



**Preliminary Roost Assessment and Nocturnal
Presence and Absence Bat Survey**
98-100 High Street, Penistone S36 6BS

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Field Investigations and Data

Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work. Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by Everything Ecology Ltd for inaccuracies in the data supplied by any other party.

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Contents

Contents.....	2
1 Executive summary.....	4
1.1 Purpose of report.....	4
1.2 Site Context	4
1.3 Survey Methods.....	4
1.4 Key Issues and Recommendations	5
2 Introduction.....	6
2.1 Proposals.....	6
2.2 Purpose of the report	6
2.3 Site Description.....	7
3 Methods.....	10
3.1 Justification of methods and design	10
3.2 Desk study and data consultation.....	10
3.3 Field Survey.....	11
3.3.1 Species and Species groups.....	11
3.3.2 Bats - Nocturnal Presence and Absence surveys.....	13
3.3.3 Constraints, lifespan of assessment and assumptions	15
4 Results	17
4.1 Designated Sites.....	17
4.1.1 Statutory designated sites	17
4.1.2 Non-statutory designated sites.....	17
4.1.3 European licence applications.....	17
4.1.4 Bats	17
4.1.5 Birds – Suitability assessment.....	21
5 Interpretation and evaluation.....	22
5.1 Legal Implications	22
5.2 Interpretation and evaluation of survey results.....	22
6 Ecological constraints and opportunities, and recommendations for mitigation and further survey.....	24
6.1 Designated sites	24
6.2 Data Search.....	24
6.3 Species and Species Groups	24
6.3.1 Bats- reasonable avoidance measures	24
6.3.2 Birds – proposed protected measures.	24
6.4 Enhancements	25
7 Figures	26

8	Appendices.....	31
8.1	Desktop Study	32
8.2	Enhancements	36

Figures

Figure 2-1 Aerial Image of the site location and surrounding habitat (© Bluesky International, © Crown copyright and database rights [2024] AC0000807948 and Google 2024).	8
Figure 7-1 Location Plan.	27
Figure 7-2 Scope of the Assessment Plan.....	28
Figure 7-3 Survey Results.....	29
Figure 7-4 Designated Sites.....	30
Figure 8-1 Bat roost features.	37
Figure 8-2 Bird nesting features – house sparrows.	38
Figure 8-3 Bird Nesting features – house martins.	39
Figure 8-4 Integrated swift boxes.....	40

Tables

Table 2-1 Plans and Drawings.	6
Table 2-2. Objectives of the report.....	6
Table 3-1 Organisations consulted for biological records.	10
Table 3-2 Designated Sites.....	10
Table 3-3 Suitability of roosting habitats and foraging and commuting habitats.	12
Table 3-4 Weather conditions PRA.....	13
Table 3-5 Nocturnal Survey weather conditions and timings.....	14
Table 3-6 Surveyor details	14
Table 8-1 Granted EPSML within 2 km of the survey site.	32
Table 8-2 Data search negative results.	33
Table 8-3 SYBG Data 2km filtered to records within ten years	34

Photos

Photo 1 View from the front (east and northern aspects) of Building 1 – Canon XA30.....	15
Photo 2 View from the rear (west aspect) of Building 1 – Canon XA50	15
Photo 3 Void 1.....	19
Photo 4 Void 2.....	19
Photo 5 gap along the verge of the gable.	19
Photo 6 missing mortar and gap under ridge tile.	20
Photo 7 Shifted tiles/broken tiles near the chimney.	20
Photo 8 left tiles and gap under ridge tile.....	20

1 Executive summary

1.1 Purpose of report

1. This report presents the results of a Preliminary Roost Assessment and single nocturnal Presence and absence survey at 98-100 High Street Penistone S36 6BS, OS Grid Reference SE 24531 02894, hereafter referred to as Building 1.
2. The Preliminary Roost Assessment was undertaken on the 11th of April 2024 by Paul Liptrot MCIEEM, Principal Ecologist at Everything Ecology Ltd, Natural England Class 4 Bat licence number: CL20-2018-37087-CLS-CLS.
3. The nocturnal survey was undertaken on 3rd June 2024 by Paul Liptrot MCIEEM, Principal Ecologist at Everything Ecology Ltd, Natural England Class 4 Bat licence number: CL20-2018-37087-CLS-CLS and Dr Paul Jarman.
4. The report includes an assessment of the potential ecological constraints of the proposed activities concerning roosting bats, along with advice on avoiding, minimising, or mitigating potential impacts. Recommendations for further surveys and ecological enhancement of the site are made where appropriate.

1.2 Site Context

5. The site is a commercial carpet shop on the High Street, Penistone, Sheffield. The shop, referred to as Building 1 herein, is a single-storey semi-detached property with a slate-tiled dual-pitch roof. Building 1 adjoins a residential bungalow to the north, incorporates a small garden to the west, and adjoins the pavement yard to the east.
6. The proposals are to demolish the building and redevelop the site. The current plan is to build a three-bedroom detached house on-site.
7. Please refer to Appendix 7 for a location plan for the site.

1.3 Survey Methods

8. A Preliminary Roost Assessment was undertaken per the current best practice guidelines¹. Building 1 was systematically searched for evidence of roosting bats and features that are suitable for roosting bats.
9. The nocturnal survey used two surveyors equipped with night vision aids (Canon XA30 and Canon XA50) with supplementary infrared lights and broadband bat detectors. The surveyors were positioned to give a clear view of all aspects of the building. Please refer to Section 3.3.2 for further details.

¹ Collins, J. (ed)(2023) Bat Surveys for Professional Ecologist: Good Practice Guidelines (4th Edition), The Bat Conservation Trust, London, ISBN-978-1-7395126-0-6

1.4 Key Issues and Recommendations

10. The PRA classified Building 1 as offering **low** suitability for roosting bats and confirmed the building was suitable for nesting birds.
11. As such, in line with good practice guidelines, one nocturnal presence and likely absence survey was undertaken on the 3rd of June 2024. No roosts were recorded in Building 1 during the survey. A potential roost was recorded in a neighbouring property, and the surveyors recorded frequent foraging and commuting activity from the common pipistrelle *Pipistrellus pipistrellus*.

The PRA determined that the building is suitable for nesting birds. As such, protection measures for nesting birds, as detailed in section 6.3.2, should be undertaken as part of the proposals.

2 Introduction

12. Everything Ecology Ltd was commissioned to undertake a Preliminary Roost Assessment and single Nocturnal Presence and likely Absence Survey by Robert and Laura Akroyd at 98-100 High Street, Penistone S36 6BS, OS Grid Reference SE 24531 02894, hereafter referred to as Building 1.
13. This report was written by Paul Liptrot, BSc (Hons) MCIEEM. Paul has twelve years of experience carrying out ecological assessments. Paul holds a Natural England Class 4 bat licence, a Natural England Class 1 great crested newt (GCN) licence and a Natural England barn owl licence. He also has experience producing and implementing mitigation licences for bats and badgers and drafting mitigation licences for GCN.

2.1 Proposals

14. The proposals are to demolish Building 1 and build a three-bedroom detached house.
15. The plans and drawings in Table 2-1 were used to inform this assessment.

