

Preliminary Roost Assessment

Survey site:

10 Kirkfield Close, Cawthorne, Barnsley, S75 4DU

Client:

Mr and Mrs Nutt

Survey date:

3rd July 2025

Project:

This report is prepared to inform a planning application with Barnsley Metropolitan Borough Council. The proposal is described as:
Demolition of existing dwelling and formation of new single-storey dwelling.

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024](#).

The site survey was undertaken by Gareth Hey BSc (Hons), MSc, ACIEEM (Natural England Protected Species Licence Numbers: [Bats] (2021-51195-CLS-CLS) [Great Crested Newts] (2017-30374-CLS-CLS))					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
03/07/2025	26	57	60	13	None
PRA Survey Factor	Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table 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.				
See PRA plan in Appendix 1, location plan in Appendix 2, photos in Appendix 3.					
Background and Site Location					
<i>Summary of site and desk Study</i>	<p>The site is centred on SE 28569 07938. It comprises a single, two-storey detached dwelling, located in the village of Cawthorne, 5.8km north-west from the town of Barnsley. The site is bound by Kirkfield Close to the south, Church Street to the east, Church Lane to the north and a dwelling to the west. The wider landscape is dominated by arable land, however, there are some stretches of woodland, along with hedgerows that intersect the arable fields all of which provide value for foraging and commuting bats.</p> <p>To the author's knowledge, no previous ecology reports have been produced for this site.</p> <p>EPSL data</p> <p>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</p>				

