



# Bat Preliminary Roost Assessment

**26 Bridge Street, Penistone**

## **Rostra Healthcare Group Limited**

26 Bridge Street, Penistone, South Yorkshire, S36 6AJ

Prepared by:

### **SLR Consulting Limited**

Unit 2, Newton Business Centre, Thorncliffe Park  
Estate, Newton Chambers Road, Chapeltown,  
Sheffield, S35 2PH

SLR Project No.: 424.065339.00001

8 September 2024

Version: 1

## Basis of Report

This document has been prepared by SLR Consulting Limited (SLR) with reasonable skill, care and diligence, and taking account of the timescales and resources devoted to it by agreement with Rostra Healthcare Group Ltd (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

SLR shall not be liable for the use of or reliance on any information, advice, recommendations and opinions in this document for any purpose by any person other than the Client. Reliance may be granted to a third party only in the event that SLR and the third party have executed a reliance agreement or collateral warranty.

Information reported herein may be based on the interpretation of public domain data collected by SLR, and/or information supplied by the Client and/or its other advisors and associates. These data have been accepted in good faith as being accurate and valid.

The copyright and intellectual property in all drawings, reports, specifications, bills of quantities, calculations and other information set out in this report remain vested in SLR unless the terms of appointment state otherwise.

This document may contain information of a specialised and/or highly technical nature and the Client is advised to seek clarification on any elements which may be unclear to it.

Information, advice, recommendations and opinions in this document should only be relied upon in the context of the whole document and any documents referenced explicitly herein and should then only be used within the context of the appointment.



# Table of Contents

<b>Basis of Report .....</b>	<b>i</b>
<b>1.0 Introduction .....</b>	<b>1</b>
1.1 Terms of Reference.....	1
1.2 Site Context.....	1
1.3 Purpose of this Report.....	1
1.4 Quality Assurance and Environmental Management .....	1
<b>2.0 Relevant Legislation &amp; Policy.....</b>	<b>2</b>
2.1 Legislation .....	2
2.1.1 Habitat Regulations .....	2
2.1.2 Wildlife & Countryside Act .....	2
2.1.3 Natural Environment & Rural Communities Act (NERC Act) .....	2
2.2 National Planning Policy.....	3
2.3 Local Planning Policy .....	4
<b>3.0 Methodology .....</b>	<b>5</b>
3.1 Limitations.....	5
<b>4.0 Results .....</b>	<b>6</b>
4.1 Building Description.....	6
4.2 Potential Roosting Features .....	9
4.3 Bat Evidence .....	9
4.4 Bat Roosting Potential and Overall Conclusion .....	9

## Appendices

### Appendix A: Architectural Drawings



## 1.0 Introduction

### 1.1 Terms of Reference

SLR Consulting Limited was commissioned by Rostra Healthcare Group Limited to undertake a bat Preliminary Roost Assessment (PRA) of their premises at 26 Bridge Street, Penistone, South Yorkshire, S36 6AJ (OS grid reference SE 24505 03553),

A request for a bat PRA was made by Barnsley Metropolitan Borough Council, in relation to a planning application for a proposed extension to the rear of the property (refer to the architectural drawings in Appendix A).

### 1.2 Site Context

The application site (hereafter referred to as the 'Site') is located off Bridge Street, towards the northern edge of Penistone. It is surrounded by existing residential properties to the north, east and south, and by Bridge Street to the west, which is tree-lined on its western side.

### 1.3 Purpose of this Report

The purpose of this PRA report is to:

- To search for signs of current or previous occupation of roosting bats;
- To assess the potential of the building to support roosting bats; and
- To inform the requirement for further bat survey, if necessary.

### 1.4 Quality Assurance and Environmental Management

The survey was undertaken by, and this report produced by Mr Gary Olier BSc MSc MCIEEM. Gary is a Principal ecologist with over 28 years' experience in ecological consultancy. Gary is also an experienced bat surveyor and holds a Natural England Level 2 Class Survey Licence for bats (2015-16056-CLS-CLS) and was formerly a Natural England trainer for the Yorkshire region.

All ecologists employed by SLR Consulting Ltd follow the Chartered Institute of Ecology and Environmental Management's (CIEEM's) code of professional conduct when undertaking ecological work. All fieldwork was carried out in accordance with current best practice guidelines<sup>1</sup> by a licensed bat ecologist.

---

<sup>1</sup>Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines. Fourth Edition. Bat Conservation Trust, London



## 2.0 Relevant Legislation & Policy<sup>2</sup>

### 2.1 Legislation

#### 2.1.1 Habitat Regulations

The Conservation of Habitats and Species Regulations 2017 (the Habitats Regulations) transpose Council Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna (Habitats Directive) into English law, making it an offence to deliberately capture, kill or disturb<sup>3</sup>. wild animals listed under Schedule 2 of the Regulations. It is also an offence to damage or destroy a breeding site or resting place of such an animal (even if the animal is not present at the time).

From 1st January 2021, the 2017 Regulations are one of the pieces of domestic law that transposed the land and marine aspects of the Directive. Most of the changes involved transferring functions from the European Commission to the appropriate authorities in England and Wales, all other processes or terms in the 2017 Regulations remain unchanged and existing guidance is still relevant.

#### 2.1.2 Wildlife & Countryside Act

The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act (CroW) 2000 and the Natural Environment and Rural Communities Act (NERC) 2006, consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the Conservation of Wild Birds (Birds Directive), making it an offence to:

- Intentionally kill, injure or take any wild bird or their eggs or nests (with certain exceptions) and disturb any bird species listed under Schedule 1 to the Act, or its dependent young while it is nesting;
- Intentionally kill, injure or take any wild animal listed under Schedule 5 to the Act; intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any wild animal listed under Schedule 5 to the Act; intentionally or recklessly disturb certain Schedule 5 animal species while they occupy a place used for shelter or protection. All British bats are amongst the species listed in Schedule 5; and
- Pick or uproot any wild plant listed under Schedule 8 of the Act.

#### 2.1.3 Natural Environment & Rural Communities Act (NERC Act)

The NERC Act 2006 places a duty on authorities to have due regard for biodiversity and nature conservation during the course of their operations. Section 41 of the Act requires the publication of a list of habitats and species publish which are of principal importance for the purpose of conserving biodiversity; this list is used to guide authorities in implementing their duty to have regard to the conservation of biodiversity.

---

<sup>2</sup> Please note that this legal information is a summary and intended for general guidance only. The original legal documents should be consulted for definitive information.

<sup>3</sup> Disturbance, as defined by the Conservation of Habitats and Species Regulations 2017, includes in particular any action which impairs the ability of animals to survive, breed, rear their young, hibernate or migrate (where relevant); or which affects significantly the local distribution or abundance of the species.



## 2.2 National Planning Policy

The National Planning Policy Framework (NPPF)<sup>4</sup> sets out guidance for local planning authorities and decisionmakers in how to apply planning policies when drawing up plans and making decisions about planning applications. Along with Government Circular 06/053, the broad policy objectives in relation to the protection of biodiversity and geological conservation in England through the planning system are set out. Specific policies relating to habitats and biodiversity are set out in paragraphs 131, 174 and 179-182 of the NPPF.

Paragraph 131 states that:

*“Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are treelined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.”*

Paragraph 179 states that:

*“To protect and enhance biodiversity and geodiversity, plans should:*

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”*

Paragraph 180 states that:

*“When determining planning applications, local planning authorities should apply the following principles:*

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be*

---

<sup>4</sup> Department for Levelling Up, Housing and Communities (2023) National Planning Policy Framework <https://www.gov.uk/government/publications/national-planning-policy-framework--2>



*integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”*

Paragraphs 181-182 relate to European sites (referred to as habitats sites) and state:

*“The following should be given the same protection as habitats sites:*

- a) potential Special Protection Areas and possible Special Areas of Conservation;*
- b) listed or proposed Ramsar sites; and*
- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.*

*The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.”*

## 2.3 Local Planning Policy

Relevant extracts from Local Planning Policy have been provided below<sup>5</sup>.

