

**Whitcher Wildlife Ltd.
Wildlife Consultants.**



**STABLE AT COOPER LANE,
HOYLANDSWAINE**

BAT SURVEY REPORT

Ref No:- 131021

Date: 24th October 2013

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1. INTRODUCTION

1.1. Quill Architecture Ltd, on behalf of their client, are putting together an application for a change to residential use of an existing stable at Cooper Lane, Hoylandswaine.

1.2. Whitcher Wildlife Ltd was therefore commissioned to carry out a daytime inspection bat survey of the building on the site to establish whether there are any issues that may affect the proposed works.

1.3. The bat daytime inspection survey was undertaken on 15th October 2013. This report outlines the findings of the survey and makes appropriate recommendations.

1.4. Appendix I of this report provides background information with respect to bats and the legal protection afforded to them.

2. SURVEY METHODOLOGY

2.1. The buildings were thoroughly checked internally and externally for potential bat roosting sites in line with L Hundt (2012). *Bat Conservation Trust Good Practice Guidelines* 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 the Bat Conservation Trust, Good Practice Guidelines

2.6. This survey was also carried out by Michelle Nesbitt. Michelle has recently become a Wildlife Consultant with Whitcher Wildlife but has 2-3 years previous experience as an ecological consultant and of working in conservation. Michelle holds Natural England Survey Licences in respect of bats and great crested newts and a SNH Survey Licence in respect of bats. She also holds a degree in Zoology (BSc), an MRes in Biodiversity and Conservation and has successfully completed a number of courses run by CIEEM, BCT and FSC in the relevant protected species and carrying out phase I habitat surveys. She is also a graduate member of CIEEM.

3. SURVEY RESULTS

3.1. Data Search Results

3.1.1. A request for data on bat records held by the South Yorkshire Bat Group within 1km of the survey area found numerous records, some of which may relate to roosts in nearby buildings although this detail is not included in the records. No records are specific to the survey area. A full list of bat records held by the South Yorkshire bat group within 1km of the survey area can be found in Appendix II of this report.

3.1.2. A search of the Multi Agency Geographic Information for the Countryside (MAGIC) website for designated sites within 2km of the survey found only Pye Flatts Meadow SSSI located approximately 730m south east of the survey area.

3.2. Site Description

3.2.1. The site is located to the north of Hoylandswaine, South Yorkshire and is surrounded by rural and agricultural land at approximate central grid reference SE 267 057.

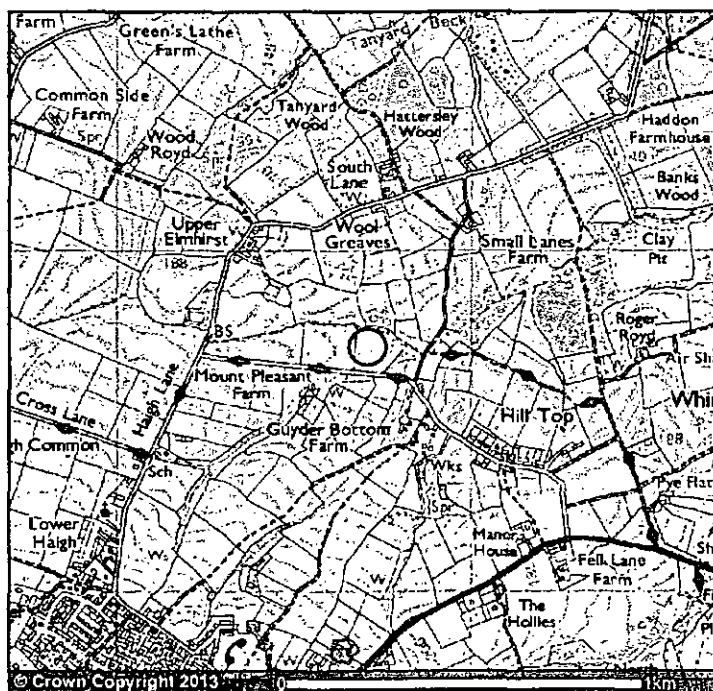


Figure 1. OS map showing location of the survey area (red outline). Image reproduced with permission of Ordnance Survey and Ordnance Survey of Northern Ireland.

