6 Bourne Walk, Staincross, Mapplewell, Barnsley, S75 6JQ

Preliminary Roost Appraisal

Prepared on behalf of

Chris James

Final Report v1

22 May 2026

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Document Control

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Provided no significant changes are made to the proposals or on the site subsequent to the report's issue; this report can be considered valid for 18 months from the date of issue, in line with CIEEM's Advice Note on The Lifespan of Ecological Reports and Surveys (2019).

As part of membership to our professional body (CIEEM) we are required to provide our biological results to applicable biological record centres. As such, it is our intention to supply biological data collected as part of this assessment to the relevant centre unless directly instructed in writing not to do so by the client.

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NON-TECHNICAL SUMMARY

- Liz Ecology was commissioned by Chris James to conduct a Preliminary Roost Appraisal survey of buildings at 6 Bourne Walk, Staincross, Mapplewell, Barnsley, S75 6JQ. The survey was conducted to support a planning application for the demolition of existing detached bungalow and erection of detached dwelling.
- A preliminary roost assessment was undertaken on 19th May 2026 by Elizabeth Davies (licenced bat worker). There were missing tiles and gaps in mortar on the bungalow which hold moderate potential for crevice dwelling bats.
- As such, two emergence surveys will be completed, to establish the presence/likely absence of roosting bats.

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APPENDICES

1. INTRODUCTION

1.1 Liz Ecology was commissioned by Chris James to conduct a Preliminary Roost Appraisal survey of the extension of 6 Bourne Walk, Staincross, Mapplewell, Barnsley, S75 6JQ (Grid reference SK 37368 67271). The survey was conducted to support a planning application for the demolition of existing detached bungalow and erection of detached dwelling.

1.2 Elizabeth Davies has over 10 years of experience undertaking Bat Roost Assessments. She is a full member of CIEEM and holds a Class 2 Bat Licence. She has extensive experience of bat mitigation and holds EPS licences for a variety of projects and species.

Site description

1.3 The development site consists of a single story bungalow, garage and outbuilding and vegetated garden.

1.4 The site is located north of Staincross, south of Newmillerdam, west of Royston, east of Woolley Grange and north of Barnsley. The site is well connected to the wider landscape. It is located within a residential area backing onto arable fields.

Legislation

1.5 All bat species are legally protected under the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) 2019. All species of bat are also protected under the Wildlife and Countryside Act 1981 (as amended). This legislation makes it an offence to:

- Deliberately kill, injure or capture bats;
- Deliberately disturb bats in such a way as to be likely to significantly affect:

  (i) the ability of any significant group of bats to survive, breed or rear or nurture their young; or

  (ii) the local distribution or abundance of bats;
- Intentionally or recklessly disturb any bat whilst it is occupying a roost;
- Damage or destroy bat roosts; and
- Intentionally or recklessly obstruct access to a bat roost.

1.6 This legal protection means that where activities have the potential to impact on bats, the results of a bat survey and an appropriate mitigation strategy must be submitted to Natural England.

1.7 There are 17 breeding species of bat in the UK, seven of which are of Principal Importance for the conservation of biodiversity in England under Section 41 (S41) of the NERC Act 2006. There is a clear responsibility on local planning authorities to further their conservation.

Report structure

1.8 Section 2 of the report provides details of the methodologies adopted and Section 3 provides an account of the survey results. Section 4 provides conclusions regards the results in relation to the proposed development and presents appropriate measures of best practice and mitigation where necessary.

1.9 A full preliminary ecological appraisal was not undertaken as there is very limited potential for other protected species within the site area, and the site is 3.8km from the closest Local Nature Reserve. Species of note which may be present on site include roosting bats, and nesting birds. Lighting constraints have been provided in case of foraging bats being present along boundary features.

2. METHODOLOGY

Desk study

2.1 A search of the Multi-Agency Geographical Information for the Countryside (MAGIC) website was conducted for statutory sites designated for bats within 5 km of the property, as well as mitigation licenses for bats within 2 km of the property.

Bats

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2.2 Bats roost in a wide variety of sites within buildings, with many species roosting in cracks and crevices, within rubble stone or cavity walls, under slates and within timber beam joints where they are difficult to see. Bats often access buildings at key areas such as the gable end, soffits, bargeboards, ridge tiles, between double lintels or around window frames.

2.3 The presence of roosting bats can be spotted through signs such as accumulations of moth or butterfly wings or bat droppings and staining around potential entrance and exit points. The absence of these cannot, however, be treated as conclusive evidence that bats are not using the buildings. An assessment was therefore also made of the potential of the building to support bats based on the following scale (Table 1):

Table 1: Criteria for assessing bat roosting potential of buildings.