### 2.3.1 Barnsley Local Plan

Barnsley Council adopted the Barnsley Local Plan in January 2019. The relevant policies have been outlined below:

#### ***Policy BIO1: Biodiversity and Geodiversity***

“Development will be expected to conserve and enhance the biodiversity and geological features of the borough by:

- Protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to designated wildlife and geological sites of international, national and local significance, ancient woodland and species and habitats of principal importance identified via Section 41 of the Natural Environment & Rural Communities Act 2006 (for list of the species and habitats of principal importance) and in the Barnsley Biodiversity Action Plan;
- Maximising biodiversity and geodiversity opportunities in and around new developments;
- Conserving and enhancing the form, local character and distinctiveness of the boroughs natural assets such as the river corridors of the Don, the Dearne and Dove as natural floodplains and important strategic wildlife corridors;
- Proposals will be expected to have followed the national mitigation hierarchy (avoid, mitigate, compensate) which is used to evaluate the impacts of a development on biodiversity interest;
- Protecting ancient and veteran trees where identified; and
- Encouraging provision of biodiversity enhancements.

---

<sup>5</sup> Note that the summary provided here is intended for general guidance only and the original policy documents should be consulted for definitive information. For local planning policy relevant to biodiversity the relevant local plans should be consulted.



## 3.0 Methodology

The survey was undertaken on the 8<sup>th</sup> of September 2024 by SLR Principal Ecologist, Gary Oliver

The exterior and interior of the building was systematically searched for characteristic signs of occupation by roosting bats, such as bat droppings, as well as potential bat access points and / or Potential Roosting Features (PRFs) (such as missing mortar within brickwork, gaps between tiles, gaps around window and door frames, and lintels). The survey was aided by the use of binoculars, a powerful (million candlepower) Clulite torch, and a telescope.

The building has a loft void, and therefore the loft was also thoroughly inspected for bats, and signs of occupation by bats.

The assessed building was then given a bat roost suitability grading which is based on criteria set within best practice guidelines<sup>1</sup>:

- **None:** *A complete absence of PRFs such as crevices/ suitable shelter at all above ground and underground levels;*
- **Negligible:** *Building without obvious PRFs, however where a small element of uncertainty remains given that bats can use small and apparently unsuitable features on occasion;*
- **Low:** *Building with one or more PRF that could be used by individual bats opportunistically at any time of year, without providing enough space, shelter, protection, appropriate conditions or suitable surrounding habitat to be used on a regular basis by larger numbers of bats;*
- **Moderate:** *Building with one or more PRF that could be frequently used by groups of bats due to their size, shelter, protection, conditions and surrounding habitat, but which are unlikely to support a roost of high conservation status (with respect to roost type, such as a maternity roost or significant hibernation roost); and*
- **High:** *Building with one or more PRF that is obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time, due to their size, shelter, protection, conditions and surrounding habitat. Structures assessed as having potential to support maternity roosts or significant hibernation roosts would fall into this category.*

## 3.1 Limitations

The full extent of the building to be affected by the proposals was fully accessible, and as such, no survey limitations applied.



## 4.0 Results

### 4.1 Building Description

The building to be extended consists of a large, detached stone-clad property, with stonework to the front, and a white rendered finish to the north, south and west.

The proposed extension shall be positioned to the rear (eastern side) of the property, which currently supports a small single storey extension, and which has a rendered finish as does the wall of the main house on this aspect (Plate 1).

There are no gaps in the rendered finish, and where the walls meet the gutter, there are no gaps at eaves level, either at the single storey extension (Plate 2), or the east or north-facing aspects of the main house (Plate 3).

All windows are tightly-fitting, with no gaps around lintels.

The thin strip of lead flashing where the roof of the existing single storey extension meets the east and north facing aspect of the main building is all tightly-fitting.

The roof tiles are relatively thin, and tightly fitting; none of the tiles are raised or missing.

The loft void is boarded out and fully accessible. The tiles are open to the underside, with no sarking board or roofing membrane (Plated 4 and 5).



**Plate 1: Rear (eastern aspect) of the property; proposals involve the replacement of the single storey extension to create a 'double gable', with a new extension in front (i.e. to the east).**





**Plate 2: Tightly-fitting wall of single storey extension, at eaves level.**



**Plate 3: East and north-facing aspects of the main building, which are also tightly-fitting at eaves-level and without gaps.**





**Plate 4: Underside of roof tiles (no membrane or sarking) above the single story extension pictured in Plate 3 (section with the chimney on right hand side of image).**



**Plate 5: Underside of roof tiles (no membrane or sarking) of the gable end extending outwards to the 'left' (south) of the single-storey extension pictured in Plate 3.**



## 4.2 Potential Roosting Features

No appreciable PRFs were identified during the survey. The walls are in good condition with no cracks or crevices. The roof has no layers or crevices suitable for roosting bats, and there are no gaps around lintels, or elsewhere.

## 4.3 Bat Evidence

No roosting bats, or evidence of roosting bats, was identified during the survey.

No evidence of nesting birds were found during the survey.

## 4.4 Bat Roosting Potential and Overall Conclusion

The building is assessed as having **negligible** potential for roosting bats.

In accordance with survey guidelines<sup>1</sup>, no further bat survey is required. Given the lack of appreciable PRFs, no mitigation or precautionary working methods are considered necessary.

In the extremely unlikely event that bats, or nesting birds, are found during the development works, for example, due to the temporary availability of opportunities created part-way through the build, works should stop immediately, and advice sought from a suitably qualified ecologist.