Table 2-1 Plans and Drawings.

File type	Document/ drawing title
Jpeg	Existing Property Plans Drawing No.3
Jpeg	New Aspects Drawing No.2 (no date)
Jpeg	New Floor Plans Drawing No.1

2.2 Purpose of the report

16. The purpose of this report is to provide sufficient information for the local planning authority to assess the potential ecological impacts of the proposed development fully or to identify what further information is required before a full assessment can be completed.
17. The objectives of this report are shown in Table 2-2.

Table 2-2. Objectives of the report.

Objectives
To provide an ecological assessment of the site's suitability to support roosting bats and nesting birds.
To identify key ecological constraints to the proposed development/activities.
To inform master planning to allow significant ecological effects to be avoided or minimised wherever possible.
To allow any further ecological surveys required to inform an Ecological Impact Assessment to be identified and appropriately designed.
This will allow likely mitigation or compensation measures to be developed.

2.3 Site Description

18. Building 1 is a single-storey semi-detached property with a slate-tiled dual-pitch roof. Building 1 adjoins a residential bungalow to the north, incorporates a small garden to the west, and adjoins the pavement yard to the east. Internally, the building is mostly open plan with timber clad/sarking lined ceilings. The building's roof contains two voids separated by an internal wall supported by cross-beam lintels. Both voids are approximately the same size (~ 1.5 m x 6 x 5, H x L X W). Machined timber joists, lats, and purlins support the roof and form the structure of the voids. The slate-tiled roof is unlined and includes two chimneys lined with lead at the base.
19. The surrounding habitat is predominantly urban, with all the surrounding land (within c. 250 m) mainly containing other similar aged buildings and gardens associated with Penistone, High Street and the surrounding estates. Likewise, the broader immediate landscape (250 to 500 m) predominately comprises residential buildings and related gardens; however, it does incorporate some pasture farmland, recreational green space and linear woodland. The broader landscape incorporates significant pasture farmland surrounding Penistone's village to the east, south and west.
20. Please refer to Figure 2-1 for a plan showing the location of the site and Photo Plate 1 for photos of the site's buildings.



Figure 2-1 Aerial Image of the site location and surrounding habitat (© Bluesky International, © Crown copyright and database rights [2024] AC0000807948 and Google 2024).



Photo Plate 1 Top – front of the building complex (east facing aspect), Bottom – Rear (west) of the building.

3 Methods

3.1 Justification of methods and design

21. The surveys were commissioned to inform the redevelopment of the site. The proposals will require Building 1 to be demolished; as such, this demolition has the potential to destroy any bat roosts or bird nests present at the time of demolition. Consequently, confirmation of the presence or likely absence of roosting bats was required to inform the proposals.
22. The PRA assessment comprised a field survey and a desk-based study.
23. The nocturnal survey comprised a single visit using two surveyors equipped with night vision cameras, supplementary infrared lights, and full spectrum bat detectors.
24. Both the PRA and Nocturnal Survey were undertaken following best practice guidelines.

3.2 Desk study and data consultation

25. The desk-based study was undertaken in relation to the site in April 2024.
26. Ecological and biological records for the site and surrounding area (up to two kilometres) were requested from the organisations included in [Table 3-1](#).
27. A search for Local Wildlife Sites was not undertaken to inform this assessment.

Table 3-1 Organisations consulted for biological records.

Date	Organisation	Details of records requested
27/04/2024	South Yorkshire Bat Group	All bat species from a 2.0 km radius
27/04/2024	Multi-Agency Geographic Information for the Countryside (MAGIC)	All relevant habitat and species layers checked within 2 km of site centroid, including granted European Protected Species Licences

28. Information regarding designated wildlife sites within the local area was requested from the organisations within [Table 3-2](#). Local Wildlife Sites (LWS) were not included in this consultation.

Table 3-2 Designated Sites.

Date	Organisation	Details of information requested
27/04/2024	Multi-Agency Geographic Information for the Countryside (MAGIC)	Local Nature Reserves, National Nature Reserves, Ancient Woodland, Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty, Special Areas of Conservation, Special Protection Areas or Ramsar sites within a 2 km radius of the site.

29. In addition to the above, online mapping sources, including Google Maps, Google Earth Pro and Grid Reference Finder, were used to view satellite imagery and online maps of the site and surrounding land.
30. No historical ecological reports for the site or surrounding area were reviewed as part of this assessment.

3.3 Field Survey

3.3.1 Species and Species groups

Bats

Preliminary Roost Feature Assessment and Habitat Suitability Assessment

31. A visual assessment of Building 1 was undertaken to search for potential roosting features (PRFs) and to assess the building's suitability for roosting bats. The visual assessment was carried out in line with the latest guidance^{2,3} using the following equipment:
 - High powered torch
 - Binoculars
 - Endoscope
 - Ladders
32. Building 1 was visually searched for potential roosting features such as small gaps in barge boards, soffits, and fascia boards, raised or missing ridge or roof tiles, and gaps in association with wall plates or gables. These types of features have the potential to be used as access and exit points for roosts.
33. Evidence that potential access points are actively used by bats includes grease marks, the presence of bat droppings or urine staining, and a lack of cobwebs or other detritus. Indicators that potential access points are likely to be inactive include the presence of cobwebs and general detritus within the feature's access point or damp or wet conditions.
34. It should be noted that the absence of evidence does not indicate the absence of a roost.
35. The interior and exterior of the building, including roof voids, were visually assessed for evidence of bat activity, where possible. The building was also classified by its overall suitability for summer roosting and hibernating bats.

² Collins (ed) 2021 Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6

³ 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. Chartered Institute of Ecology and Environmental Management, Ampfield.

36. Evidence of a roost is determined by the presence of a dead or live bat, concentrated piles or scattered droppings. Other evidence, such as food remains (insect wing fragments) and scratch marks and/or staining, may also indicate the presence of a roost.
37. When a roost is positively identified during a visual PRF Assessment, the building, structure, or tree within which the roost is located is classified within the category *Roost Present*.
38. All buildings, including the ones classified as *Roost Present*, are also classified for their suitability for roosting bats, such as having high, moderate, low, or negligible suitability. The classification is based on the number and quality of PRFs present and the building's position in relation to the surrounding habitat. Please refer to [Table 3-3](#) for an outline of the suitability classification of both roosting and foraging and commuting habitats, [Table 3-4](#) for the weather conditions during the visits, and [Table 3-6](#) for the surveyor qualifications.
39. If roosting bats are confirmed to be present, depending on the evidence recorded, the species and roost type may also be able to be confirmed or predicted.
40. The habitat within the site boundary and surrounding landscape was also assessed for its suitability to support foraging and commuting bats. The suitability of a site and buildings is dependent on both the connectivity of the site to other habitats of value and the quality of the habitats within and surrounding the site, as well as the suitability of the potential roosting features (PRFs) present.

Table 3-3 Suitability of roosting habitats and foraging and commuting habitats⁴.

