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Preliminary Roost Assessment

Survey site:

Colley Croft, Birk Avenue, Kendray, Barnsley S703AH

Client:

Louise Sowerby

Survey date:

03/06/2026

Project:

This report is prepared to inform a planning application with Barnsley Metropolitan Borough Council. The proposed development can be described as; *The extension and refurbishment of an existing brick-built warehouse. Works will include the addition of a first floor above the existing single-storey section, internal renovations, and associated roof works.*

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 December 2027, 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
• The site comprises a small brick-built warehouse building (B1) within a suburban area of Barnsley. A Preliminary Roost Assessment identified no evidence of roosting bats within the building and no suitable roost features were present. The warehouse was assessed as providing negligible suitability for roosting bats due to the absence of an enclosed loft void, the exposed roof structure, good overall building condition, and lack of accessible crevices. Habitats within and surrounding the site were also considered to provide negligible value for bat foraging and commuting. No evidence of nesting birds was identified, and the building was assessed as providing negligible suitability for nesting birds. • The proposed extension and refurbishment of the warehouse, including the addition of a first floor above the existing single-storey section, is not anticipated to result in impacts to bats, nesting birds, or other notable ecological receptors. No further ecological surveys are required, although precautionary working methods are recommended should bats be encountered during construction. As biodiversity enhancements, the installation of a minimum of one bat box and one bird box on the retained building is recommended to provide additional roosting and nesting opportunities.

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.

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 03/06/2026 by David Hill-Chambers MSc (Hons), BSc (Hons), Graduate Ecologist. Accredited agent on Natural England Bat License number 2025-86311-CL18-BAT

Table 2: The weather conditions during the survey.

Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
14.3	82.0	100	21.1	Moderate rain

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 were no specific limitations to the survey.

2. SITE LOCATION AND LANDSCAPE CONTEXT

2.1 Summary of Survey Findings

Site Location & Context

The site is centred at National Grid Reference SE 36737 05019 and covers approximately 0.04ha. It is located within a suburban setting approximately 2.4km southeast of Barnsley town centre. The site is predominantly surrounded by residential properties and associated gardens, with areas of woodland, grassland, agricultural land and recreational greenspace present within the wider landscape. The site is considered to have limited connectivity to surrounding habitats due to the absence of significant linear features linking it to the wider countryside.

A review of historic mapping indicates that the surrounding landscape has remained largely unchanged since the late nineteenth century. Soil data for the area indicates the presence of light silt-rich soils, locally grading to medium silt loam or heavier silty clay-rich soils and subsoils, which are mildly acidic to neutral (pH 4.5–6.5).

Priority Habitats

There are five priority habitats within 2km of the site. These comprise deciduous woodland, open mosaic habitats on previously developed land, ancient & semi-natural woodland, ancient replanted woodland and traditional orchard. The closest priority habitat comprises deciduous woodland, located 275m SE from the site.

Designated Sites

Statutory Designations within 2km

There are four statutory designations within 2km of the site, as detailed below:

Table 3: The statutory designated sites within 2km of the site boundary.

Designation	Distance from Site
Stairfoot Brickworks Site of Special Scientific Interest (SSSI)	1360m E
Dearne Valley Wetlands Site of Special Scientific Interest (SSSI)	1625m E
Dearne Valley Park Local Nature Reserve (LNR)	1450m N
Worsborough Country Park Local Nature Reserve (LNR)	1565m SW

SSSI Risk Zone

The site does fall within the impact risk zone for Stairfoot Brickworks 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. There are 2 EPSLs within a 2km radius of the site, as detailed below:

Table 4: EPSL survey returns for bats within a 2km radius.

EPSL Reference	Bat Species Affected	Distance from Site *(EPSL records are accurate to 100m)*	Impacts Allowed by Licence
2016-26581-EPS-MIT-1	Soprano Pipistrelle	~1.5km northeast	Destruction of a resting place
2017-32557-EPS-BDX	Soprano Pipistrelle	~1.5km south	Destruction of a breeding place

There are no Special Areas of Conservation designated for bats within 10km of the site.

Foraging and commuting habitat

Habitats recorded on site are assessed to provide no foraging and commuting opportunities for bats. Offsite within 2km these include deciduous woodland, open mosaic habitats on previously developed land, ancient & semi-natural woodland, ancient replanted woodland and traditional

orchard. 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; the brick-built warehouse (B1). There was no evidence of roosting bats identified.

Buildings

B1: Warehouse

B1 comprises the entirety of the on-site and is of brick construction. The building consists of a two-storey section with a single-storey rear extension, both of which are covered by pitched gabled roofs clad in slate tiles. No enclosed loft void is present, with the roof structure exposed internally at first-floor level. The roof structure lacks bitumen felt or similar lining material, leaving the underside of the roof tiles exposed. No light ingress was visible internally between the tiles or around the closed timber-framed windows.

Building B1

Externally, the brickwork was generally in good condition, with only minor deterioration to the mortar. One roof elevation is covered by a bitumen felt-style membrane over the roof tiles. Although weathered, this membrane remains intact and does not provide opportunities for crevice-dwelling bats to access or utilise the roof structure.

Given the absence of suitable roost features and no evidence of current or historic bat use, B1 is assessed as providing **negligible suitability** for roosting bats.

3.2 Foreseen Impacts

Roosting habitat [Buildings]

Bats are very unlikely to be roosting within B1 and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development.

Roosting habitat [Trees]

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

Foraging and commuting habitat

The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats. The proposed development is not expect to include the use of lighting which could spill on to bat roosting, foraging or commuting habitat and deter bats from using these areas.