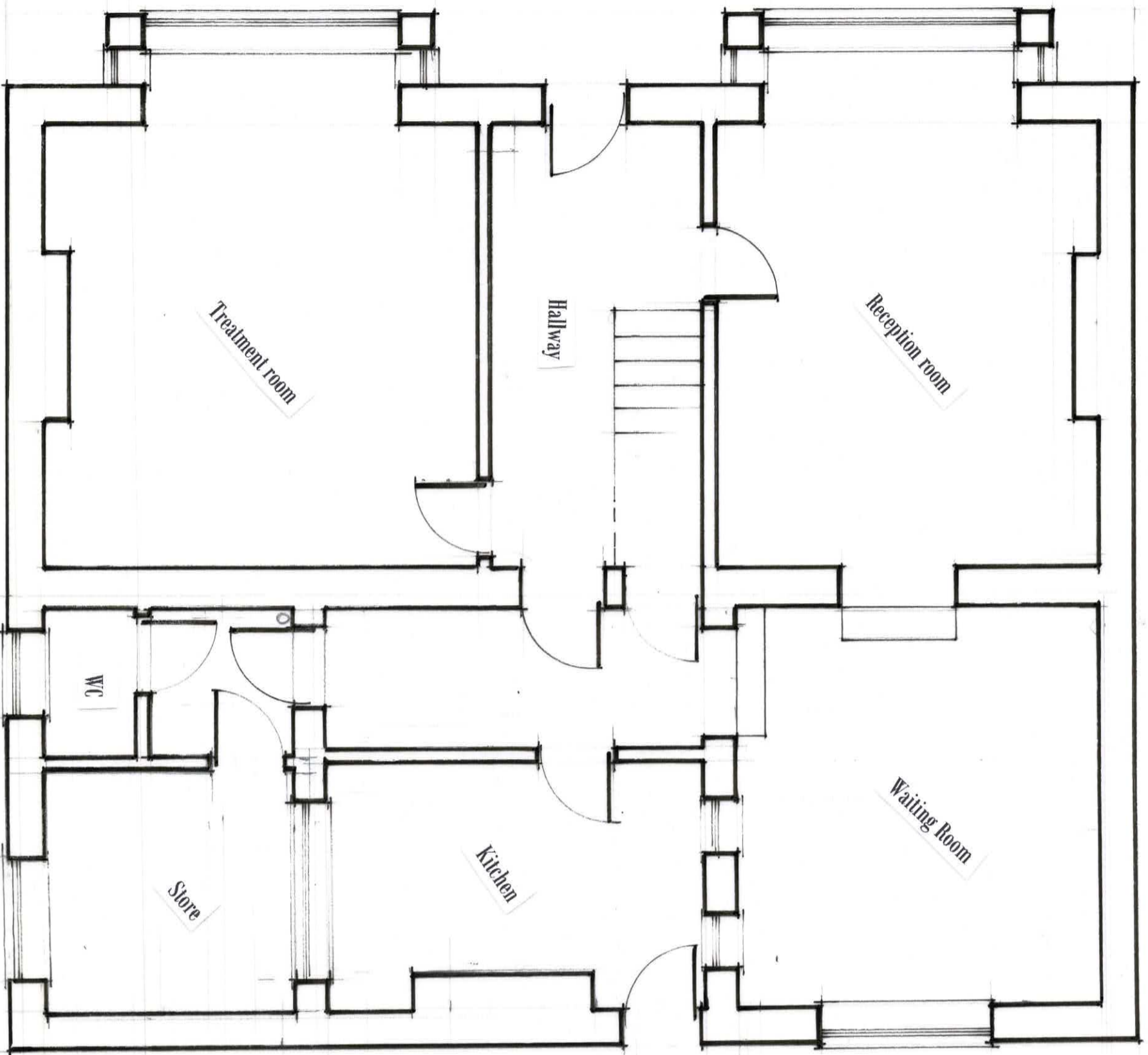


# Architectural Drawings

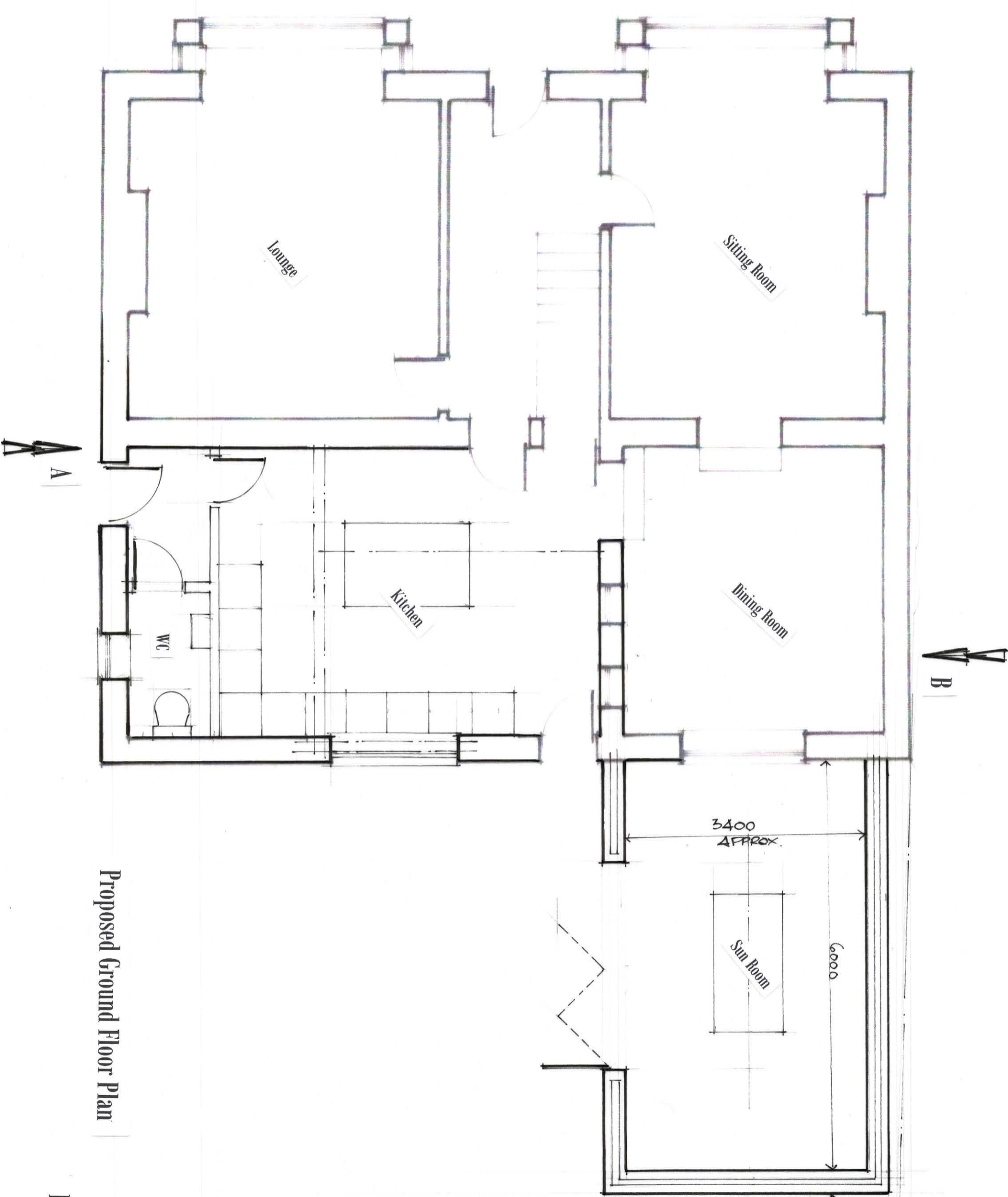
## Preliminary Bat Roost Assessment

Rostra Healthcare Group Limited  
SLR Project No.: 424.065339.00001