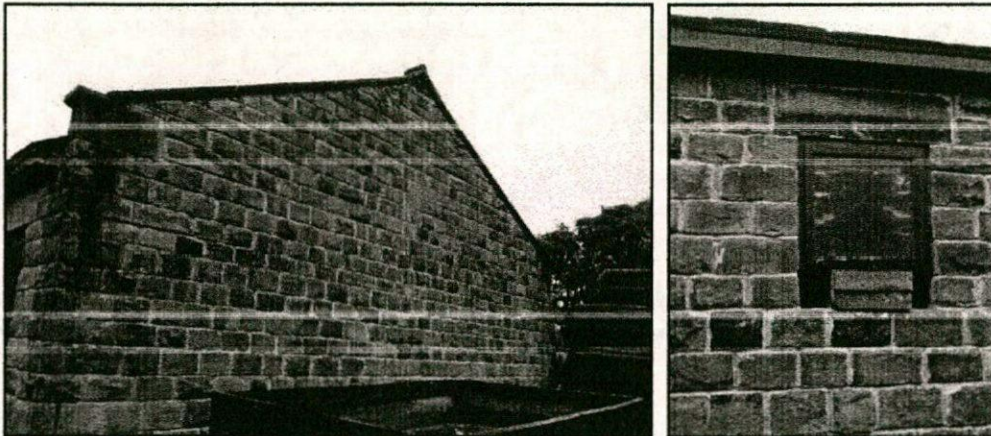
3.2.2. The site consists of a large single storey free standing stable with a tarmac access track. Grassland surrounds the site with boundary hedgerows, woodland and tree lines associated with a small watercourse to the north in the wider surroundings.



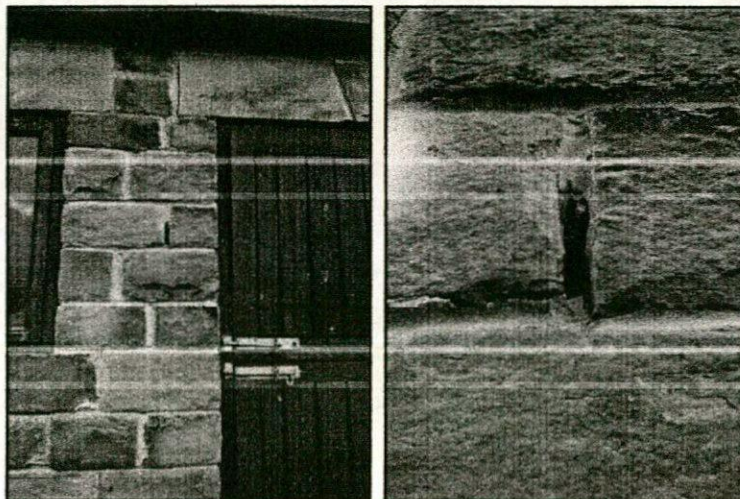
Figure 2. Aerial photograph showing the location of the stable off Cooper Lane, Hoylandswaine.

3.3. Daytime Inspection Survey Results

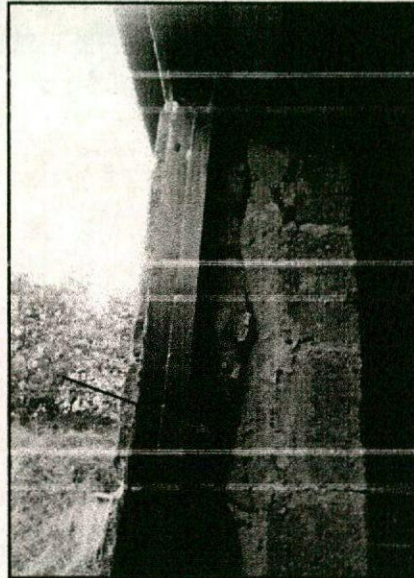
3.3.1. The stable is a single storey building constructed of breezeblocks faced with stone. The stone work is generally in good condition and well-pointed throughout the exterior of the property, apart from a few missing stones underneath a window on the northern elevation which may allow access to bats to the inside of the property.



3.3.2. One small area of missing pointing is present on the southern elevation of the stable which may allow access to bats to behind the stone facing. The missing pointing is approximately 1.5m off the ground and therefore is not ideal as a roost access point for bats as it leaves them open to predation on entering and exiting any roost.



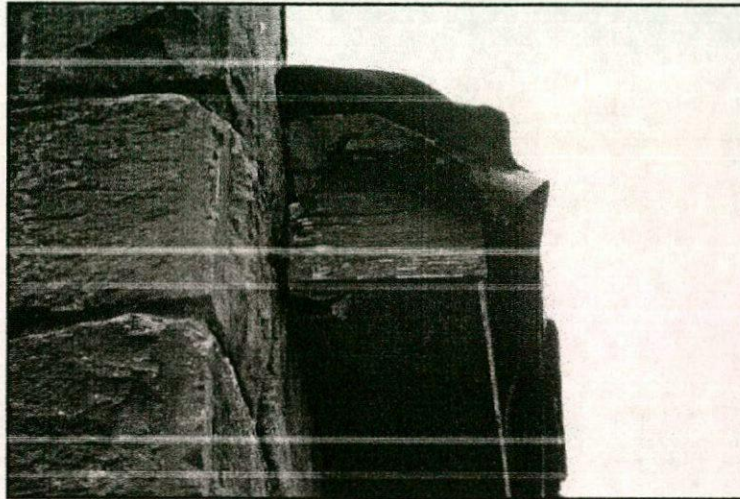
3.3.3. There is no cavity as such between the breezeblocks and stones although the non-uniform shape of the back of the stone creates small gaps between the stone and breezeblocks as can be seen in the photograph below, taken from inside a doorway.