Suitability	Description Roosting habitats	Commuting and foraging habitats
None	No Habitat features on-site likely to be used by any roosting bat at any time of year (i.e., a complete absence of crevices/suitable shelter at all ground /underground levels.	No habitat features on-site likely to be used by any commuting or foraging bats at any time of year (i.e. no habitat that provides continuous lines of shade/protection for flight lines or generate/shelter insect populations available to foraging bats).
Negligible	Negligible habitat features on site which are likely to be used by roosting bats.	Negligible habitat features on site which are likely to be used by commuting or foraging bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^a and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e., unlikely to be suitable for maternity or hibernation ^b). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential ^c	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable but isolated habitat that could be used by small numbers of foraging bats, such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back

⁴ Collins (ed) 2023 Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). Page 44, Table 4.1, Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement. The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6

Suitability	Description Roosting habitats	Commuting and foraging habitats
	surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roostsites that are 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 ^b and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape is likely to be used regularly by commuting bats, such as river valleys, streams, hedgerows, lines of trees, and woodland edges. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats, such as broadleaved woodland, tree-lined watercourses and grazed parkland. The site is close to and connected to known roosts.

a - Negligible is defined as ‘so small or unimportant as to be not worth considering, insignificant’. This category may be used where there are places that a bat could roost or forage (due to one attribute), but it is unlikely that they actually would (due to another attribute).

b - For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

c - Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn, followed by mass hibernation in a diverse range of building types in urban environments (Korsten et al., 2016 and Jansen et al., 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020), and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.

Table 3-4 Weather conditions PRA.

Date	Survey/Visit type	Average temperature °C	Cloud cover %	Wind Speed Beaufort	Rain
11 th April 2024	Preliminary Roost Assessment	8	50	0	Dry

3.3.2 Bats - Nocturnal Presence and Absence surveys

41. Nocturnal presence and likely absence surveys were undertaken covering Building 1. Building 1 was covered with two infrared cameras and two surveyors.
42. The footage for the unmanned cameras was viewed in full in real-time in the Shotcut Video editor⁵. Any bat passes that were heard but not seen from the last 60 minutes of the survey (when it was considered too dark to adequately determine their origin) was also checked at the manned camera locations.
43. The surveys took place in suitable weather conditions.

⁵ Shotcut (2024) Video editor software Available at <https://www.shotcut.org/>

44. Each survey position (camera and surveyor) was equipped with Echo Meter Touch Pro bat detectors connected to an Android tablet. Canon XA30 and Canon XA50 infrared cameras were used with supplementary infrared lights (950nm and 850nm) as night vision aids. Each camera was equipped with four 96-LED infrared lights on a 2 to 3-metre tripod.
45. Please refer to Section 7 for a plan showing the surveyors' location.
46. During nocturnal bat surveys, the main objective is to record any bats entering or leaving the surveyed property or structure and to identify the location of any roost entry and exit points. In addition, surveyors recorded any other bat activity detectable from their survey position. Where possible, the time of recording, species, the number of bats, type of activity, and flight path of observed bats were also recorded. Bats entering or leaving a building, structure, or tree are considered evidence of bat roost presence within that entity.
47. Emergence surveys commence a minimum of 15 minutes before sunset and continue until a minimum of 1.5 hours after sunset. Dawn re-entry surveys start a minimum of 1.5 hours before sunrise and continue until 15 minutes after sunrise. All surveys should be undertaken in weather conducive to bat activity, i.e., little or no rain, low wind, and temperatures above or around 10 °C.

Table 3-5 Nocturnal Survey weather conditions and timings

Date	Survey/Visit type	Temperature °C		Humidity %	Cloud Cover %	Rain	Survey Times		
		Start	End				Sunset	Start	End
3rd June 2024	Nocturnal Presence and Likely Absence Survey	14	12	84	90	Dry	21:27	21:12	22:57

Table 3-6 Surveyor details

Date	Surveyor	Position and qualifications
11 th April 2024 and 3 rd June 2024	Paul Liptrot	Principal Ecologist, BSc (Hons) MCIEEM. Natural England Class 4 Bat licence number: CL20-2018-37087-CLS-CLS. 12 years' experience undertaking bat surveys
3rd June 2024	Dr Paul Jarman	Ecological Surveyor: 6 years of experience undertaking bat surveys



Photo 1 View from the front (east and northern aspects) of Building 1 – Canon XA30



Photo 2 View from the rear (west aspect) of Building 1 – Canon XA50

Photo Plate 2 Screenshot of cameras at the darkest part of the survey (1 hour 30 minutes after sunset)

Birds – Habitat suitability assessment

48. During the PRA, suitable habitats on site were checked for evidence of breeding birds, which included noting defunct nests and the presence of suitable nesting habitats.

3.3.3 Constraints, lifespan of assessment and assumptions

49. A Preliminary Roost Assessment cannot visually assess all areas of a building that may be suitable or support roosting bats. Many species of bats in the UK are crevice-dwelling, and bats or signs of bats can, therefore, be difficult to find within a building. For example, areas such as the top of wall plates, under-roof tiles, and the verges of gables cannot be

adequately assessed by visual assessment alone. The suitability classification given to each building has taken these constraints into account, and when such features are present, further surveys which are appropriate to assess these areas have been recommended.

50. No constraints were experienced during the nocturnal presence and likely absence survey; the survey was undertaken in the core period in suitable weather conditions using suitable equipment and a number of surveyors to cover all aspects of the building.
51. The findings of this report are valid for 12-18 months, after which the report should be reviewed to assess whether the survey should be updated. No constraints were such that they affected the overall conclusions and recommendations made in this report.

4 Results

52. In this section, the results of the Desktop Study and Preliminary Roost Assessment are presented.

4.1 Designated Sites

4.1.1 Statutory designated sites

53. The survey site is not a statutorily designated site.
54. No statutorily designated sites were returned within the desktop study.

4.1.2 Non-statutory designated sites

55. Three ancient woodlands were returned with 2 km of the survey site. The closest is an area of unnamed woodland ~380 m to the south of the site.

4.1.3 European licence applications

56. Five granted European Protected Species Mitigation Licences (EPSML) for bats were returned in the desk study. The EPSMLs were for brown long-eared bats and common pipistrelle bats. One of the EPSMLs allowed the destruction of a common pipistrelle breeding site in 2009 (ref EPSM2009-1299)
57. Please refer to section 8.1 for full details of the licences returned.

4.1.4 Bats

Data search SYBG

58. No records of roosting bats were returned for the survey site.
59. The data search returned 17 records from within the last ten years from within 2 km of the survey site. The records were for the common pipistrelle, Leisler bat, noctule bat and records from the *Myotis* and *Pipistrellus* genera. Of the records from within the last ten years, four were for confirmed roosting sites for the common pipistrelle and unidentified bat species. The closest known roost site is ~400 m away for an unidentified bat species.

Preliminary roost assessment - Building 1 (Low suitability)

Building Description

60. Building 1 is a single-storey semi-detached property with a slate-tiled dual-pitch roof. Building 1 adjoins a residential bungalow to the north, incorporates a small garden to the west, and adjoins the pavement yard to the east. Internally, the building is mostly open plan with timber clad/sarking lined ceilings. The building's roof contains two voids separated by an internal wall supported by cross-beam lintels. Both voids are approximately the same size (~ 1.5 m x 6 x 5, H x L X W). Machined timber joists, lats, and purlins support the roof and form the structure of the voids. The slate-tiled roof is unlined and includes two chimneys lined with lead at the base.