Existing Ground Floor Plan



Lounge

Sitting Room

Dining Room

Kitchen

WC

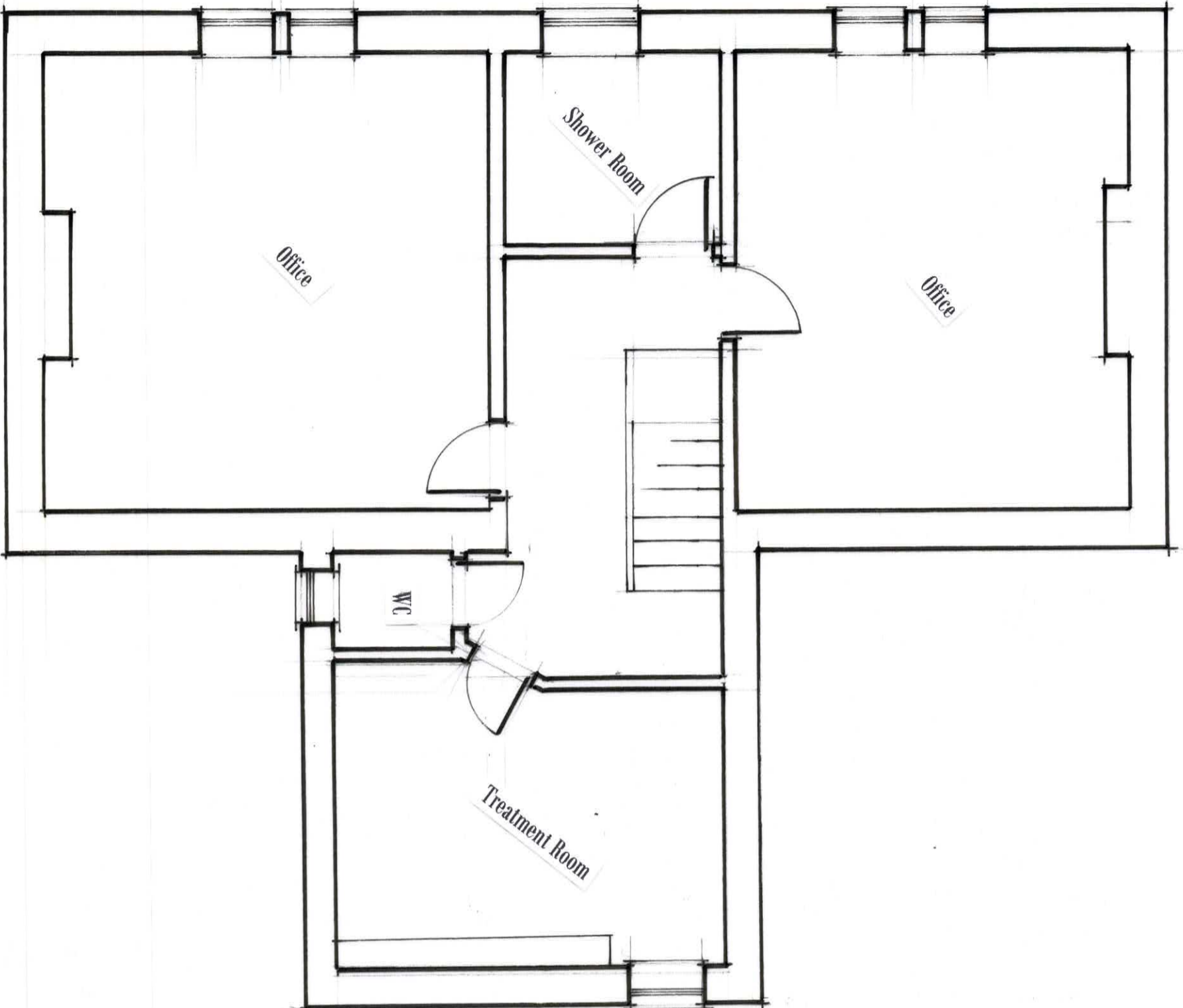
Sun Room

3400  
APPROX.

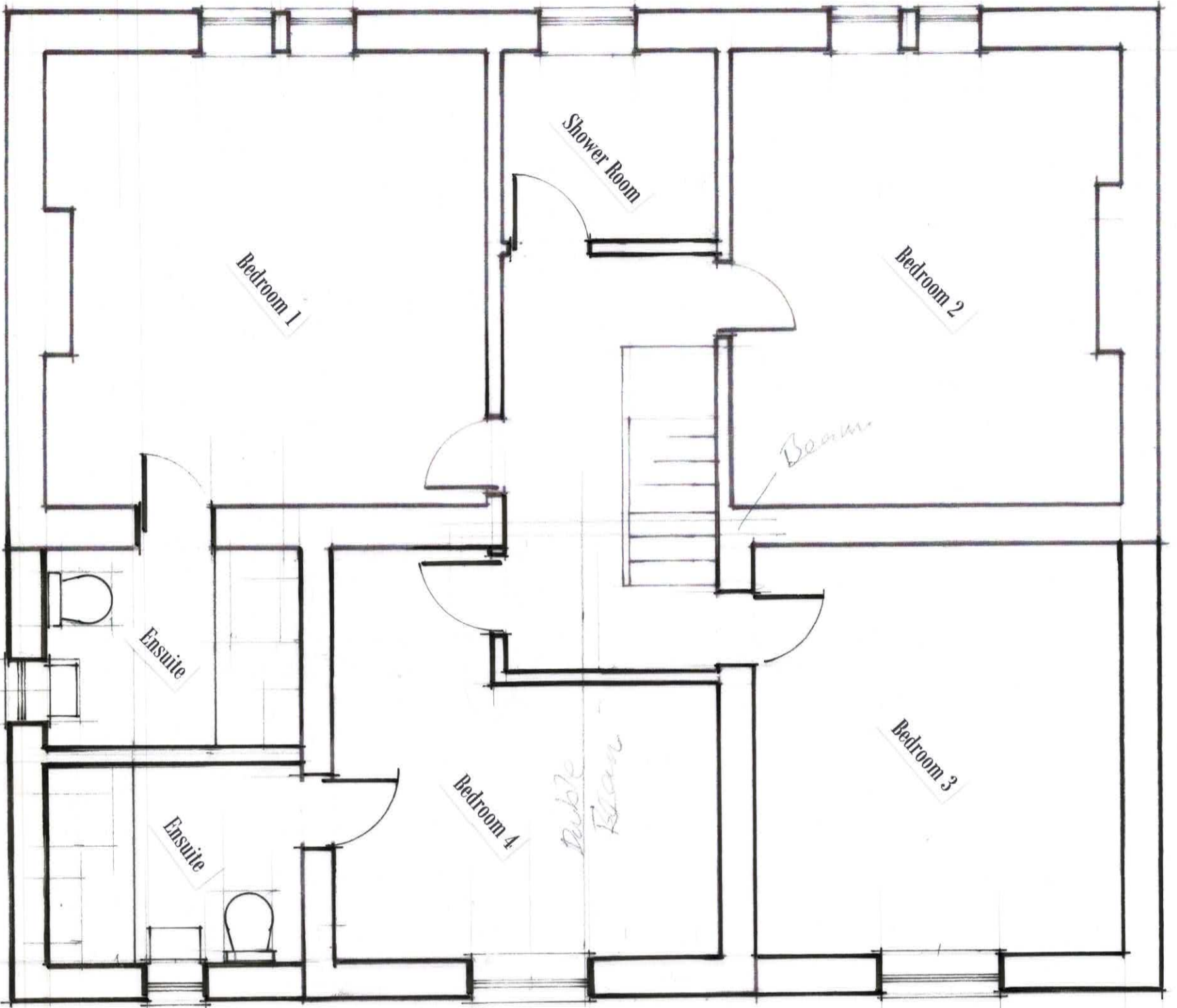
6000

300

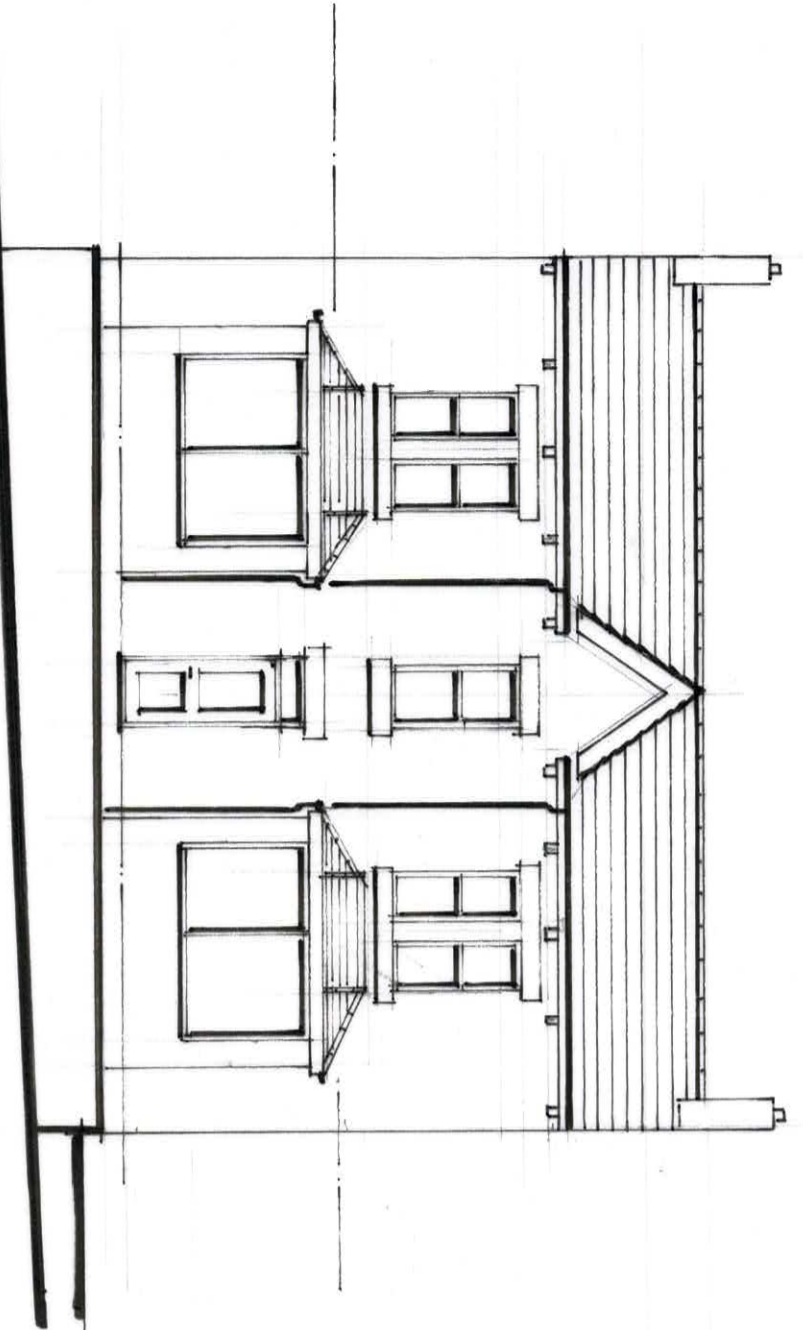