Artificial lighting

No new lighting will be installed as a result of the proposed development.

3.3 Recommendations

Roosting habitat [Buildings]

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.

Roosting habitat [Trees]

None.

Foraging and commuting habitat

No further surveys are required.

Artificial lighting

None required.

Suggested biodiversity enhancements

The installation of a single bat box at the site will provide additional roosting habitat for bats. The bat boxes will be attached to the southern elevation of the building. 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.

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. B1 is deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points.

Trees and vegetation

No habitat for schedule 1 birds was observed.

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.

4.2 Foreseen Impacts

Buildings / trees

No impacts are anticipated on nesting birds as a result of the proposed development.

Trees and vegetation

None foreseen.

Barn Owls

None foreseen.

4.3 Recommendations

Buildings / trees

None.

Trees and vegetation

No additional surveys required.

Barn Owls

No further barn owl surveys required.

Suggested biodiversity enhancements

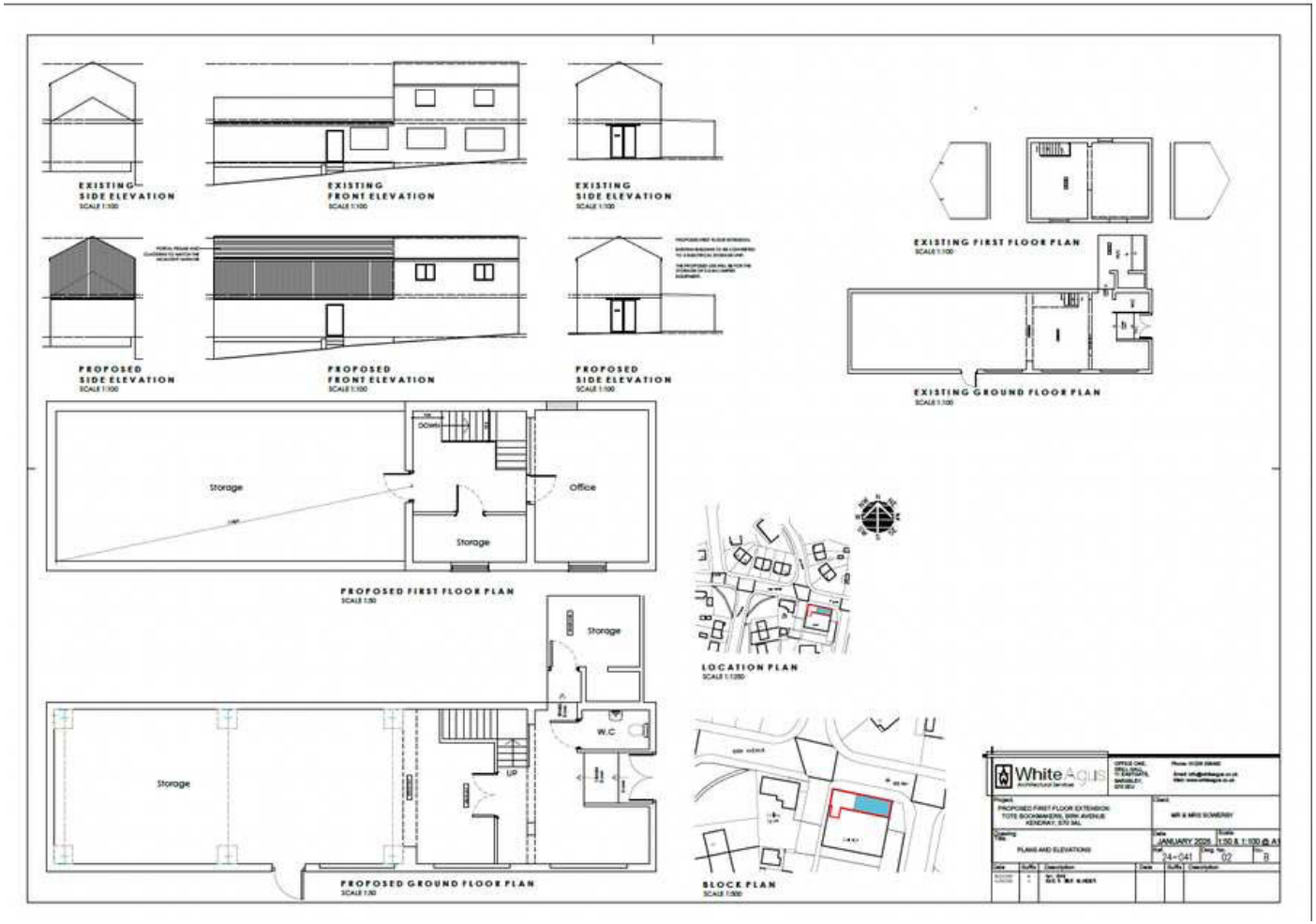
The installation of a minimum of one bird box on retained buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings), Schwegler 1SP Sparrow Terrace (buildings), Schwegler 1B Nest Boxes (trees), Schwegler 2H Robin Boxes (trees), Woodstone Nest Box (buildings or trees) or a similar alternative brand.

Boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole. 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



APPENDIX 4: SURVEY IMAGES



Images 1-3: Internal space of B1 (first floor space)


Images 4-6: Internal space of B1 - ground floor section (left) – western elevation (centre) – southern elevation (right)

Images 7-9: North elevation of B1 (left) – north elevation roof structure with bitumen style lining (centre) – example of the intact barge boards (right)

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VERSION CONTROL

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Draft	0.1	David Hill-Chambers MSc (Hons), BSc (Hons), Graduate Ecologist	03/06/26