

HUTHWAITE HOUSE

THURGOLAND

SHEFFIELD

S35 7AF

SHEFFIELD 288 2125

23 November 2016

Dear Mr Smith

Proposed conversion of Craft
to residential use - Carr House
Royd Lane, Thurgolane 2016/1193/INVALID

Further to our telephone conversation today with
regard to the above submission, I enclose a copy
of Bat Survey carried out by Whitaker Wildlife Ltd
& trust this will enable the application to be progressed.

Yours sincerely
Gordon Wilkinson

Matthew Smith
Planning Services
Barnsley M.B.C.

**Whitcher Wildlife Ltd.
Ecological Consultants.**



**CARR HOUSE, ROYD LANE,
THURLSTONE.**

OS REF: SE 220 036.

BAT SURVEY.

Ref No:- 161111.

Date: 17th November 2016.



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1. INTRODUCTION.

1.1. Plans are being drawn up for the demolition of an existing building Carr House, Mill House Green, Thurlstone and the construction of a new building on the existing footprint. Works may also involve removing limbs from several mature beech trees which overhang the northern side of the building.

1.2. Whitcher Wildlife Ltd has been commissioned to carry out a daytime bat survey of the site to establish whether there are any issues that may affect the proposed works.

1.3. The site survey was carried out on 17th November 2016 and this report outlines the findings of that survey and makes appropriate recommendations.

1.4. Appendix I and II of this report provides additional information on bats and the protection afforded to them and is designed to assist the reader in understanding the contents of this report.

2. SURVEY METHODOLOGY.

2.1. The buildings were thoroughly checked internally and externally for potential bat roosting sites by looking for the following signs:-

- * Holes, cracks or crevices.
- * Bat droppings.
- * Prey remains.
- * Staining on external walls.

2.2. Unless otherwise stated, all lofts were accessed and inspected using a high powered torch and where necessary an endoscope.

2.3. A thorough external inspection was carried out from ground level for any gaps or openings in the roof and ridge tiles, behind soffits and fascias and in the walls of the structure for suitable roost access points and field signs to indicate possible use by bats.

2.4. All window cills, walls and the ground around the structure were checked for signs of bat droppings or staining to indicate possible use by bats. Where necessary, ladders were utilised to gain access within the limits of health and safety. Any access constraints encountered are outlined within the following report.

2.5. All survey work was carried out in line with Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition)*.

2.6. This survey was not followed by a dusk emergence survey.

2.7. This survey was carried out by Lewis Wright BSc Grad CIEEM. BSc Environmental Conservation covered all aspects within the ecology sector including fauna and flora identification, environmental legislation and ecological monitoring. Post- university Lewis has worked within environmental roles for various environmental organisations, including Lincolnshire Wildlife Trust, Hull City Council and Yorkshire Water. Lewis has extensive experience of environmental management on a range of habitat types. Lewis has worked within professional consultancy carrying out the following ecological surveys; phase 1 habitat, bat, badger, great crested newt, barn owl and water vole. Lewis currently holds Natural England licences for bats, barn owls and great crested newts and Scottish Natural Heritage and Natural Resources for Wales licenses for bats and great crested newts.

3. SURVEY RESULTS.

3.1. Data Search Results.

3.1.1. A data search has been submitted to South Yorkshire Bat Group. The data search provided records of the following species within 2km of the site; Daubenton's bats, Noctule bats, Common Pipistrelle bats, Soprano Pipistrelle bats and Brandts bats within the surrounding area. None of these records were specific to the survey area. A copy of the data search can be provided on request.

3.1.2. Carr House is a Grade II listed building (*Reference 1314712*) although the surveyed building is not included within this listing and has no designations. Carr House will not be affected by the proposed works.

3.2. Site Description.

3.2.1. The surveyed building includes three sections all of which are directly adjacent to each other. A description of each section is provided below;

3.2.1.1. The plan below shows different sections of the surveyed building.



3.2.2. Section One is located on the eastern side of the surveyed area. Section One includes solid stone walls approximately 1m in height. This section of the building has no roof and the existing walls are in poor condition and covered in dense bramble and grasses.

3.2.3. Section Two is attached to Section One and Three by solid stone walls. Section Two is constructed from solid stone walls and a pitched stone slate roof.

3.2.4. A number of gaps which allow access into the interior of the building are located within the northern and southern walls of Section Two. Two doors allowing access into the building are located on the southern side of the building. One of the doors includes a wooden door and the other door does not include a door structure or a door frame.

3.2.4.1. The yellow arrows on the plan below show the gaps allowing access into the interior of Section Two of the building.



3.2.5. A number of large cracks and voids are located within both the exterior and interior side of the stone walls of Section Two of the building.