Proposed Ground Floor Plan



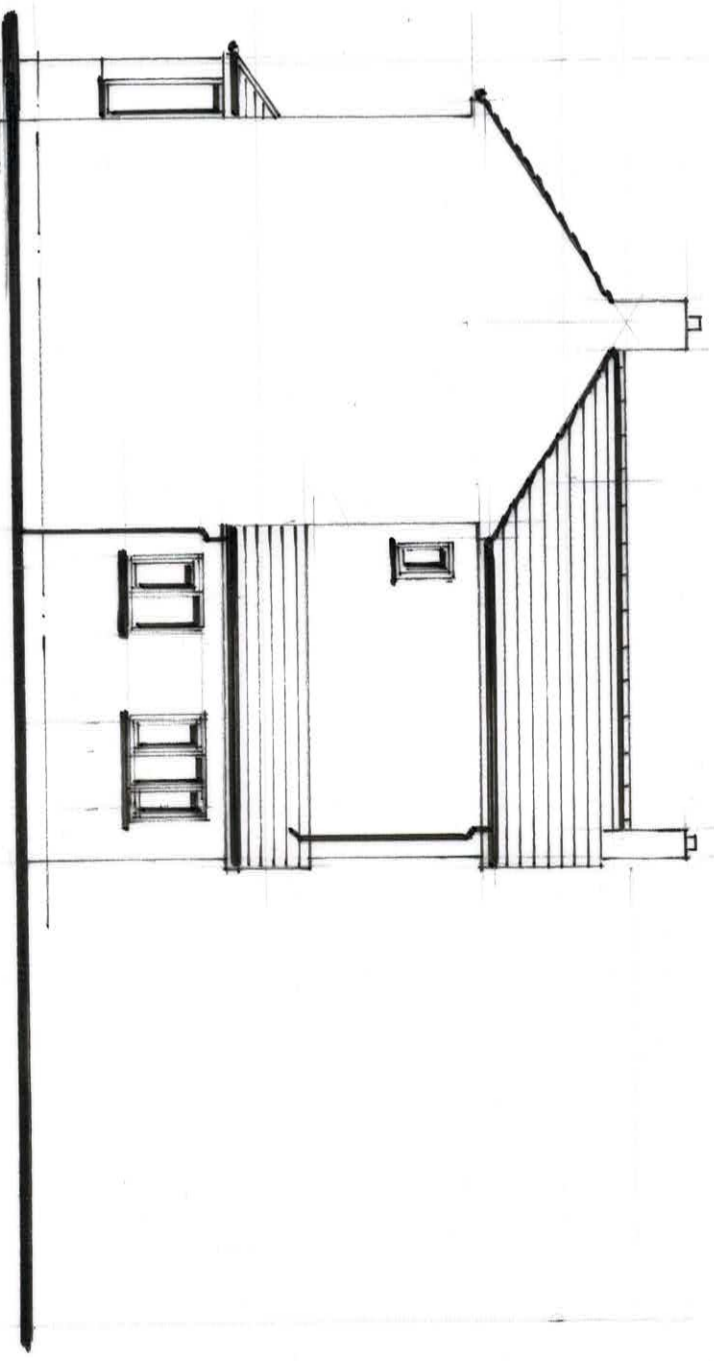
Existing First Floor Plan



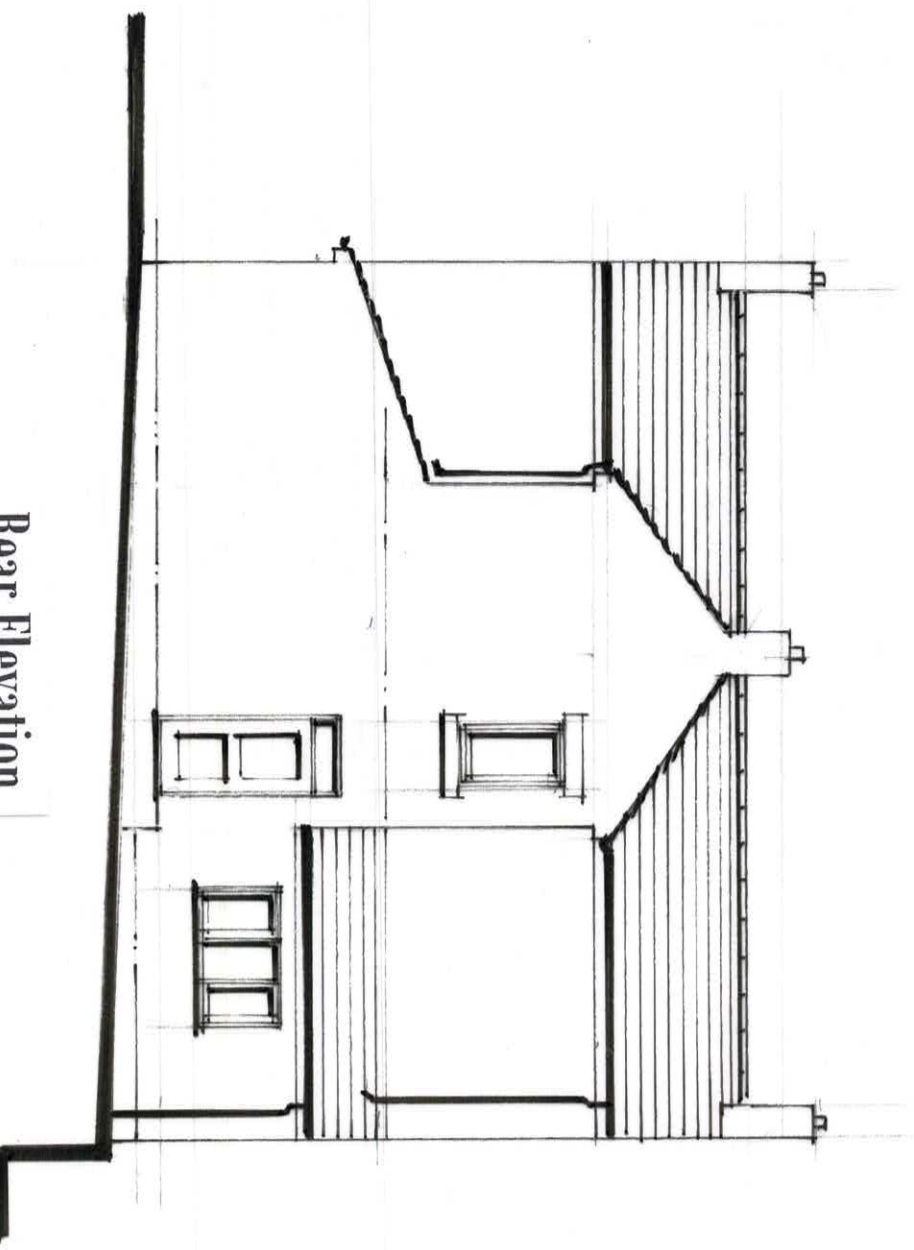
Proposed First Floor Plan



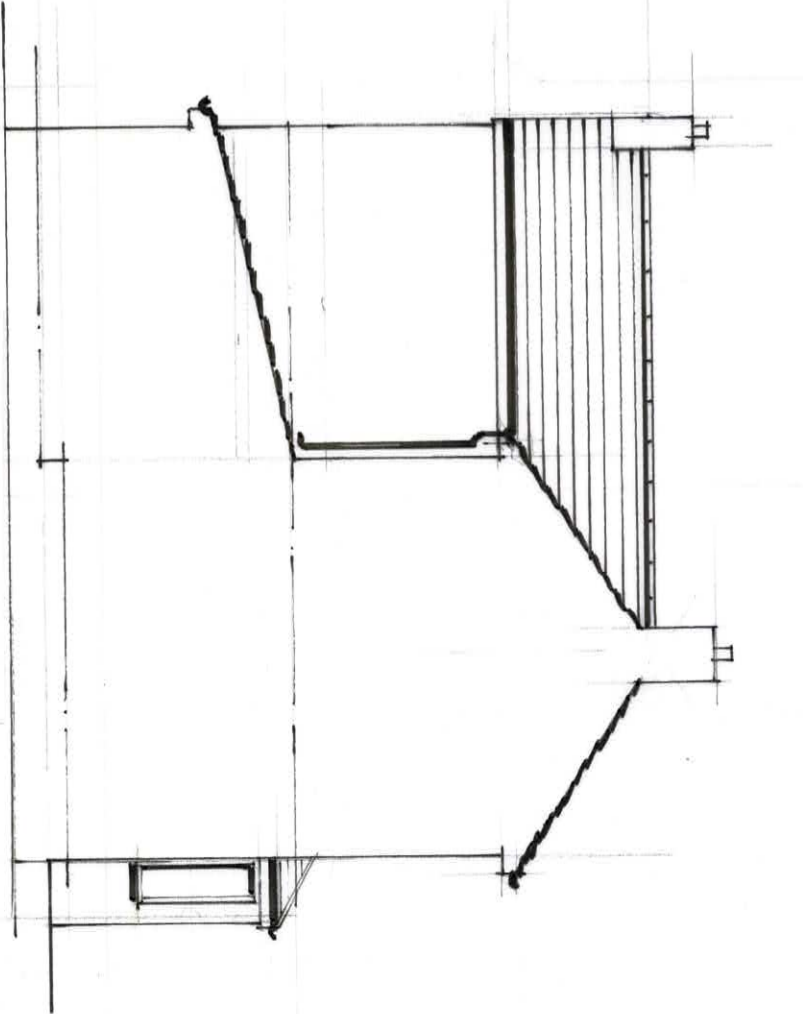
Front Elevation