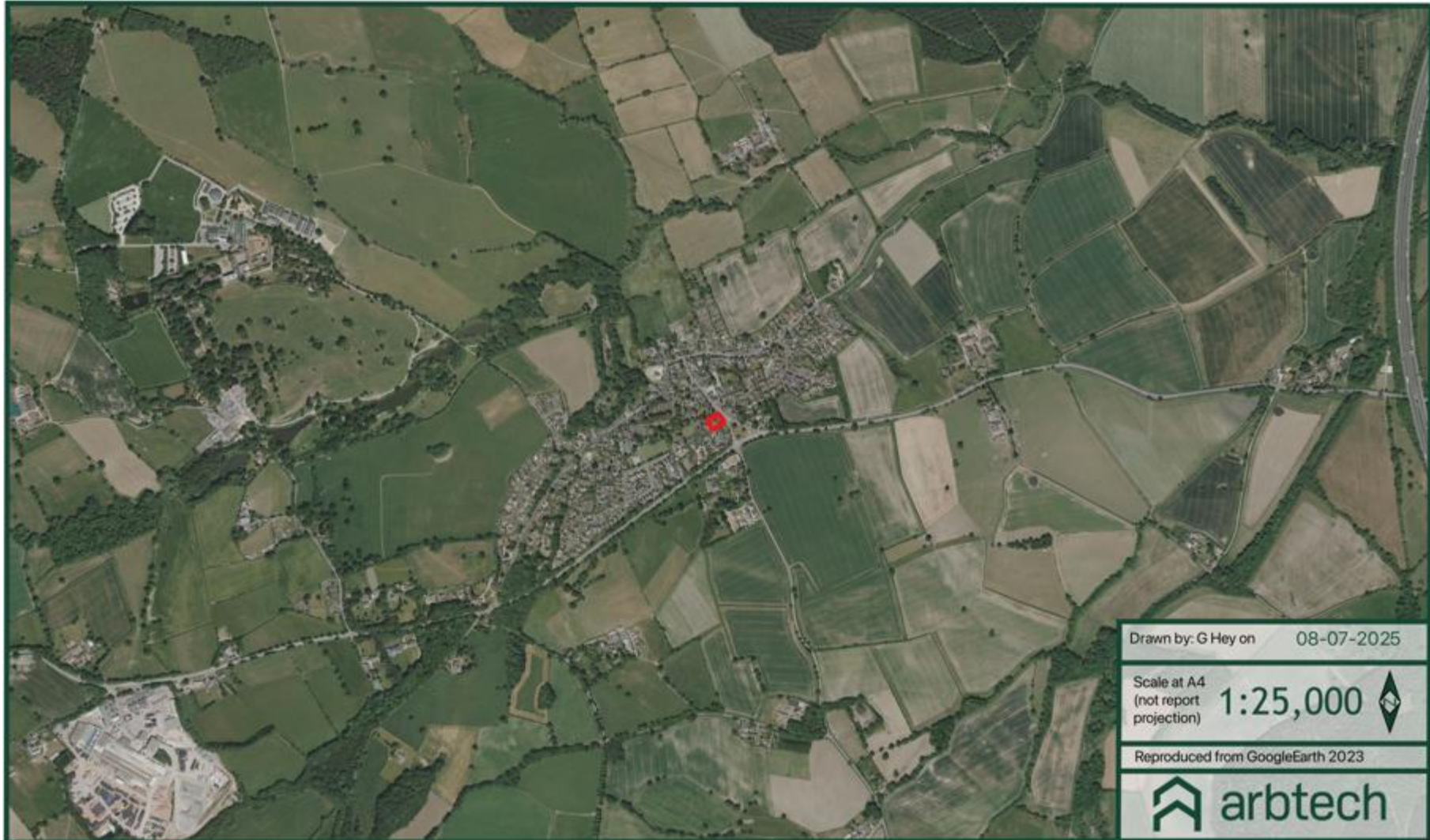
	<p>mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There is one EPSL within a 2km radius of site as detailed below:</p> <table border="1" data-bbox="528 319 2029 539"> <thead> <tr> <th data-bbox="528 319 810 370">EPSL reference</th> <th data-bbox="819 319 1258 370">Bat species affected</th> <th data-bbox="1267 319 1568 370">Distance from site</th> <th data-bbox="1576 319 2029 370">Impacts allowed by licence</th> </tr> </thead> <tbody> <tr> <td data-bbox="528 376 810 539">2018-33921-EPS-MIT</td> <td data-bbox="819 376 1258 539">Brown long-eared bat, common pipistrelle, soprano pipistrelle and whiskered bat</td> <td data-bbox="1267 376 1568 539">1.4km west</td> <td data-bbox="1576 376 2029 539">Damage of a breeding site and resting place</td> </tr> </tbody> </table> <p>The site is not subject to any designation, and there are no known statutory sites nearby.</p>	EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2018-33921-EPS-MIT	Brown long-eared bat, common pipistrelle, soprano pipistrelle and whiskered bat	1.4km west	Damage of a breeding site and resting place
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2018-33921-EPS-MIT	Brown long-eared bat, common pipistrelle, soprano pipistrelle and whiskered bat	1.4km west	Damage of a breeding site and resting place						
Field survey results									
<p><i>Summary of Survey Findings</i></p>	<p>Building B1 comprises a two-storey, brick-built chalet bungalow, with a pitched and valley roof, covered with cement felt shingles. Located on the western elevation of the building is a flat roofed garage extension. There are two chimney stacks present on the building, that are set into the roof structure with well-sealed sections of lead flashing. The windows throughout the building comprise uPVC frames, including the velux windows, present on the roof structure. Overall, the building is generally well sealed, with no suitable gaps or holes present for roosting bats. There are some broken tiles present on the building, particularly on the northern elevation, however, no suitable spaces for roosting bats have been created through this damage to the roof structure.</p> <p>Internally, there is no enclosed void present within the building, with the former attic space created into a living space. The internal areas are well sealed and as such, provide no suitable spaces for void dwelling bat species, such as brown long-eared bats. No evidence of roosting bats was identified during the survey.</p>								

	Due to the absence of suitable roosting features present throughout the building, along with the absence of an enclosed void, B1 is determined to be of negligible value to roosting bats.
<i>Foreseen Impacts</i>	Bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development.
<i>Recommendations</i>	<p>In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.</p> <p>The installation of two bat boxes at the site will provide additional roosting habitat for bats.</p> <p>The bat boxes will be incorporated into the fabric of the new dwelling. Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.</p>
Nesting Birds	
<i>Summary of Survey Findings</i>	No evidence of nesting birds was found on site during the survey and the building is determined to be of negligible value for nesting birds, due to an absence of suitable nesting sites.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	None required.

Appendix 1: PRA plan



Appendix 2: Location map



Mr and Mrs Nutt

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Appendix 3: Photos



Photo 1: Southern and western elevation of B1.

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Photo 2: Western elevation of B1.

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Photo 3: Northern elevation of B1.

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Photo 4: Eastern elevation of B1.

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Photo 5: Internal area of B1.

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