

Preliminary Roost Assessment

Survey site:

10 Ballfield Lane, Kexborough, Barnsley, S75 5EF

Client:

Ecogise Properties Ltd

Survey date:

11/09/2026

Project:

This report is prepared to inform a planning application with Barnsley Metropolitan Borough Council. This proposal can be described as
"Demolition of existing takeaway building and erection of replacement commercial units"

On the assumption that site conditions and habitats remain unchanged, the results of this assessment will remain valid for 18 months from the date of this survey i.e. until March 2028, in accordance with CIEEM guidance in the lifespan of Ecological Reports and Surveys. This survey and report should be updated if a planning application has not been submitted within this timeframe.

EXECUTIVE SUMMARY

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in the proceeding sections of this report.

Table 1: Summary of key findings arising from this survey.

Key Findings
- A Bat Mitigation Plan (BMP) should be produced in order to mitigate for the noise and vibrations from the works. Given the proposed development, it is considered unlikely that bat roosts would be present within the works area and that further bat surveys would be disproportionate to the anticipated risk posed to bats. It is anticipated that any risk to bats can be reduced to an acceptably low level through the implementation of a Bat Mitigation Plan. - Various precautionary working methods have been recommended which have been fully detailed within the fauna section of this report.

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1. INTRODUCTION

The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author’s knowledge, by any other consultancy.

Methodology

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2025](#).

Survey Details

The site survey was undertaken on 11/09/2026 by Johnny Byrne BSc (Hons), MSc, FISC3, Graduate Ecologist. Accredited on a level 2 bat licence for level 1 activities (details available on request).

Table 2: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
15.6	83.0	50	12.3	None

Survey Limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood.

There was no access into the loft space. However, even had access been available it was only ~1 foot high, and so visibility would have been restricted. Additionally, the southern portion of the roof was not visible externally. These factors have been taken into consideration while making recommendations.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid reference SE 29992 09633 and has an area of approximately 0.03ha. The site is an abandoned takeaway in a suburban local setting within a wider rural landscape.

Priority Habitats

There are five priority habitats within 2km of the site. These comprise deciduous woodland, ancient & semi-natural woodland, ancient replanted woodland, traditional orchard and open mosaic habitats on previously developed land. The closest priority habitat comprises deciduous woodland, located 310m W from the site.

The site is relatively well connected to nearby habitats. 171m south is where the rural landscape begins, dominated by hedgerow lined arable fields which lead to the woodlands of Cawthorne Park 648m south-west and Cowcroft Wood 643m north-west. Additionally, Kexborough has a number of urban green spaces such as The Old Park 130m north-east and allotments 397m north. These urban green spaces may act as ecological stepping stones to further habitat.

Designated Sites

Statutory Designations within 2km

There are no statutory designations within 2km of the site.

Statutory Designations within 10km

There is one national network site (SAC, SPA, Ramsar) located within 10km, as detailed below:

Table 3: The additional national network sites within 10km of the site boundary.

Designation	Reason	Distance from Site
Denby Grange Colliery Ponds Special Area of Conservation (SAC)	Great crested newt <i>Triturus cristatus</i> related.	5995m NW

SSSI Risk Zone

The site does fall within the impact risk zone for Seckar Wood SSSI however, the proposed development type is not listed as possible high risk with regard to this designation.

Non-Designated Sites

The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre. Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality.

2.2 Foreseen Impacts

No direct impacts to any designated sites will occur as a result of the proposed development, due to the small scale and low overall impact of the development from such sites (where known), alongside additional factors such as distance in combination with connectivity disrupting barriers.

2.3 Recommendations

No recommendations.

3. FAUNA: BATS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

3.1 Summary of Survey Findings

EPSL data and local records

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. No EPSLs are present within a 2km radius of the site.

The site is not within the zone of influence of a bat-designated SAC.

Foraging and commuting habitat

Vegetated habitats on site including ground flora and immature trees, and are assessed as having limited value to foraging bats. Offsite within 2km these include deciduous woodland, ancient & semi-natural woodland, ancient replanted woodland, traditional orchard and open mosaic habitats on previously developed land. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations.

Roosting habitat

Buildings to be impacted by the proposed development were assessed for their suitability to support roosting bats below. There is a total of one building on site; commercial (B1). There was no evidence of roosting bats identified.

Buildings

B1 : Commercial

B1 is an abandoned takeaway, the interior of which has little habitat value for roosting bats, apart from the void space. From what little was visible, the void space contained access points for bats due to light ingress, but the remainder of the space was relatively dark. However, the space also appears to be subject to high levels of water ingress from the water marks present which reduces the likelihood of bats utilising the space. Much of the external building had no roosting features for bats, however the soffits did contain points of damage which could be utilised by bats (see appendix 1), although they also appeared damp which is sub-optimal.