3.2.5.1. The photograph below shows some of the identified gaps and voids.



3.2.6. The exterior side of Section Two's roof includes stone slates and stone ridge tiles. The gable ends include bare stone slates and there are no fascias or guttering. The roof is in good condition with the only visible gap allowing access inside the building located underneath the ridge tile on the western side of the roof.

3.2.6.1. The photograph below shows the gap within western side of the ridge tiles.



3.2.7. The roof of Section Two is supported by timber rafters, timber tie beam and two large timber joists. The roof also includes bare stone slates which are unlined.

3.2.7.1. The photograph below shows the underside of the roof.



3.2.8. Section Three is located on the western side of the surveyed area. Section Three includes solid stone walls approximately 1.5m in height. This section of the building has no roof and the existing walls are in poor condition and very exposed due to the location of the building within the surrounding landscape.

3.2.8.1. The photograph below shows Section 3 of the Building.



3.2.9. Mature beech trees are located approximately 6m north of building causing a number of large branches to overhang the surveyed building.

3.2.9.1. The adjacent photograph shows the mature beech trees.



3.2.10. The surveyed building is located within an exposed area of farmland on top of a south facing hillside. The surrounding landscape includes a small area of beech woodland, open pasture farmland and scattered stone farm buildings.

3.2.10.1. The aerial plans below show the surveyed area.



3.3. Daytime Survey Results.

3.3.1. Sections One and Three of the surveyed building have partly collapsed walls and no roof; therefore these sections of the building have been assessed as unsuitable for roosting bats.

3.3.2. Section Two of the surveyed building contains a number of voids and cracks within the exterior and interior sides of the stone walls. The voids and cracks provide suitable habitat for individual or low numbers of crevice dwelling bats although no bats or bat field signs were identified during this survey; therefore, the building has been assessed as providing low potential for roosting bats in line the Bat Conservation Trust guidelines.

3.3.3. The gaps between the stone slates also provide suitable habitat for individual roosting bats. No bat field signs were identified along the outside or underside of the roof during this survey and the roof is unlined; therefore the roof is only potentially suitable for low or individual numbers of bats.

3.3.4. A number of large mature beech trees are located approximately 6m north of the surveyed building. A thorough inspection of the beech trees could not be achieved from ground level although they are likely to contain cracks and voids suitable for roosting bats due the trees size and age. No cracks or voids suitable for roosting bats were identified within branches overhanging the surveyed building.

3.3.5. The surveyed building provides suitable habitat for nesting birds during the nesting bird season which extends between March and September each year. A number of old swallow nests and other bird nests likely to be pigeon are located within the interior of the building along the timber rafters and ledges on top of the stone walls.

3.3.5.1. The adjacent photograph shows one of the identified bird nests located within the building.



3.3.6. The vegetation including the dense bramble covering Section One of the building provides suitable habitat for nesting birds although no old bird nests were identified within the vegetation during this survey. The stone walls within Section One and Three also provide suitable habitat for nesting birds such as wrens which often nest inside small gaps within stone walls.

3.3.7. No active bird nests were identified during this survey although this survey was undertaken outside nesting bird season. No birds were identified within the surveyed area during this survey.

4. EVALUATION OF FINDINGS.

4.1. There is a number of records of bat species within 2km of the surveyed building although there are no records of bats within or directly adjacent to the surveyed area; therefore, the proposed works will have no impact on previously recorded bat roosts.

4.2. No bats or bat field signs were identified within any sections of the building during this survey.

4.2. Sections One and Three of the building have been assessed as unsuitable for roosting bats as there is no roof and the existing sections of wall are either close to ground level or too exposed. Works on Sections One and Three which will cause no potential impact on Section Two will have no potential impact on roosting bats. Any works undertaken on Section One and Three which will cause high levels of noise, vibration and air pollution such as dust will have potential impact on roosting bats within Section Two.

4.3. Section Two of the building has been assessed as providing low suitability for individual or low numbers of crevice dwelling bats although no bats or bat field signs were identified during this survey. The building does not provide suitable habitat for hibernating bats due to the exposed location of the site and limited opportunities for hibernating bats.

4.4. Any works undertaken on Section Two will have potential impact on individual or low numbers of bats which may roost within the structure during the Spring and Summer months.

4.5. The mature trees adjacent to the surveyed building provide potentially suitable habitat for roosting bats although a thorough inspection could not be achieved from ground level. No suitable bat roosting habitat was identified within the branches overhanging the surveyed building.

4.5. If any mature beech trees are to be felled during the works there be will potential impact on roosting bats. If the works do not involve felling but include removing the branches overhanging the surveyed building, there will be no potential impact on roosting bats.