Evidence of bats

61. No evidence of roosting bats was recorded during the internal-external visual assessment.

Access points and suitability

62. Suitable gaps and crevices were noted in association with the ridge tiles, as well as shifted and broken tiles around the chimneys.
63. The building incorporates a limited number of gaps and crevices, which are suitable for single to low numbers of crevice-dwelling bats. The voids offer suitability for void-dwelling species due to their size; however, no evidence of occupation was noted during their inspection.
64. Due to the location of these gaps and crevices (i.e. mainly associated with the tiles along the ridge and around the chimneys), they could not be fully inspected as part of the assessment.



Photo 3 Void 1.



Photo 4 Void 2.



Photo 5 gap along the verge of the gable.



Photo 6: missing mortar and a gap under the ridge tile.



Photo 7 Shifted tiles/broken tiles near the chimney.



Photo 8 left tiles and gap under ridge tile.

Habitat suitability – habitat in the wider area

65. Aerial imagery indicates that the primary suitable roosting habitats in the immediate vicinity of the survey site are similar residential and commercial properties in association with the village of Penistone.

Habitat suitability - foraging and commuting

66. The habitats within and connected to the survey site are considered to be of low suitability for foraging and commuting bats. The immediate surrounding land (≥ 250 m) primarily comprises residential dwellings and gardens. The combined garden strips do provide linear foraging areas, which are partially interconnected and connect the site to more favourable foraging areas to the south (woodland). Due to the site visit being undertaken during daylight hours, an indication of the amount of artificial lighting in the immediate surrounding area was not possible. However, the surrounding residential areas are likely impacted by artificial lighting. It is possible that the level of street lighting in the area will restrict the suitability of some of the available commuting and foraging habitats.

Presence and likely absence survey – 3rd June 2024

67. No roosts were recorded in Building 1 during the nocturnal survey. The surveyor at the front of the building recorded commuting common pipistrelle at 21:58 and 22:02. The activity at the rear of the building was more frequent, with foraging activity recorded from the minimum of 1 to 2 common pipistrelle foraging frequently throughout the survey period. The surveyor also recorded a possible (i.e. unconfirmed) common pipistrelle roost in a nearby property (94 High Street Penistone) with a common pipistrelle bat possibly emerging from the north gable verge at 22:02 (35 minutes after sunset).
68. Please refer to Figure 7-3, the survey results plan.

4.1.5 Birds – Suitability assessment

No evidence of nesting birds was noted during the assessment; however, the building offers suitability for nesting birds.

5 Interpretation and evaluation

5.1 Legal Implications

69. All bat roosts are legally protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. If the following mitigation measures and recommended survey are not adhered to, it is possible an offence could be committed by carrying out the proposed work.
70. You are breaking the law if you do certain things, including:
- Deliberately capture, injure or kill bats.
 - Damage or destroy a breeding or resting place.
 - Obstruct access to their resting or sheltering places.
 - Possess, sell, control or transport live or dead bats or parts of them.
 - Intentionally or recklessly disturb a bat while it is in a structure or place of shelter or protection.
71. Either or both of the following could happen if you are found guilty of any offences:
- You could be sent to prison for up to 6 months.
 - You could get an unlimited fine.
72. In England and Wales, all wild birds, their young nests, and their eggs are protected under the Wildlife & Countryside Act 1981.
73. It's an offence to:
- Damage or destroy the nest of any wild bird while it's in use or being built
 - Destroy or remove any egg of any wild bird
 - Remove, kill or injure any wild bird or their young

5.2 Interpretation and evaluation of survey results

74. In line with current best practice guidelines, a sufficient level of survey has been undertaken to adequately confirm the presence or likely absence of roosting bats within Building 1.
75. No bat roosts were recorded during the PRA or nocturnal survey; as such, roosting bats offer no further constraint to the proposed demolition at this time. The demolition should be undertaken following reasonable avoidance measures, as detailed in Section 6.3.1.
76. Common pipistrelle was recorded potentially roosting nearby and foraging frequently close to Building 1. Therefore, in line with paragraph 180 (d) of the National Planning Policy Framework, we recommend installing bat roosting enhancement features and bird nesting

provision in the proposed dwelling to improve the roost and nesting provision in the local area. This will ensure that the impact of the proposals is minimised and the site is enhanced for biodiversity – i.e. nesting birds and roosting bats.

77. The protection measures detailed in Section 6.3.2 should be followed to protect nesting birds during the demolition of Building 1.

6 Ecological constraints and opportunities, and recommendations for mitigation and further survey

6.1 Designated sites

78. A data search for non-statutory sites was not considered necessary as the scope of the proposed works is small and confined to the red-line boundary.
79. The site is not within or connected to a statutorily designated site.

6.2 Data Search

80. No bat records were returned from the survey site. The data search confirmed that roosts of unknown size and status are within 400 m and 1600 m for unidentified bat species and pipistrellus species.

6.3 Species and Species Groups

6.3.1 Bats- reasonable avoidance measures

81. The surveys have adequately confirmed the likely absence of roosting bats within Building 1. As such, bats offer no further constraint to the proposals at this time.
82. The surveys confirmed that a roost is possibly present in an adjacent building and that common pipistrelle bats are active within the local area. Bat roost can form overnight; as such, we would recommend proceeding under reasonable avoidance measures detailed below;
- All demolition contractors should be made aware of the nearby possible roost and the potential for sporadic roosts to form with buildings.
 - The roof should be dismantled by hand during a dry period of weather.
 - Once the roof is removed, the remaining building should be left for 48 hours before demolishing the building walls.
 - All demolition contractors should be made aware of the risks to nesting birds and the requirements of a pre-works nesting bird check before demolition (see below for more details)