B1 is assessed as being low roosting value.



Building B1, facing north-west



Building B1, facing south-west

Table 4a: The roosting features associated with building B1.

Feature	Materials/Details	Condition / description / suitability	Photograph
Roof	Bitumen felt	Condition/description The roof has multiple areas of damage and tears on the northern portion, possibly where parts of the loft space has collapsed due to lack of maintenance. The southern aspect was not visible due to elevation and space. Suitability/access/evidence of bats The tears on the roof provide access points into which crevice dwelling bats can gain entry for roosting opportunities. They may also lead into deeper cavities within and provide access to the interior of the building.	 <i>B1 roof, facing south</i>

Eaves	Timber board	Condition/description The soffits ran along the entire perimeter of the building, most of which remained intact. However, at multiple points were areas of damage and rot, and appeared damp. Suitability/access/evidence of bats The areas of damage may provide roosting opportunities, however they are considered sub-optimal due to the visible dampness.	 <i>B1 eaves, facing south</i>  <i>B1 eaves, facing north</i>
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			 <i>B1 eaves, facing north</i>
Internal void 1	Timber rafters	Condition/description While not accessible, parts of the void space were visible from the interior of the building (which is where temperature and humidity readings were taken from) due to multiple large holes in the ceiling. The loft space contained areas light ingress, but were relatively dark compared to the much brighter building interior due to glass doors. However, the void space appeared damp due to water marks, indicating high levels of water ingress. Dimensions (approx): 10.3m long, 6m wide, approximately 0.3m high Temp: 19°C // Humidity: 65.7%	 <i>B1 internal void 1, demonstrating one of several points of light ingress</i>

		Suitability/access/evidence of bats The points of light ingress provide opportunities for bats to access the small loft space which may provide roosting opportunities for crevice dwelling species. However, there did not appear to be room for warm up flight from the lower elevations where the author of this report stood. Additionally, the void is considered sub-optimal due to the dampness. The lower interior of the building was relatively bright, which is likely to disturb crevice dwelling species. No evidence of bats was detected.	 <i>B1 internal void 1, another example of a ceiling hole</i>  <i>B1 internal void 1, an area where much of the ceiling was missing</i>
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3.2 Foreseen Impacts

Roosting habitat [Buildings]

The proposed development will result in the demolition of B1. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats.

Roosting habitat [Trees]

There are no suitable trees on site, therefore no impacts are foreseen.

Foraging and commuting habitat

The proposed development will result in the loss of small areas of vegetation but given its small size and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats.

Artificial lighting

The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.

3.3 Recommendations

Roosting habitat [Buildings]

A Bat Mitigation Plan (BMP) should be produced in order to mitigate for the noise and vibrations from the works. Given the sub-optimal conditions caused by dampness of the wood, it is considered unlikely that bat roosts would be present within the works area and that further bat surveys would be disproportionate to the anticipated risk posed to bats. It is anticipated that any risk to bats can be reduced to an acceptably low level through the implementation of a Bat Mitigation Plan.

Roosting habitat [Trees]

None.

Foraging and commuting habitat

No further surveys are required.

Artificial lighting

A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: <https://www.bats.org.uk/news/2023/08/bats-and-artificial-lighting-at-night-ilp-guidance-note-update-released>

Suggested biodiversity enhancements

Enhancements are dependent on the outcome of further surveys.

4. FAUNA: BIRDS

This section may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

4.1 Summary of Survey Findings

Buildings

No evidence of nesting birds was identified on or within B1, however the building is considered suitable for nesting birds.

Trees and vegetation

No habitat for schedule 1 birds was observed, however the vegetation on site is suitable for more common species.

Due to the small size of the site and the extent and type of the habitats recorded, the site is not considered suitable to support a significant assemblage of protected and/or notable birds.

Barn Owls

The site does not appear to provide any suitable nesting sites for barn owls.



The majority of the vegetation on site.

4.2 Foreseen Impacts

Buildings

The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.

Trees and vegetation

The vegetation on site will be removed during construction. The loss of such habitats could result in a reduction in nesting, breeding and foraging habitat in the locality. Furthermore, the proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.

Barn Owls

None foreseen.

4.3 Recommendations

Buildings

Any building works should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged or an ecologist has confirmed the nesting attempt has concluded.

Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged or an ecologist has confirmed the nesting attempt has concluded.