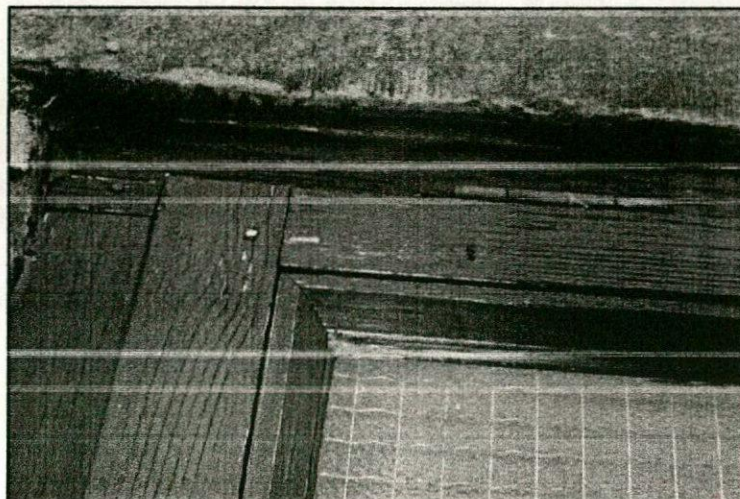
3.3.4. The building has a pitched slate roof with terracotta ridge tiles and parapets with stone coping stones at the top of each gable end. The roof is generally in good condition although there are a small number of slipped tiles and gaps under the ridge tiles which may allow access to bats between the slates and roof lining. Flashing is also present along each parapet wall at the gable ends. This is in good condition providing no suitable roosting locations for bats.



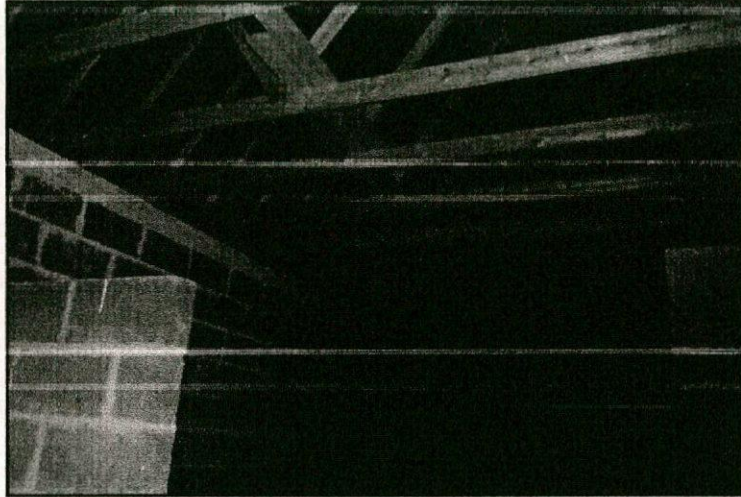
3.3.5. Timber boxed soffits are present along both the northern and southern elevations of the building. These are in good condition and sit flush to the stone work apart from in one location at the west side of the southern elevation. Here the timber is damaged leaving a gap into the timber boxed soffit.



3.3.6. A thorough search of the exterior of the building for bat droppings or other field signs to suggest the presence of roosting bats identified only one small pipistrelle-like dropping on a window frame on the southern elevation of the building. This dropping was not found to be associated with any feature which could be utilized as a roost. No other field signs to suggest the presence of roosting bats were identified.



3.3.7. Internally, the stables are open to the roof timbers, the plastic sheeting roof lining is visible and the breezeblock interior walls are exposed. The roof timbers are relatively new and in good condition providing no suitable roost locations for bats and the roof lining is intact throughout. The breezeblock walls appear well pointed providing no cracks or crevices suitable for use by roosting bats.



3.3.8. A search of the interior of the building for bat droppings or other field signs found no evidence to suggest the presence of roosting bats, although the entire interior could not be searched for field signs due to a dividing wall preventing access.