Side Elevation on A



Rear Elevation



Side Elevation on B

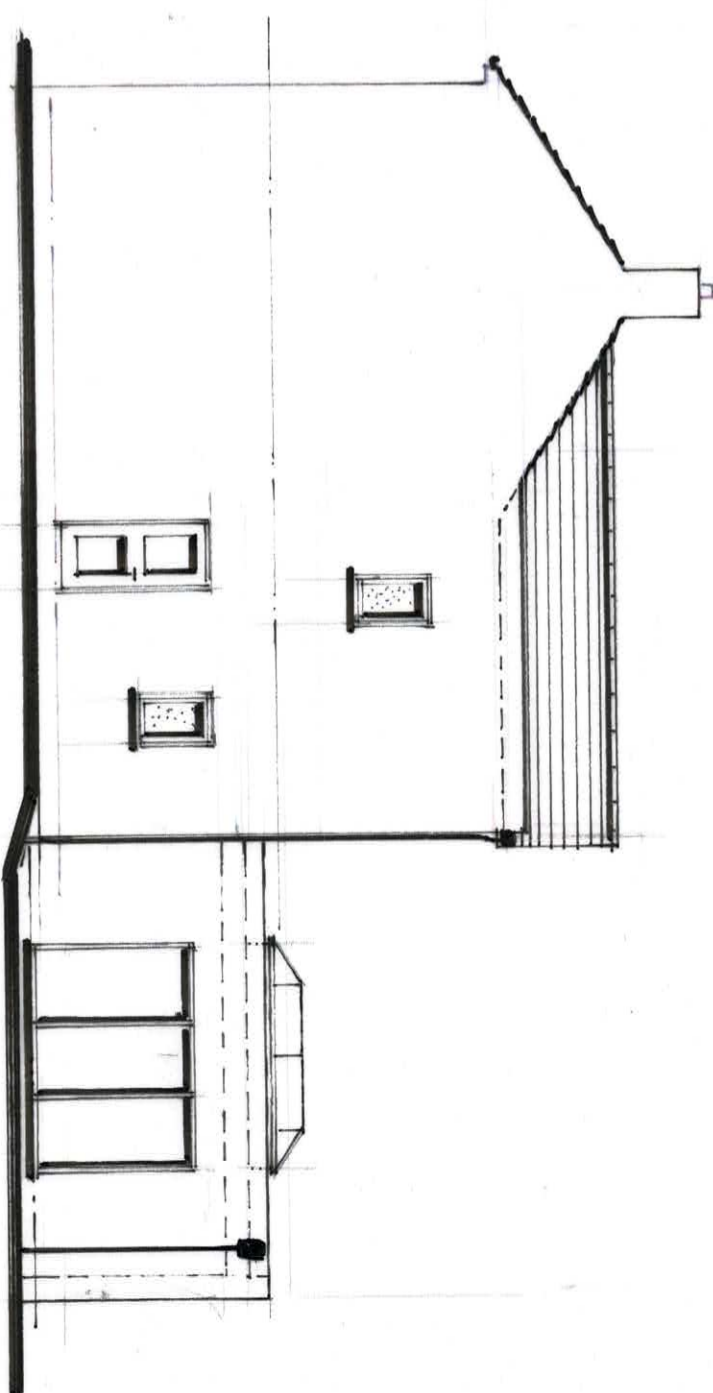
Existing Elevations

1 : 100 @ A3

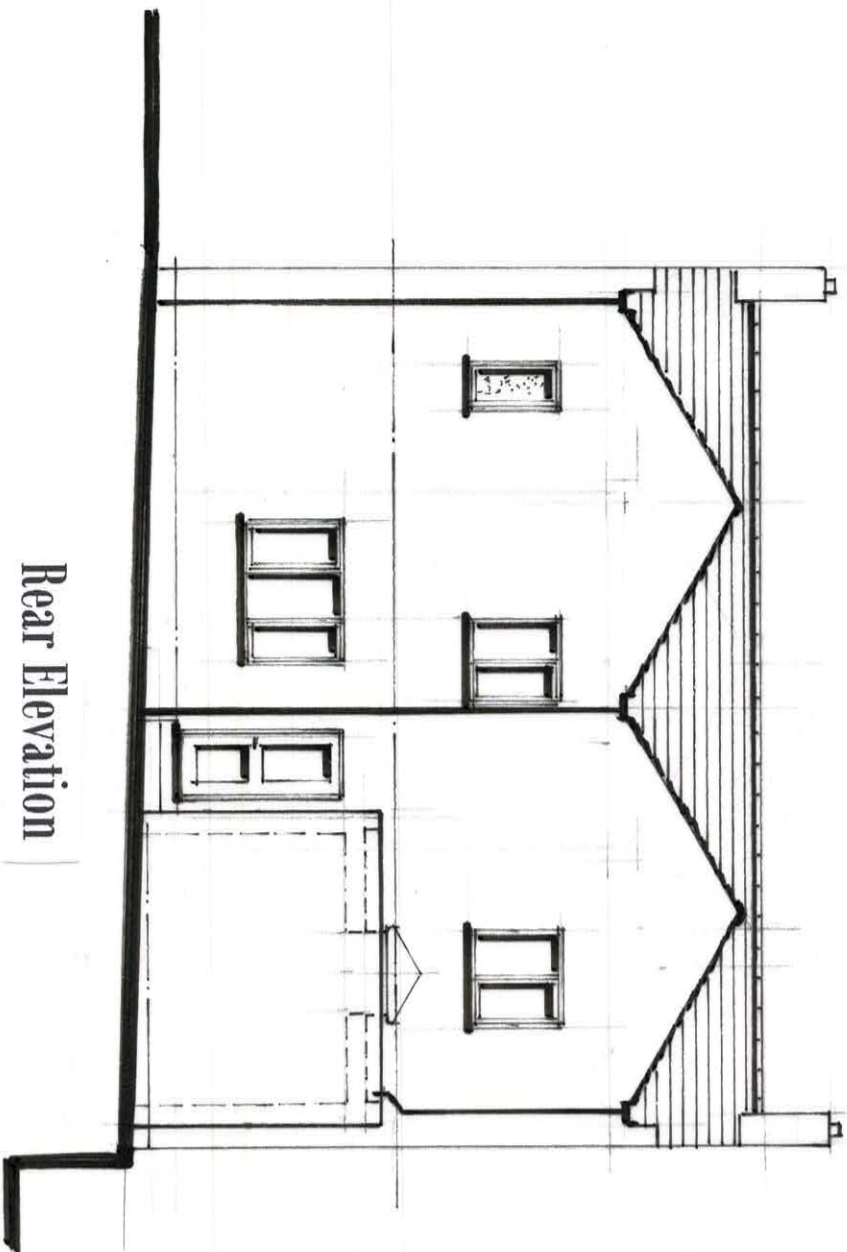
IB / 05



Front Elevation