Confirmed Roost	Evidence of bat occupation found
High Roosting Potential	With significant roosting potential, either because they contain a large number of suitable features or those features present appear optimal
Moderate Roosting Potential	Features with moderate roosting potential, with roosting features appearing less suitable
Low or Negligible Roosting Potential	Buildings with few, if any, features suitable for roosting

2.4 A direct search for evidence of bats was therefore conducted on the 19th May 2026 by Elizabeth Davies (licensed bat worker). The survey involved making a detailed external inspection of the building(s) on site, compiling information on potential bat access points, roosting features and any evidence of bats found (for example actual bats present, or signs of bats present including droppings and urine staining). The roof void was searched thoroughly, and any samples of droppings collected and sent for DNA analysis, where found.

2.5 The survey methodology was undertaken with the Bat Conservation Trust's Good Practice Guidelines (Collins, 2023) in mind. The survey was aided as required by binoculars, a high-powered torch, ladder and an endoscope to view features on the building or search accessible cracks and crevices for the presence of bats where required.

Nesting Birds

2.6 Any birds seen whilst carrying out the survey were recorded and the type and quality of habitats available for birds was considered, including vegetation suitable for nesting and habitat with the potential to support valued species including breeding and wintering birds.

Constraints

2.7 There was no internal access to the building. This was not considered a constraint to the survey as there were external crevices offering roosting potential, so any bats inside will

3. RESULTS

Desk study

3.1 The site does not form part of an international or national site designated for nature conservation.

3.2 The site is located within a SSSI Impact Risk Zone; however, the development type does not trigger the requirement to consult with Natural England.

3.3 There is one statutory site within the zone of influence of the application site, Notton Wood, LNR, 762m northeast, Bretton Country Park, LNR, 4km northwest, Chevet Branch Line, LNR 3.7km north, Dearne Valley Park, LNR 4km southeast, Carlton Marsh, LNR, 4.5km east, Seckar Wood, LNR, 3.3km northwest, Newmillerdam, LNR, 3.7km north. Bat species are not listed as a citation feature on this LNR.

3.4 There are no granted EPS licences within a 2km radius of the site.

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3.5 A description of the building to be affected by the proposed works is provided below, whilst a series of photographs of the property have been provided in Appendix 3.

Bungalow

External

3.6 The following was noted:

- The building is a brick single storey bungalow
- Pitched and hipped roof with clay tiles
- PVC windows and door frames
- Wooden soffits
- There are slipped tiles around the chimney
- There are gaps under the mortar of the hip tiles
- There are some missing tiles on the roof

3.7 The bungalow is considered to hold moderate potential to support roosting bats.

Garage

External

3.8 The following was noted:

- The building is a single storey brick garage.
- The roof is pitched with interlocking clay roof tiles in good condition

- Wooden doors – open
- Wooden window frames with gaps above the glass

Internal

3.9 The following was noted:

- Wooden beams
- Bitumen felt liner in good condition
- Open to the garage
- No signs of bat droppings

Outbuilding

3.10 The following was noted:

- Concrete prefabricated garage
- Corrugated sheet metal roof
- Missing panels at the sides
- Wooden fascia

3.11 The garage and outbuilding are considered to hold negligible potential to support roosting bats.

Nesting Bird Survey

3.12 There is no evidence of nesting birds.

4. CONCLUSIONS

4.1 The bungalow is considered to hold moderate potential to support roosting bats. The garage and outbuilding are considered to hold negligible potential to support roosting bats. Therefore, two further surveys to establish if roosting bats are present in the bungalow has been recommended.

Further surveys

4.2 Buildings with a moderate potential, in accordance with The Bat Conservation Trust (BCT) guidelines (Collins, 2023), require two evening emergence survey visits for presence/absence to be confirmed.

4.3 The surveys will establish presence/absence of roosting bats and characterise the roost. Survey effort is site specific for roost characterization but in this case two visits as per the high potential survey effort, well-spaced in suitable weather, should be sufficient.

4.4 The evening emergence surveys commence 15 minutes before sunset and continue for 1.5- 2 hours after sunset. Phase 2 bat surveys can be undertaken between May and September (with at least two of the surveys between May and August). In a cold spring we must not start surveys early in May and all three visits must not be completed in May.

4.5 The emergence surveys involve surveyors positioned around the building so that all elevations and potential bat access points are visible, using recording devices to record any bats that may emerge/ re-enter. The survey visits must have at least three weeks between each visit and are weather dependent requiring no rain or high winds. Night Vision Aids (Infra-red cameras, binoculars etc) must be used to assess for late emerging species such as brown long-eared bats.

4.6 Following completion of the phase 2 bat surveys, if bats are recorded emerging from the building an appropriate mitigation strategy including a licence from Natural England will be proposed.

Nesting birds

4.7 The is no evidence of nesting birds, however where nesting birds are encountered works must be postponed until the nestlings have fledged.

5. REFERENCES

Bat Conservation Trust and Institution of Lighting Professionals (2018) *Guidance Note 08/18 Bats and Artificial* Lighting *in the UK. Bats and the built environment series.*

Collins, J (ed) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd Edition). The Bat Conservation Trust, London.