4.6. A number of old bird nests including swallow and pigeon nests were identified within the interior of the building. The vegetation and stone walls also provide suitable habitat for nesting birds; therefore any works undertaken on the building and vegetation during the nesting bird season which extends between March and September each year will have a potential impact on nesting birds.

5. RECOMMENDATIONS.

5.1. As one of the sections of the building has been assessed as providing low suitability for roosting bats it is recommended no works are undertaken on the building until one bat dusk emergence survey is undertaken.

5.2. In order for the dusk emergence survey to be in line with the Bat Conservation Trust Guidelines it must be undertaken by an experienced and licenced ecologist during May and September when bats are most active.

5.3. If works are to be undertaken on Section One and Three of the building prior to a bat dusk emergence survey the works must have no impact on Section Two and undertaken in a method which will cause no or low levels of noise, air and light pollution.

5.4. It is recommended any works undertaken on the building and vegetation are carried outside the nesting bird season which extends between March and September each year.

5.5. If works are to be undertaken during the nesting bird season it is recommended a nesting bird survey is undertaken prior to works by an experienced ecologist. Any active bird nests must remain undisturbed until the young have fully fledged the nest.

5.6. It is further recommended the proposed building incorporates nesting bird habitat to compensate for the loss of nesting bird habitat within the existing building. Suitable nesting bird opportunities could include sheltered areas by incorporating overhanging eaves into the building or attaching swallow nest cups along the top of the walls.

5.6.1. An example of a swallow nest cup is shown below;



Prepared by:	
Lewis Wright BSc Grad CIEEM.	Date: 17 th November 2016.

Checked by:	
Steven Whitcher, MCIEEM.	Date: 18 th November 2016.

6. REFERENCES.

Chartered Institute of Ecology and Environmental Management. 2013. *Guidelines for Preliminary Ecological Appraisal*. CIEEM, Hampshire.

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1979. *Convention on the Conservation of European Wildlife and Natural Habitats*.
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<http://www.legislation.gov.uk/uksi/2010/490/contents/made> (accessed 18/02/16)

1979. *The Convention on the Conservation of Migratory Species of Wild Animals*.
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Appendix I. BAT INFORMATION.

It is necessary to understand a little about bats, their basic nature, ecology and legal protection in order to evaluate the findings of this report.

18 species of bat currently reside in Britain, 17 of which are known to breed here. They are extremely difficult to identify in the hand and even more so in flight.

All appear to be diminishing in numbers, probably due to shortage of food, caused by pesticides, as insects are their sole diet, and habitat change.

As their diet consists solely of insects, bats hibernate during the winter when their food source is at its most scarce. They will spend the winter in hollow trees, caves, mines and the roofs of buildings.

Certain species, particularly the pipistrelle (the commonest and most widespread British bat) can quickly adapt to manmade structures and will readily use these to roost and to rear their young.

Bats are protected under the Wildlife and Countryside Act 1981, Regulation 41 of The Conservation of Habitats and Species Regulations 2010, and the Countryside & Rights of Way Act 2000.

It is an offence to intentionally or recklessly kill, injure or capture or disturb bats or to damage, destroy or obstruct access to any place used by bats for shelter or protection.

A breeding or resting site of any bat is known as a bat roost. A bat roost is therefore any structure a bat uses for shelter or protection. Because bats tend to use the same roosts each year, legal opinion is that the roost site is protected whether or not the bats are present at that time.

Bat roosts can be identified by looking for:-

- Suitable holes, cracks and crevices.
- Bat droppings.
- Prey remains.
- By carrying out night observations using a bat detector.

Where development proposals are likely to affect a bat roost site, a licence is required from Natural England.

The person applying for that licence has to be suitably qualified and experienced in bat matters. That person is then responsible for ensuring that the measures contained in the licence are carried out.

Appendix II. NESTING BIRD INFORMATION.

It is necessary to understand a little about the legal protection offered to nesting birds in order to evaluate the findings of this report.

Part 1.-(1) Of the Wildlife and Countryside Act 1981 states that:-

If any person intentionally:-

- (a) kills, injures or takes any wild bird;
- (b) takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
- (c) takes or destroys an egg of any wild bird,

he shall be guilty of an offence.

Part 1.-(5) of the Act states that:-

If any person intentionally:-

- (a) disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on, or near a nest containing eggs or young; or
- (b) disturbs young of such a bird,

he shall be guilty of an offence and liable to a special penalty.

The Countryside and Rights of Way Act 2000 amends the above by inserting after "intentionally" the words "or recklessly".

The nesting season will vary according to the weather each year but generally commences in early April, peaks during May and June and continues until mid August.

It is also worth remembering that some birds nest in trees and scrub but others are ground nesting.

The best way to avoid this issue is to plan for vegetation clearance to be carried out outside the bird-nesting season.