6.3.2 Birds – proposed protected measures.

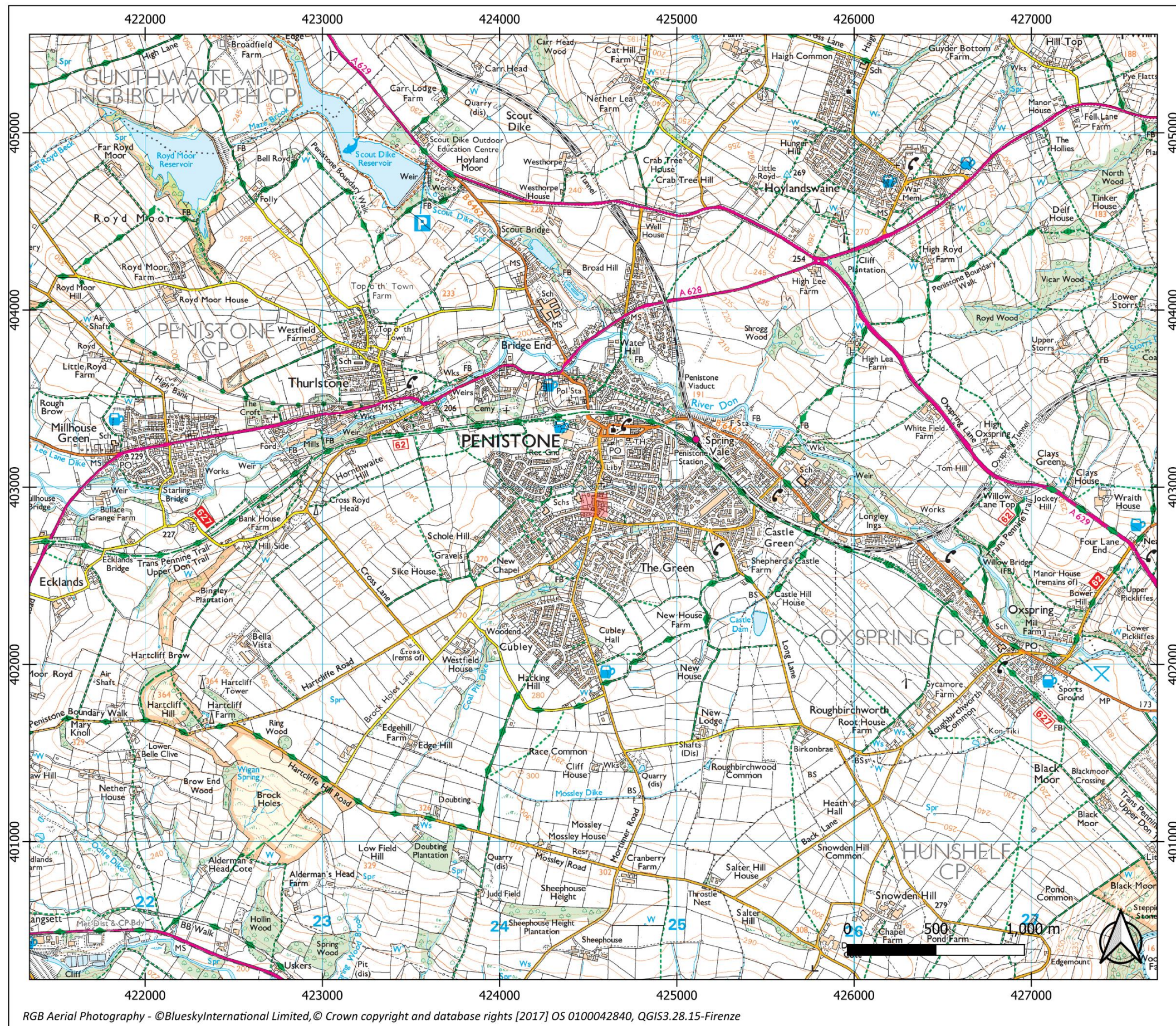
83. No further survey is required if the proposed works are undertaken outside the main nesting period (March to August).
84. A detailed breeding bird survey has not been undertaken as part of this survey investigation.

85. It is considered likely that the site offers value to local bird populations, providing nesting opportunities. However, the extent of the habitats will likely restrict the site and impacted areas from being used by rare or notable bird species.
86. As Building 1 offers suitability for nesting birds, the proposed works, without suitable avoidance or mitigation, could result in the destruction or disturbance of active bird nests, which could result in individual birds and/or chicks being injured or killed.
87. Under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for development does not provide a defence against prosecution under this Act.
88. It is recommended that the works be undertaken outside the main bird nesting period, which runs from March to August inclusive. Some bird species, such as pigeons, can nest throughout the entire year, and some bird species, like blackbirds, can have multiple broods, which can extend the nesting period. Likewise, if the weather is favourable, some species can start nesting in late winter. Therefore, before the proposed works start on site, a visual assessment by construction staff or a designated biodiversity champion must be undertaken if the works are undertaken outside the main nesting period.
89. Should works need to be carried out within the main nesting period, a suitable method statement for the protection of nesting birds will need to be put in place, which will include:
- A pre-works inspection of suitable nesting features and nests within the site buildings and habitats and the immediate work area should be undertaken by a Suitably Qualified Ecologist (SQE). If active nests are found, work cannot commence until all chicks have fledged.
 - If, at any point during the works, nesting birds are found, works will be suspended, and advice will be sought from a Suitably Qualified Ecologist.

6.4 Enhancements

It is recommended that the proposed designs incorporate integrated bat roosting and bird nesting provisions. Wall-integrated swift and house sparrow boxes and wall-integrated bat roosting boxes, as shown in Appendix 8.2, should be included in updated designs.

7 Figures





Red Line Boundary



Everything Ecology

E: info@everythingecology.co.uk

Project	P111 98-100 High Street Penistone		
Title	Location Plan		
OS Grid	SE 24531 02894		
Client	Robert and Laura Akroyd		
Map date	Size	Author	Version
2024-04-30	A3	Paul Liptrot	V01

Figure 7-1 Location Plan.