Trees and vegetation

Any vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged or an ecologist has confirmed the nesting attempt has concluded.

Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged or an ecologist has confirmed the nesting attempt has concluded.

Barn Owls

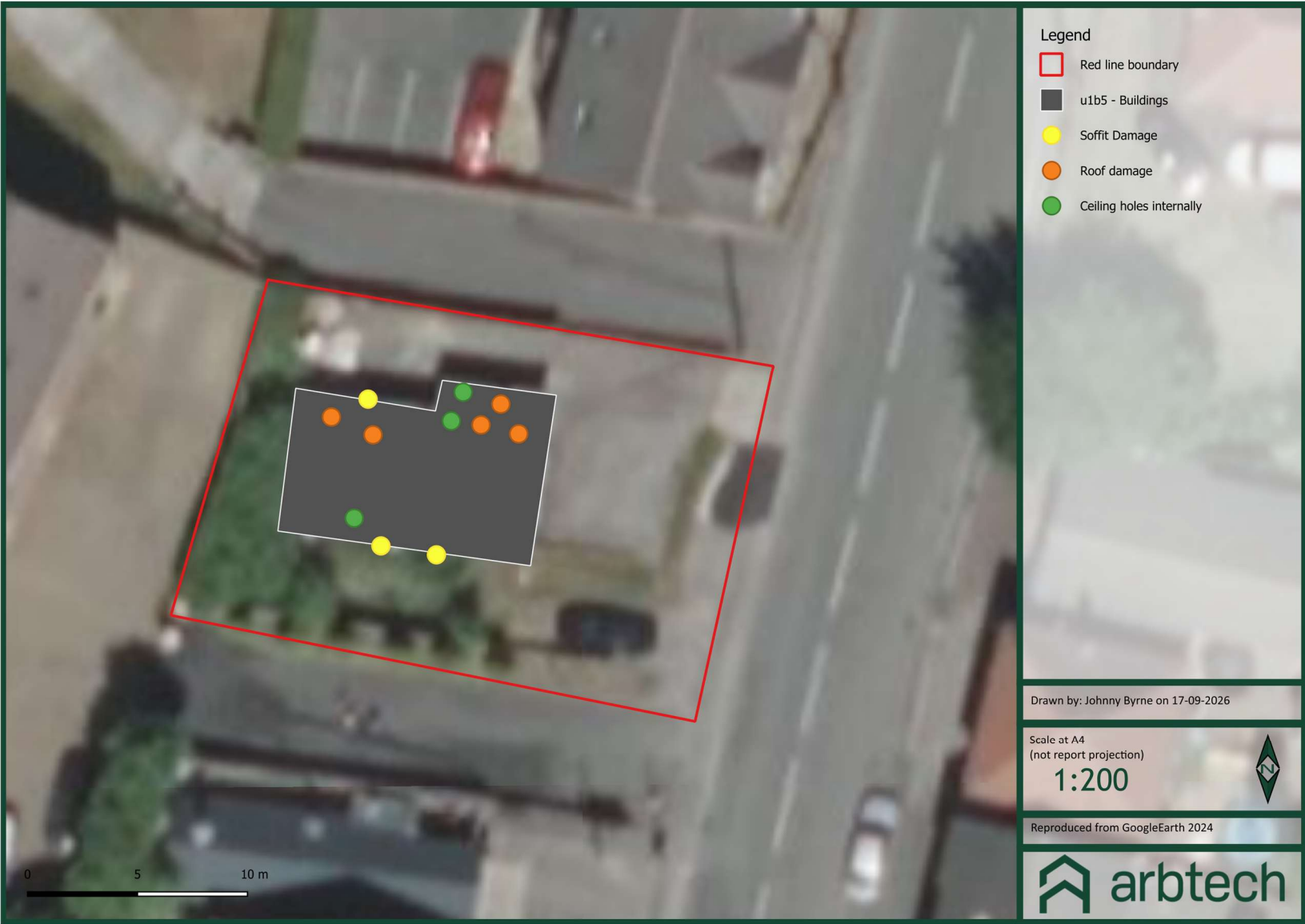
No further barn owl surveys required.

Suggested biodiversity enhancements

The installation of a minimum of one bird boxes on the new building will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings), Schwegler 1SP Sparrow Terrace (buildings), Woodstone Nest Box (buildings or trees) or a similar alternative brand.

Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.