Side Elevation on A



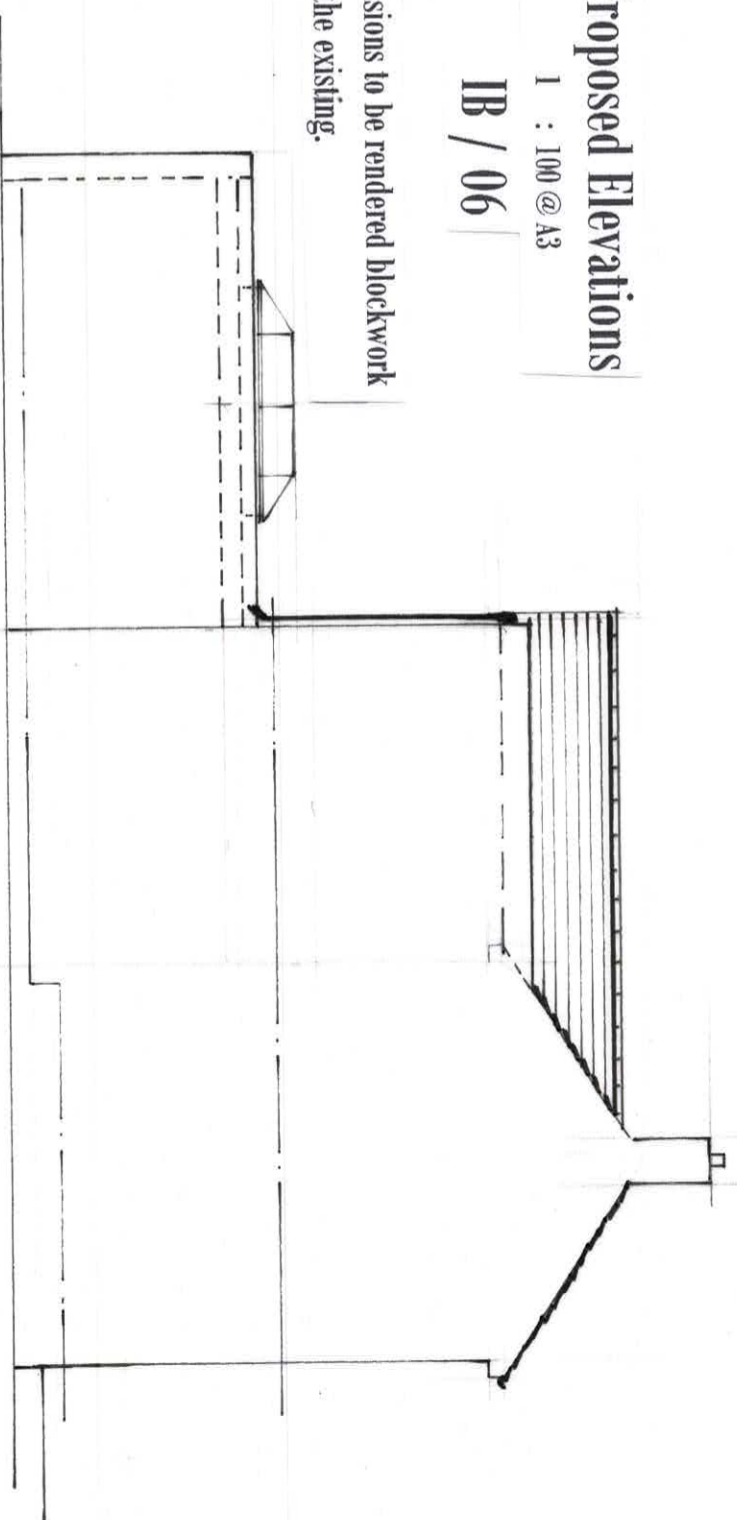
Rear Elevation

**Proposed Elevations**

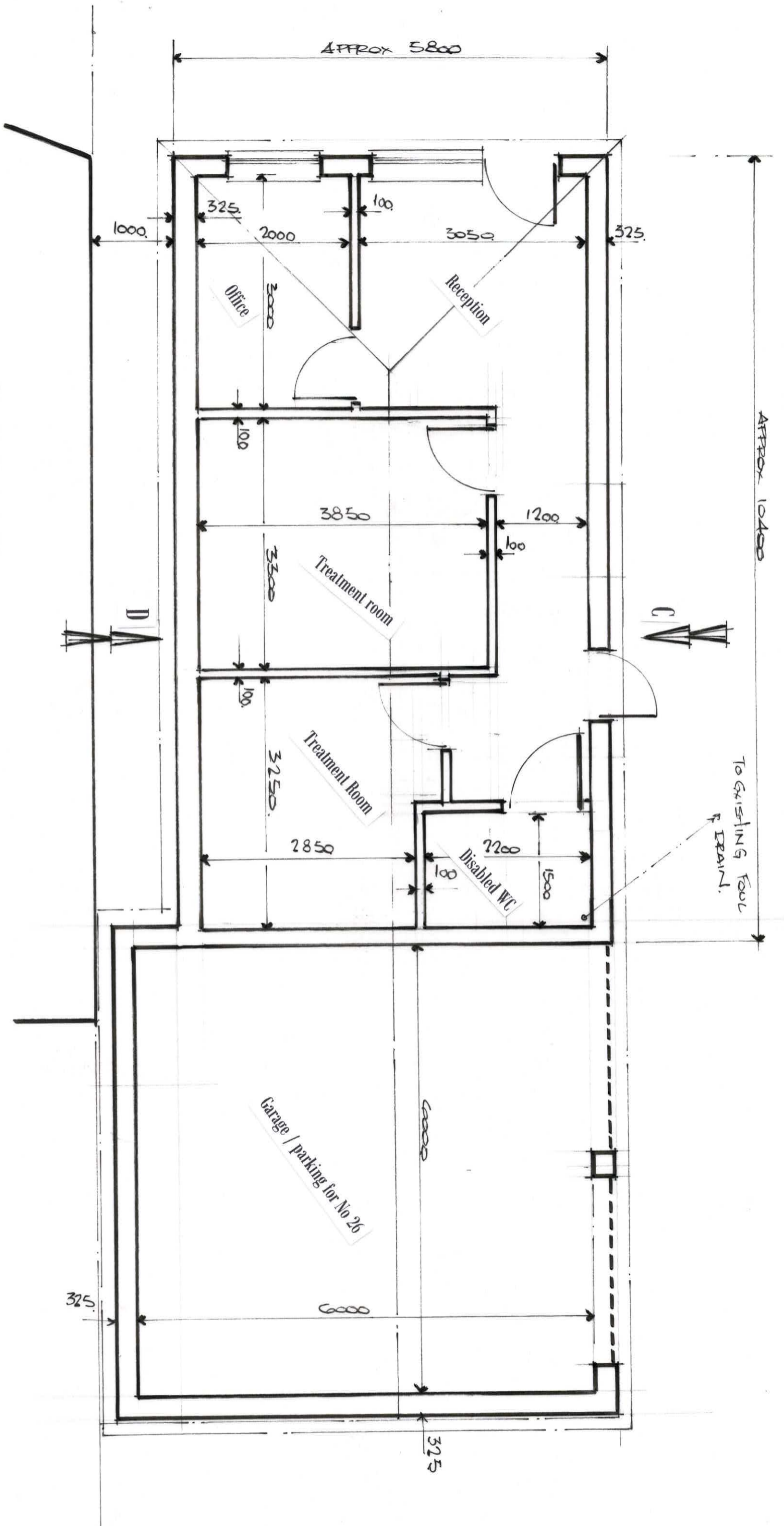
1 : 100 @ A3

IB / 06

All extensions to be rendered blockwork to suite the existing.