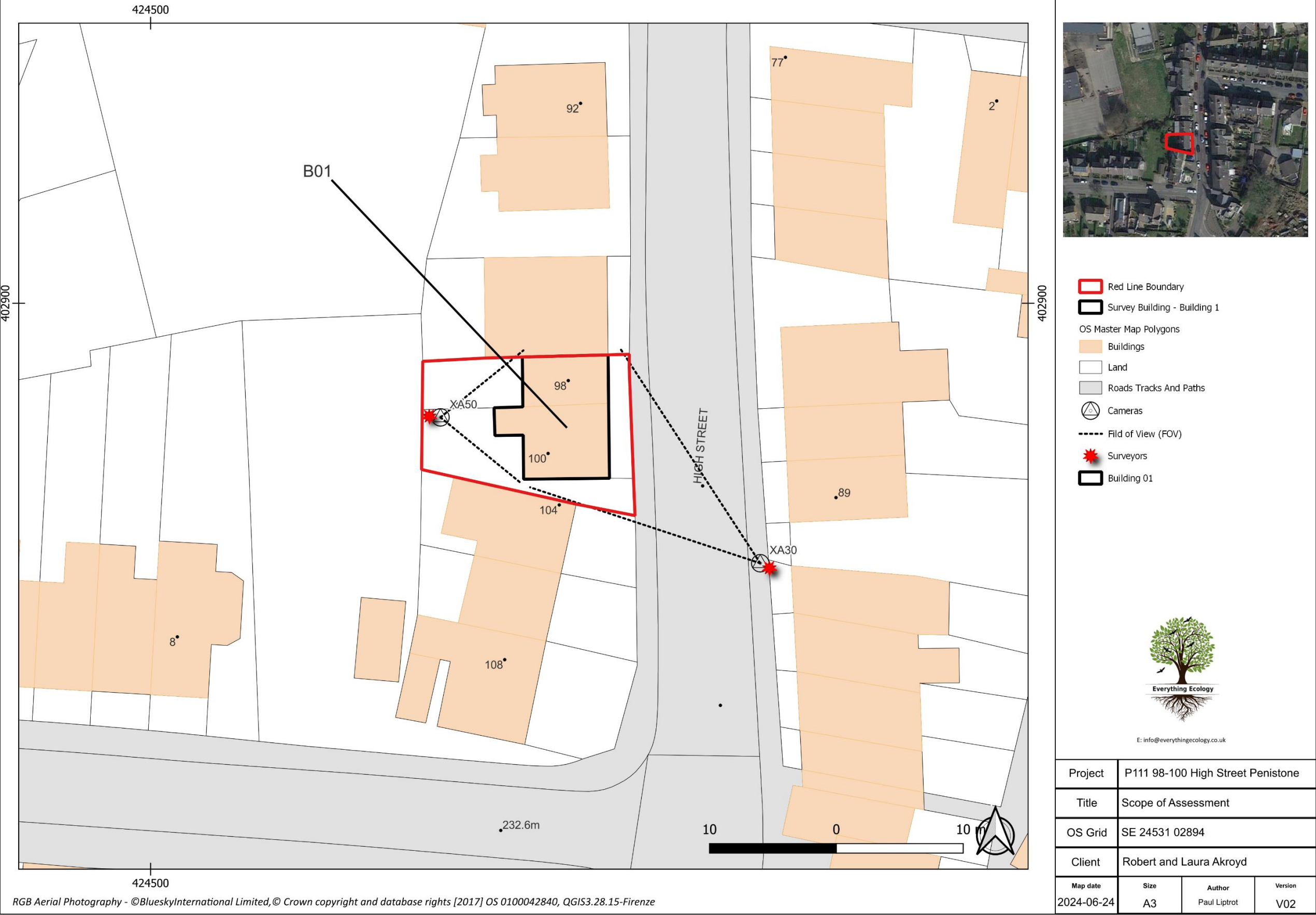


Figure 7-2 Scope of the Assessment Plan.