4. EVALUATION OF FINDINGS

4.1. The building is generally well sealed providing few potential access points and potential roost features for bats. The exterior stonework and tiled roof are generally well sealed, flashing is in good condition and the timber boxed soffits are generally well sealed and sit flush to the stonework. Internally the roof timbers are in good condition providing no roost location at the joints and the breezeblock interior walls appear well pointed providing no potential roost locations.

4.2. A small number of access points to potential roost locations are present.

- A small number of missing tiles and/or gaps under the ridge tiles may allow access to potential roost locations between the roof tiles and roof lining.
- The timber boxed soffits are damaged in one location on the building's southern elevation, allowing access to bats into the soffit to a potential roost location.
- A small area of missing pointing in the stonework on the southern elevation may provide access to bats to gaps between the stone facing and breezeblock walls. The gap is approximately 1.5m off the ground and therefore is not ideal as a roost access point for bats as it leaves bats open to predation on entering and exiting any roost.
- Missing stonework underneath a window on the northern elevation may allow access to bats to the interior of the building to be used as a foul weather foraging area, feeding perch or 'night roost'.

4.3. The building is assessed as having low potential to support roosting bats given that the building is generally well sealed with a small number of potential access points to potential roost locations present.

4.4. No bat droppings, feeding remains or other field signs were identified in any location to suggest the presence of roosting bats in or around the building, although the entire interior of the building could not be searched due to access restrictions. A single bat dropping was identified on an exterior window frame of the building. This dropping was not associated with any potential roost features and is likely to have been left by a bat foraging around the vicinity of the building.

4.5. Dependant on the nature of the proposed development there is the potential for there to be an impact on bats and their roosts as a result of the proposed development.

5. RECOMMENDATIONS

5.1. Given that the building has been assessed as having low roost potential it is recommended that one dusk emergence and/or pre-dawn re-entry survey is undertaken during May to September (Optimum period May to August) in line with the Bat Conservation Trust's Bat Surveys Good Practice Guidelines (2nd Edition) in order to provide confidence in the negative survey results.

5.2. If bats are discovered to use the property as a roost site then a mitigation strategy must be prepared before any planning application is submitted.

5.3. If bats are discovered to use the property there will be a requirement to apply for a Natural England Licence in order to undertake the proposed work and further survey work may be required to provide sufficient information for the licence application. Further information about bats and their legal protection is included in Appendix I.

Prepared by:	
Michelle Nesbitt BSc (Hons) MRes Grad CIEEM	Date: 17 th October 2013.

Checked by:	
Steven Whitcher, MCIEEM.	Date: 19 th October 2013.

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.

Over 15 species of bat have been recorded in Britain. These fall into two families, the horseshoe bats and the 'ordinary bats'. 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 man made structures and will readily use these to roost and to rear their young.

Bats are protected under the Wildlife and Countryside Act 1981, The Habitats Regulations 1994 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.

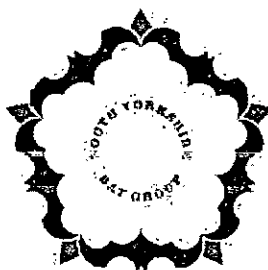
Bat roosts can be identified by looking for:-

- 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. DATA SEARCH RESULTS



Bat Conservation Trust
Partner Group



Sue Whitcher
Whitcher Wildlife Ltd
Cliff Edge
Cliff Road
Darfield
Barnsley
S73 9HR

4th October 2013

Project: 1km SE 267 057: Reference 131021

Dear Sue,

Further to your request, all grid squares around 1km of SE 267 057 were searched in the South Yorkshire Bat Group Database. The records found from the search can be seen on the following page.

Recorder	Date	GridReference	Address line 1	Type	Species	Number
Eric Bennett	21/04/90	SE259052	Hoylandswaine Church	Church	Indet	+Or
SYBG/ Martin Derbyshire	Jun-11	SE2506	Off new road, Gunthwaite, Penistone, S36 7GE	Unknown	Unknown	82
Eric Bennett	02/09/08	SE261048	Hoylandswaine Junior School	School	indet	dr
English Nature	30/08/2005	SE260058	Greenbottom Farm			
Jerry Brown	01-Jun-82	SE2704	Blacker Dam		Pipistrelle	
Jerry Brown	01-Jun-82	SE2704	Blacker Dam		Noctule	2
Jerry Brown	01-Jun-82	SE2704	Blacker Dam		Daubentons	
Eric Bennett	11-Oct-91	SE2704	Blacker Dam		Daubentons	1
Eric Bennett	11-Oct-91	SE2704	Blacker Dam		Pipistrelle	1
Eric Bennett	25-Jun-93	SE2706	South Lane		Pipistrelle	1