Ministry of Housing, Communities and Local Government (2021) *National Planning Policy Framework.*

Mitchell-Jones A.J. & McLeish A.P. (2004). The Bat Workers' Manual (3rd Edition) Joint Nature Conservation Committee.

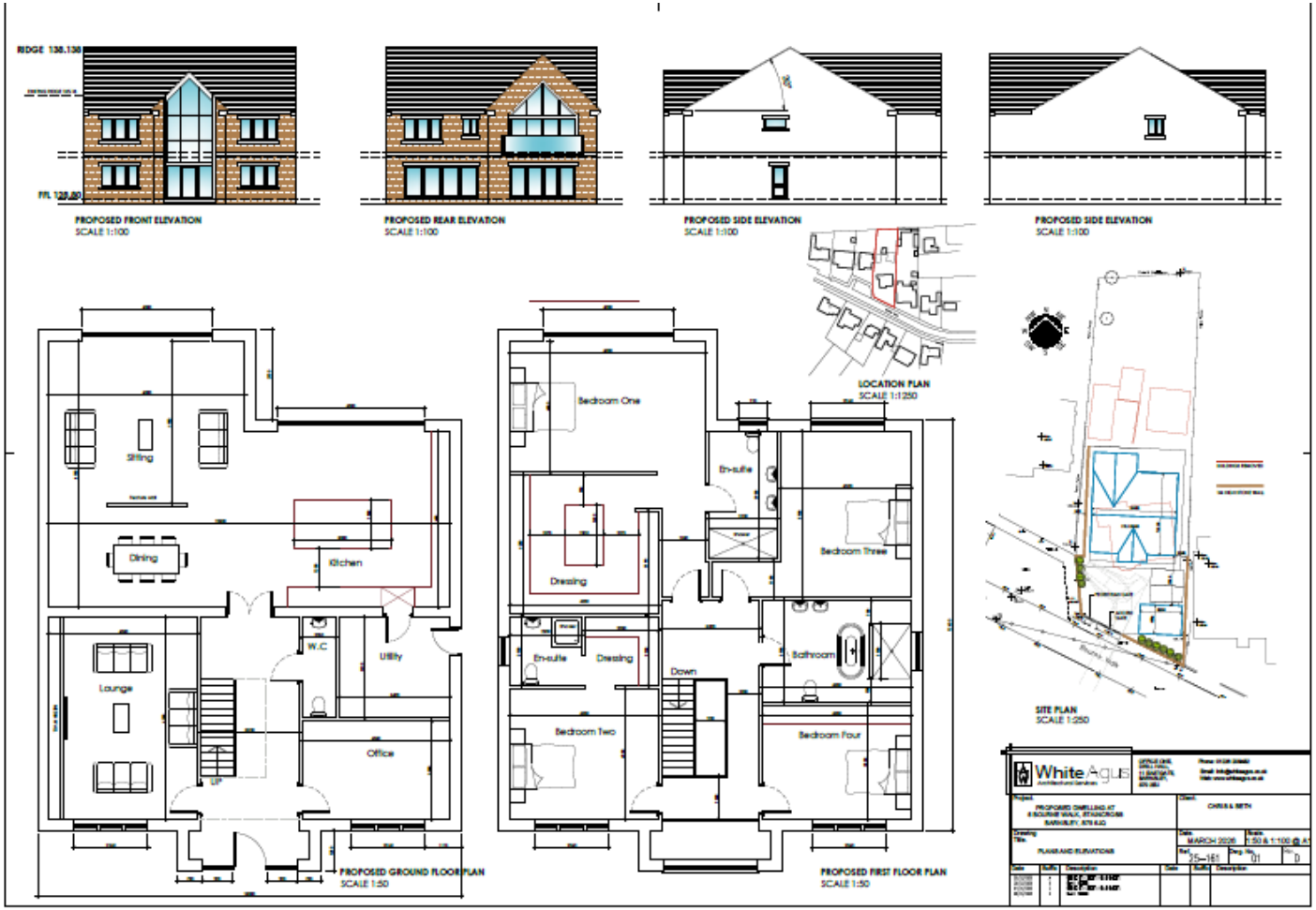
Mitchell-Jones, A. J. (2004). Bat Mitigation Guidelines, English Nature.

Multi-Agency Geographical Information for the Countryside (MAGIC) Website

Reason, P.F.. and Wray, S. (2023). UK Bat Mitigation Guidelines: A guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1.

Appendix 1: Site Location

Appendix 2: Proposals



Appendix 3: Photographs

Photograph 1: Front of the main house.

Photograph 2: Side elevation.

Photograph 3: Rear of the main house.

Photograph 4: front of external garage.

Photograph 5: front of external garage with side elevation.

Photograph 6: Internal garage.

Photograph 7: View of outbuilding with side elevation.

Photograph 8: Internal roof of outbuilding.