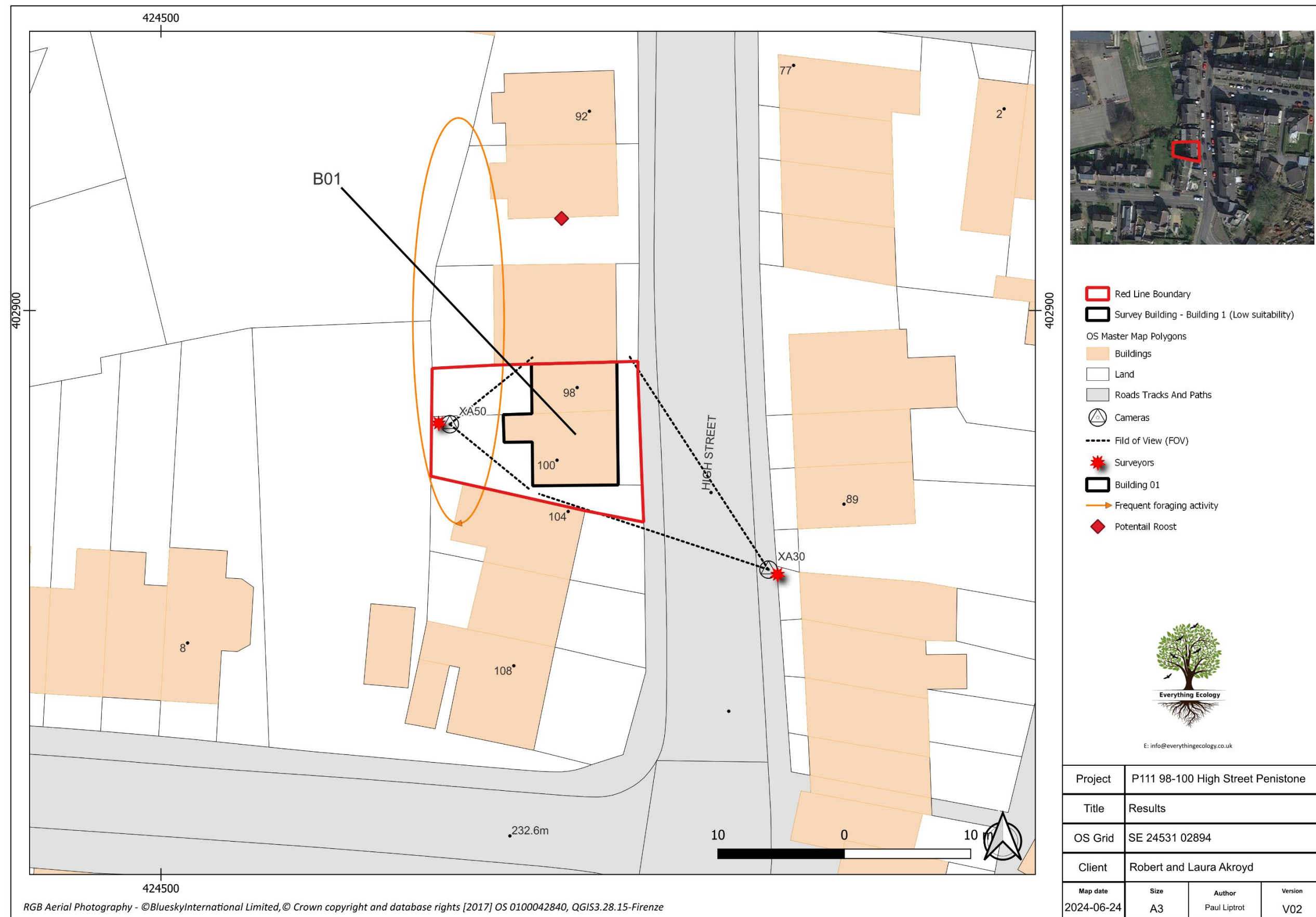


Figure 7-3 Survey Results

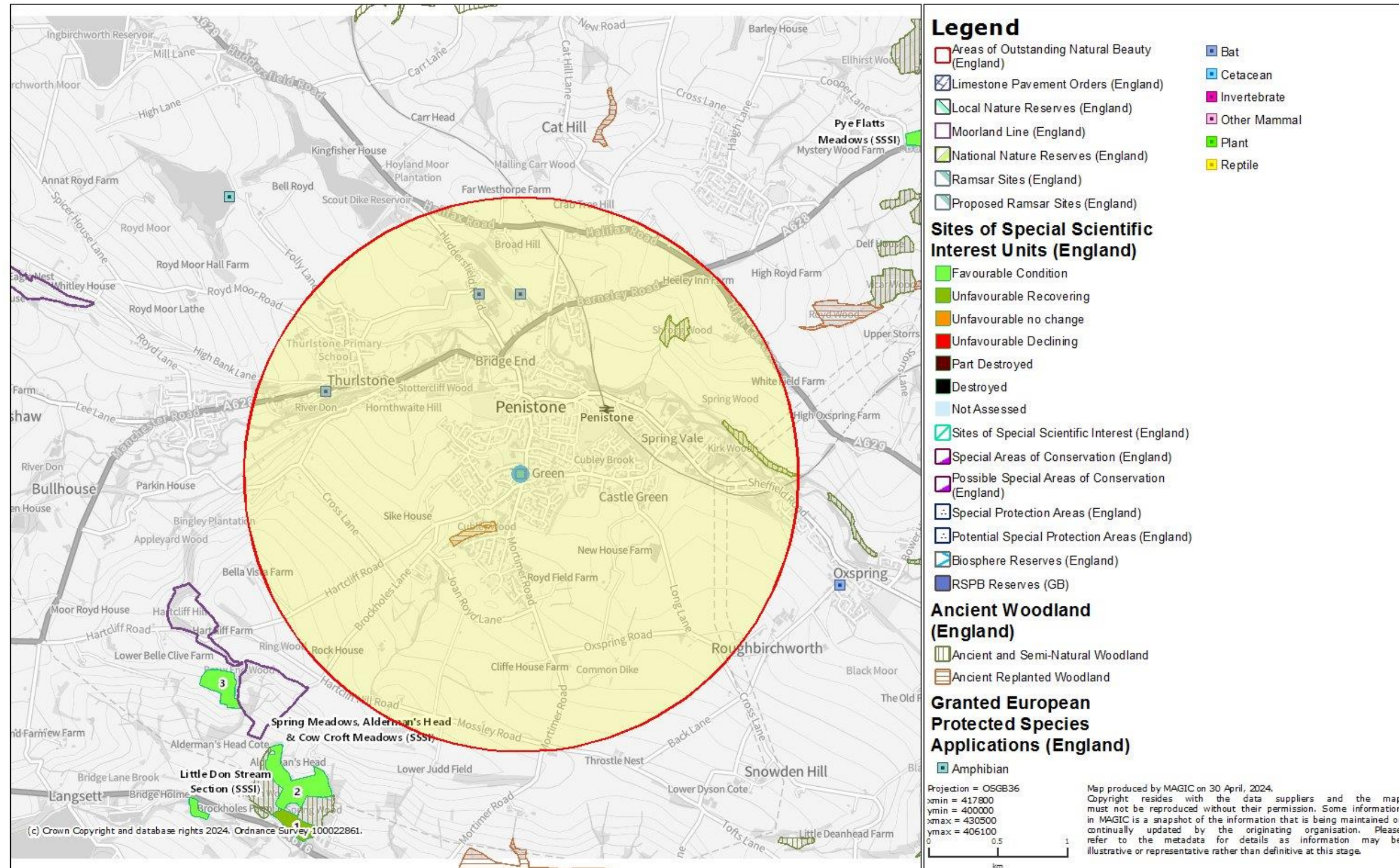


Figure 7-4 Designated Sites

8 Appendices

8.1 Desktop Study

Table 8-1 Granted EPSML within 2 km of the survey site.

Case reference of granted application	Species on the licence	Licence Start Date	Licence End Date	Does licence impact on a breeding site	Does licence allow damage of breeding site	Does licence allow damage of a resting place	Does licence allow destruction of breeding site	Does licence allow destruction of a resting place	Grid reference	Distance from site (m) ⁶
2014-3842-EPS-MIT	Bat	BLE C-PIP	10/10/2014	31/08/2015	N	N	N	N	SE24190411	1300
2014-694-EPS-MIT	Bat	BLE C-PIP	09/05/2014	30/08/2014	N	N	Y	N	SE24190411	1300
EPSM2012-4929	Bat	C-PIP	03/10/2012	31/08/2014	N	-	-	N	SE23090341	1500
EPSM2011-2745	Bat	C-PIP	09/03/2011	01/02/2013	N	-	-	N	SE24500409	1300
EPSM2009-1299	Bat	C-PIP	14/10/2009	31/08/2011	Y	-	-	Y	SE24500409	1300

90. The data searches returned a negative result from within 2 km of the survey site for Table 8-2

^{6/8} Circa distance measured using Magic application

Table 8-2 Data search negative results.

Great Crested Newt Class Survey Licence Returns (England)	No Features found
Great Crested Newt Pond Surveys 2017 - 2019	No Features found
Areas of Outstanding Natural Beauty (England)	No Features found
Limestone Pavement Orders (England)	No Features found
Local Nature Reserves (England) - points	No Features found
Local Nature Reserves (England)	No Features found
Moorland Line (England)	No Features found
National Nature Reserves (England) - points	No Features found
National Nature Reserves (England)	No Features found
Ramsar Sites (England) - points	No Features found
Ramsar Sites (England)	No Features found
Proposed Ramsar Sites (England) - points	No Features found
Proposed Ramsar Sites (England)	No Features found
Sites of Special Scientific Interest Units (England) - points	No Features found
Sites of Special Scientific Interest Units (England)	No Features found
Sites of Special Scientific Interest (England) - points	No Features found
Sites of Special Scientific Interest (England)	No Features found
Special Areas of Conservation (England) - points	No Features found
Special Areas of Conservation (England)	No Features found
Possible Special Areas of Conservation (England) - points	No Features found
Possible Special Areas of Conservation (England)	No Features found
Special Protection Areas (England) - points	No Features found
Special Protection Areas (England)	No Features found
Potential Special Protection Areas (England) - points	No Features found
Potential Special Protection Areas (England)	No Features found
Biosphere Reserves (England) - points	No Features found
Biosphere Reserves (England)	No Features found
RSPB Reserves (GB) - points	No Features found

Table 8-3 SYBG Data 2km filtered to records within ten years

Date	GridRef6Fig	Roost (Location)	Notes	Species_UNI	Number	Evidence	Distance (km)
22/06/2022	SE246030		Feeding	Common pipistrelle			0.16
22/06/2022	SE246030		Pass	Noctule			0.16
22/06/2022	SE246030		Feeding	Myotis sp.			0.16
12/09/2016	SE247026		Bat Care/Callout - - DIED	Pipistrellus sp.	1	Bat Care/Callout	0.34
22/10/2017	SE242025	Roost	The homeowner reports multiple bats inside the house every summer, including in 2017	Unidentified bat species			0.41
12/08/2014	SE252029	Bat Care	PTS	Whiskered bat	1		0.68
26/07/2016	SE252032	N/A		Common pipistrelle		Foraging bats recorded	0.82
26/07/2016	SE252032	N/A		Myotis sp.		Commuting bat recorded	0.82
05/09/2014	SE242021	Bat Care		Common pipistrelle	1		0.84
10/06/2017	SE253033		Image of the bat on external wall posted on social media	Whiskered/Brandt's/Alcathoe bat	1		0.87
17/11/2020	SE245020	Field / Tree Line	Pipistrelle foraging around Car park, 17 Nov 2020	Common pipistrelle			0.89
31/05/2020	SE244020	foraging	Observed two pips chasing around houses continuously over successive nights; it does not look like foraging behaviour; any clues?	common pipistrelle	2	bat detector (EMT2)	0.90

Date	GridRef6Fig	Roost (Location)	Notes	Species_UNI	Number	Evidence	Distance (km)
05/07/2020	SE242020	Field / Tree Line	A female adult Common Pipistrelle, was found grounded by the owner. 5th July	Common pipistrelle			0.95
01/06/2020	SE244019	Tree Line	Common Pipistrelle foraging above gardens between March - October	Common pipistrelle			1.00
01/05/2020	SE244019	Tree Line	Noctule, commuting, May	Noctule			1.00
11/07/2016	SE255029		Bat Care/Callout - SWOLLEN Knee - REL	Pipistrellus sp.	1	Bat Care/Callout	1.02
14/05/2018	SE251020	Roost	At least one roost location in both the main farmhouse and large barn	Common pipistrelle	1	See notes	1.06
14/05/2018	SE251020		Recorded on a bat detector	Leisler's bat		See notes	1.06
14/05/2018	SE251020		Recorded on a bat detector	Noctule		See notes	1.06
11/08/2014	SE258029		R.30.08.14	Common pipistrelle	1		1.34
14/07/2016	SE233036		Bat Care/Callout - - REL	Pipistrellus sp.	1	Bat Care/Callout	1.37
29/05/2018	SE245014		Bat recorded in flight.	Common pipistrelle		See notes	1.47
29/05/2018	SE245014		Bat recorded in flight.	Myotis sp.		See notes	1.47
12/07/2015	SE229030		Bat Care/Callout - JUVENILE - DIED	Pipistrellus sp.	1	Bat Care/Callout	1.57
18/07/2016	SE229033	ROOST	Bat Care/Callout - JUV -	Pipistrellus sp.	1	Bat Care/Callout	1.65
22/07/2016	SE229033	ROOST	Bat Care/Callout - - REL	Pipistrellus sp.	1	Bat Care/Callout	1.65