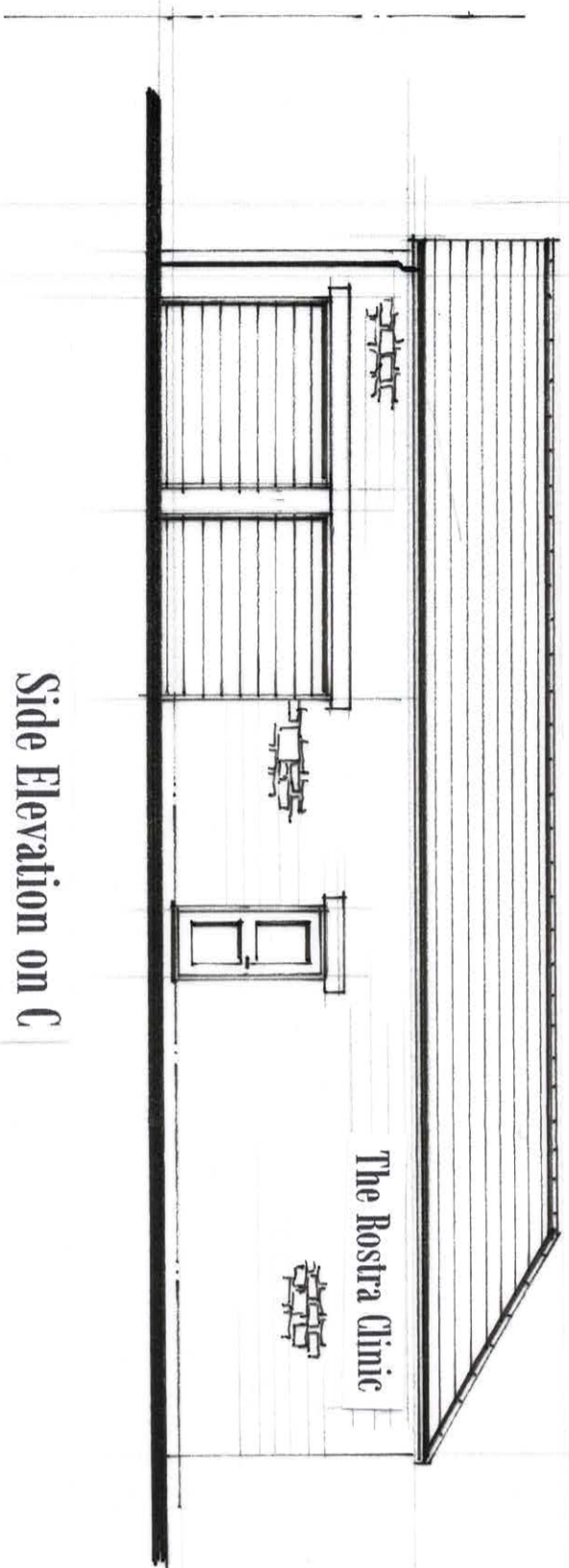
Side Elevation on B



Proposed Floor Plan

New Clinic Details

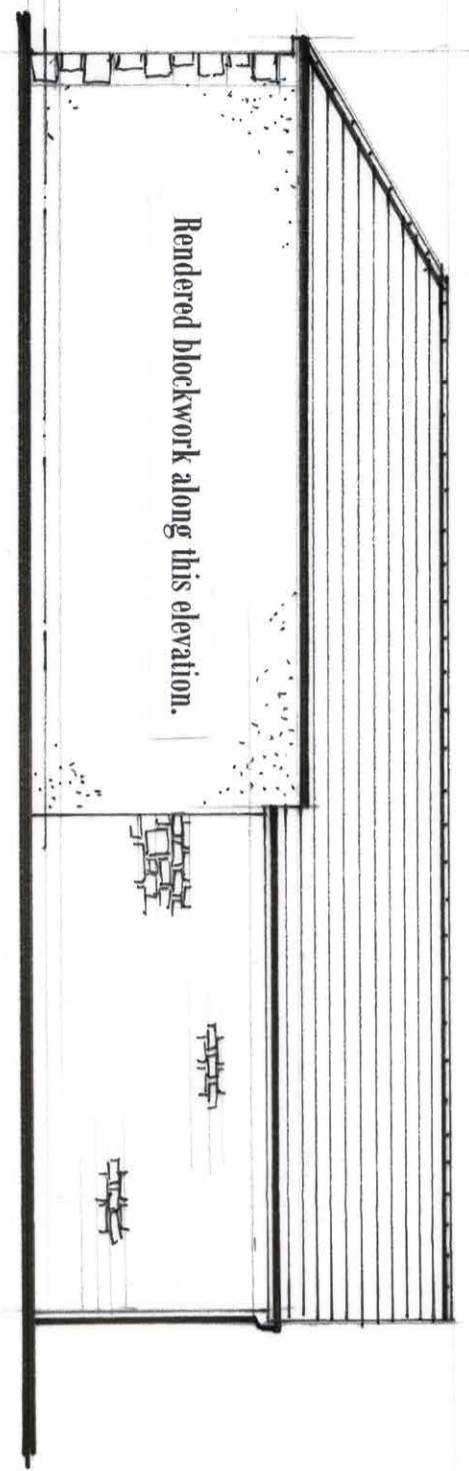
1:50 @ A3



Side Elevation on C

The Rostra Clinic

Roof to be slate to match  
No 22 Bridge Street

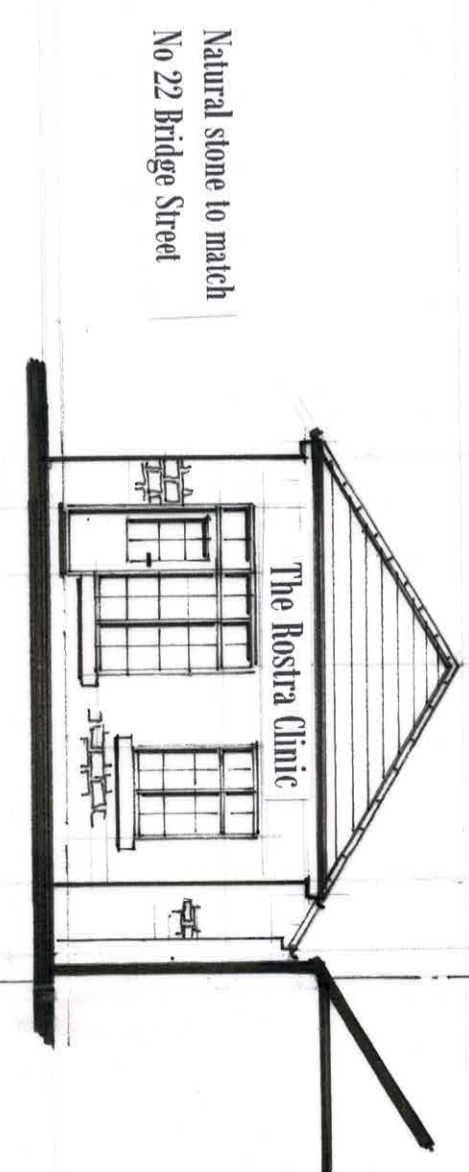


Side Elevation on D

Rendered blockwork along this elevation.

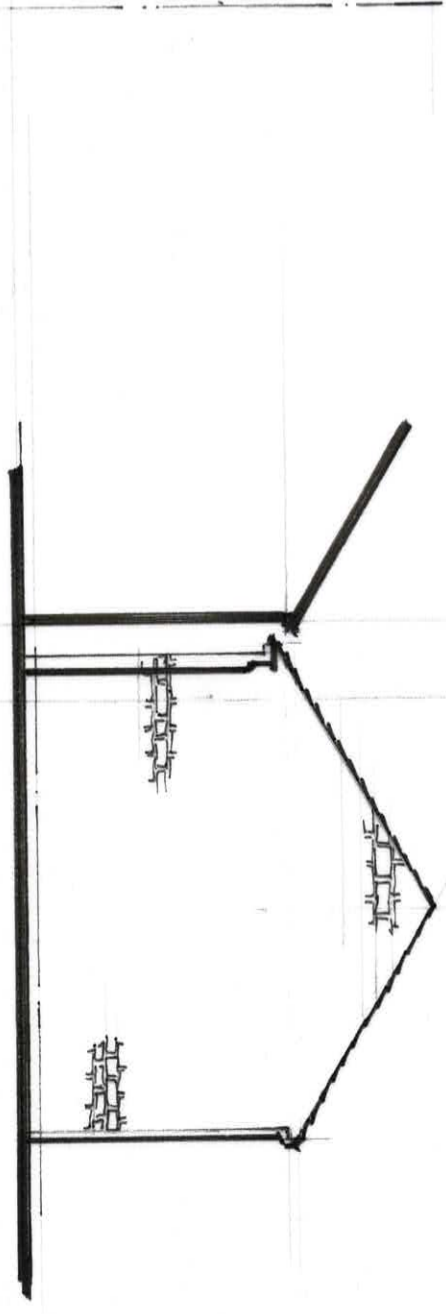
The Rostra Clinic

Natural stone to match  
No 22 Bridge Street



Front Elevation

The Rostra Clinic



Rear Elevation

Proposed Elevations.

1:100 @ A3



Making Sustainability Happen