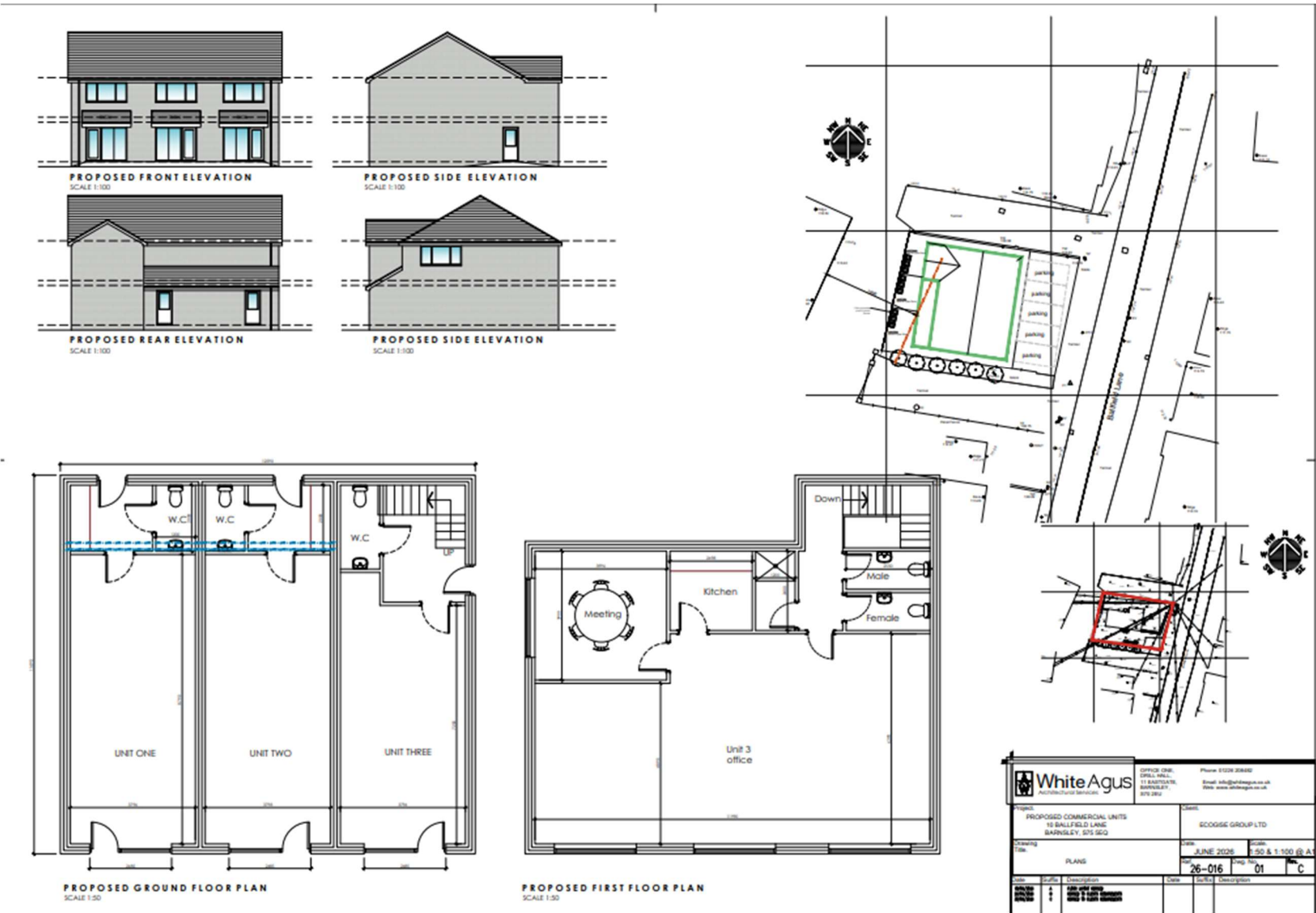
APPENDIX 1: SURVEY/HABITAT MAP



APPENDIX 2: LOCATION MAP



APPENDIX 3: PROPOSED PLAN



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VERSION CONTROL

Status	Issue	Name	Date
Draft	0.1	Johnny Byrne BSc (Hons), MSc, FISC3, Graduate Ecologist	15/09/26
Proof	0.2	Jessica Sibley BSc (Hons) MSc, Consultant Ecologist	15/09/2026
Final	1	Johnny Byrne BSc (Hons), MSc, FISC3, Graduate Ecologist	16/09/2026
Update	1.1	Johnny Byrne BSc (Hons), MSc, FISC3, Graduate Ecologist	17/09/2026

Proof	1.2	Jessica Sibley BSc (Hons) MSc, Consultant Ecologist	17/09/2026
Final	2	Johnny Byrne BSc (Hons), MSc, FISC3, Graduate Ecologist	18/09/2026