of permanent roosting features to suit all types of brickwork. Location and type of feature can be marked on the plans if required.

Timings

- Works to demolish the building should be undertaken in the winter period (October-March) inclusive when bats are least likely to be present. If this timescale cannot be met, then a dawn return survey will be carried out by a qualified ecologist not more than 24hrs prior to the demolition work commencing. If bats are found, the ecologist will determine if the bats can be relocated to a safe place for release at a safe time or whether works will be delayed until the bats have left. A letter report will be provided detailing the results of any such survey and setting out mitigation measures.

12. Conclusion

The survey concluded that the building offers very low bat roosting potential with a limited number and diversity of features and there was no evidence to suggest the building has been used by bats. The building is considered very unlikely to support large numbers of bats such as a nursery roost but could potentially be used by bats from time to time throughout the summer. It is always impossible to cater for bats using buildings for short periods or day roosts and therefore demolition should take place during the winter period when bats are less likely to be

present. By following the method statement herein, there will be no impact to bats and no loss or fragmentation of habitat. The project is considered to have a very low ecological impact and no further survey work is required.

Appendix 1 Photographs of the site



east elevation



north elevation



south elevation



west elevation



roof interior



rear extension



large gaps in brickwork



very large gaps to verge pointing



gutterboard flat to wall



roof detail