8.2 Enhancements

Vivara Pro Build-in WoodStone Bat Box	Ibstock Enclosed Bat Box 'C'
	
The Vivara Pro Build-in WoodStone Bat Box has been specifically designed to fit into the cavity of house walls. It features a slim-sized entrance hole which can sit flush with a course of bricks to provide a discreet entryway for bats. It is manufactured from hard-wearing WoodStone and plywood with removable side panels so that several boxes can be placed side by side. Position the box at least 2m above ground level, away from artificial light sources. WoodStone is a mixture of sawdust from FSC wood sources and concrete, and it is designed to last for years. It is breathable, so there will be no problems with condensation. Woodstone maintains a consistent temperature inside, providing excellent insulation for roosting bats. Dimensions: (H) 500 x (W) 210 x (D) 150mm, Weight: 5.6kg * Height: 500mm/ Depth: 150mm / Width: 210mm Weight: 5.6kg * Material: WoodStone	The Enclosed Bat Box 'C' from Ibstock is designed for the pipistrelle bat. It is ideal for new builds as it can be integrated directly into the brickwork to produce a discrete but attractive home for bats. The inside of the box is designed to create several roosting zones, which are ideal for crevice-dwelling bats such as the pipistrelle. The bottom entrance means that no maintenance is required, as droppings will simply fall out the bottom. This Ibstock Bat Box C is available in two sizes and three colours. Choose from smooth red, smooth blue or smooth cream brick. The box has an attractive bat motive on the front and is both durable and fully frost-resistant. Dimensions: Small Box - 215 x 215mm, Large Box - 215 x 290mm. 7

Figure 8-1 Bat roost features.

⁷ All available from NHBS
https://www.nhbs.com/4?q=&hPP=60&idx=titles&p=0&fR%5Bhide%5D%5B0%5D=false&fR%5Blive%5D%5B0%5D=true&fR%5Bshops.id%5D%5B0%5D=4&fR%5Bsubsidiaries%5D%5B0%5D=1&fR%5Bsubjects_equipment.lv1%5D%5B0%5D=Bat%20Boxes%20%3E%20Integrated%20Bat%20Boxes&slug=bird-boxes

Vivara Pro WoodStone House Sparrow Nest Box	Swift Block (Large)
	
House sparrows (<i>Passer domesticus</i>) are sociable opportunists that survive in most UK habitats, from towns and cities to farmland and countryside. Substantial declines in both urban and rural populations (an estimated 71% decrease between 1977 and 2008) have led to concerns for this species. This House Sparrow Nest Box is manufactured from WoodStone - a mix of concrete and FSC wood fibres. This material is strong and highly insulating, which helps provide a thermally stable environment within the box. It also protects against damage from predators such as cats, woodpeckers and squirrels. It is available with one or two breeding chambers, which can be particularly suitable for house sparrows as they prefer to nest in colonies. The House Sparrow Nest Box can be integrated into the masonry of a new house or fixed onto an external wall using strong screws and wall plugs (not included). If possible, it should be positioned near vegetation and at a minimum of 2m above ground.	The Swift Block is designed to create nesting space for swifts that can be easily integrated into new builds or retrofitted in existing properties. The front of the Swift Block is designed to sit flush with the outside bricks of a building, with the entrance slightly protruding. The Swift Block features an internal nesting bowl, a small entrance hole to deter larger birds and predators, full instructions cast into the surface for easy fitting, and a stylish entrance feature. Made from cast concrete, it is long-lasting and will not rot or deteriorate like a traditional wooden nest box. The cast concrete is made using up to 75% of waste materials from the Cornish China Clay industry and is standard UK breezeblock size. The Swift Block should be positioned at least 5m from ground level, avoiding south-facing walls, on the side of a building that gets shade during the day, or under an overhang or eaves. It should be mounted away from windows and vents and predator access. Swift Blocks should also be placed in a spot with clear adjacent access, allowing high-speed, direct flight entry. N.b The Swift Block does include a plate to close off the back of the box.⁸

Figure 8-2 Bird nesting features – house sparrows.

⁸ All available from NHBS
<https://www.nhbs.com/4?q=&hPP=60&idx=titles&p=0&fR%5Bhide%5D%5B0%5D=false&fR%5Blive%5D%5B0%5D=true&fR%5Bshops.id%5D%5B0%5D=4&fR%5Bsubsidiaries%5D%5B0%5D=1&slug=bird-boxes>

9A Schwegler House Martin Nest



Easily fixed under the eaves on the outside walls of buildings, these nest boxes are perfect for house martins to return to year after year. The bowl-shaped nest is made of air-permeable wood-concrete and a backing board made of exterior grade, formaldehyde-free chipboard to prevent warping.

Siting: Under eaves on the external walls of buildings at a minimum height of 2m above the ground, on the sheltered side of the building. As the chipboard on these nests is moisture resistant but not weatherproof, they should always be positioned in a sheltered site, such as under overhanging eaves.

No. 10B Schwegler Swallow Nest



The 10B Nest Bowl is made entirely from Woodcrete, a durable blend of wood and concrete that is guaranteed to last for at least 25 years. It is designed to be installed inside an outbuilding such as a shed, stable or barn where there is constant access for birds through a door or window. As swallows are social nesters, more than one bowl can be used in the same building, although they should be placed at least one metre apart. The distance between the top of the bowl and the ceiling should be a minimum of 6cm.

The design of the bowl means that it can be easily cleaned out in the autumn when the birds have departed. Cleaning is not absolutely necessary but is recommended if possible.

Figure 8-3 Bird Nesting features – house martins.

WoodStone Build-in Swift Nest Box Deep



Swifts in the UK have been declining rapidly over the past decades. It is thought that the destruction of suitable nesting habitats is a core reason for this decline, and many councils are now advising swift bricks to be used in new builds and renovations. Installing nest boxes such as this one will greatly help support their numbers. This built-in nest box is designed to be integrated into the cavity of a building. It is constructed from long-lasting FSC-certified WoodStone with a plywood backing. This nest box should be sat at least 5m high, with a clear flight path, and south-facing sites should be avoided.

Dimensions: 18cm x 42cm x 15.5cm (H x W x D), Weight: 5.3kg, Material: FSC-certified WoodStone and plywood

Figure 8-4 Integrated swift boxes.