65 Station Road, Worsborough, Barnsley, S70 4SZ

Preliminary Roost Appraisal

Prepared on behalf of

Mark Latham

Final Report

14 March 2024

65 Station Road, Worsborough, Barnsley, S70 4SZ

Preliminary Roost Appraisal

Document Control

Client:	Mark Latham
Date:	14 March 2024
Status:	Final report
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This report has been prepared, and is only valid for the named client, for the project described. The information which we have prepared and provided is in accordance with CIEEM's Code of Professional Conduct. Liz Ecology confirms that the opinions expressed are our true and professional bona fide opinions. The report is in accordance with the agreement under which our services were performed.

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The content of the report may, in part, be based upon information provided by others and on the assumption that all relevant information has been provided by those parties from whom it has been requested. Information obtained from any third party has not been independently verified by Liz Ecology unless otherwise stated in the report.

Provided no significant changes are made to the proposals or on the site subsequent to the report's issue; this report can be considered valid for 18 months from the date of issue, in line with CIEEM's Advice Note on The Lifespan of Ecological Reports and Surveys (2019).

As part of membership to our professional body (CIEEM) we are required to provide our biological results to applicable biological record centres. As such, it is our intention to supply biological data collected as part of this assessment to the relevant centre unless directly instructed in writing not to do so by the client.

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NON-TECHNICAL SUMMARY

- Liz Ecology was commissioned by Mark Latham to conduct a Preliminary Roost Appraisal survey of 65 Station Road, Worsborough, Barnsley, S70 4SZ. The survey was conducted to support a planning application (Reference 2024/0191/INVALID) for a conversion of the structure to a residential property.
- A preliminary roost assessment was undertaken on 13th March 2024 by Elizabeth Davies (licenced bat worker). No evidence of bats was noted internally.
- The garage has been assessed as holding negligible potential to support roosting bats, due to a lack of access, suitable features and roosting opportunities.
- No nesting birds were recorded internally or externally on the building.

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APPENDICES

1. INTRODUCTION

1.1 Liz Ecology was commissioned by Mark Latham to conduct a Preliminary Roost Appraisal survey of the garage at 65 Station Road, Worsborough, Barnsley, S70 4SZ (Grid reference SE 36423 03742). The survey was conducted to support a planning application (2024/0191/INVALID) for a conversion of the structure to a residential property.

1.2 Elizabeth Davies has over 8 years of experience undertaking Bat Roost Assessments. She is a full member of CIEEM and holds a Class 2 Bat Licence. She has extensive experience of bat mitigation and holds EPS licences for a variety of projects and species.

Site description

1.3 The proposed development site 'the Site' comprises a disused garage, likely first constructed in 1642 from dates on a sandstone in the wall, and associated garden areas. It is defined in Figure 1, in Appendix 1.

1.4 The site is located in the residential area of Worsborough, to the south-east of Barnsley. The Site is surrounded by residential properties on the east and west, and arable land on the south and north. There are copses and tree lines within the local area. In the wider area there are residential properties, arable land and woodland.

Legislation

1.5 All bat species are legally protected under the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) 2019. All species of bat are also protected under the Wildlife and Countryside Act 1981 (as amended). This legislation makes it an offence to:

- Deliberately kill, injure or capture bats;
- Deliberately disturb bats in such a way as to be likely to significantly affect:

  (i) the ability of any significant group of bats to survive, breed or rear or nurture their young; or

  (ii) the local distribution or abundance of bats;
- Intentionally or recklessly disturb any bat whilst it is occupying a roost;
- Damage or destroy bat roosts; and
- Intentionally or recklessly obstruct access to a bat roost.

1.6 This legal protection means that where activities have the potential to impact on bats, the results of a bat survey and an appropriate mitigation strategy must be submitted to Natural England.

1.7 There are 17 breeding species of bat in the UK, seven of which are of Principal Importance for the conservation of biodiversity in England under Section 41 (S41) of the NERC Act 2006. There is a clear responsibility on local planning authorities to further their conservation.

Report structure

1.8 Section 2 of the report provides details of the methodologies adopted and Section 3 provides an account of the survey results. Section 4 provides conclusions regards the results in relation to the proposed development and presents appropriate measures of best practice and mitigation where necessary.

2. METHODOLOGY

Desk study

2.1 A search of the Multi-Agency Geographical Information for the Countryside (MAGIC) website was conducted for statutory sites designated for bats within 5 km of the property, as well as mitigation licenses for bats within 1 km of the property.

Bats

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2.2 Bats roost in a wide variety of sites within buildings, with many species roosting in cracks and crevices, within rubble stone or cavity walls, under slates and within timber beam joints where they are difficult to see. Bats often access buildings at key areas such as the gable end, soffits, barge-boards, ridge tiles, between double lintels or around window frames.

2.3 The presence of roosting bats can be spotted through signs such as accumulations of moth or butterfly wings or bat droppings and staining around potential entrance and exit points. The absence of these cannot, however, be treated as conclusive evidence that bats are not using the buildings. An assessment was therefore also made of the potential of the building to support bats based on the following scale (Table 1):

Table 1: Criteria for assessing bat roosting potential of buildings

Confirmed Roost	Evidence of bat occupation found
High Roosting Potential	With significant roosting potential, either because they contain a large number of suitable features or those features present appear optimal
Moderate Roosting Potential	Features with moderate roosting potential, with roosting features appearing less suitable
Low or Negligible Roosting Potential	Buildings with few, if any, features suitable for roosting

2.4 A direct search for evidence of bats was therefore conducted on the 13th March 2024 by Elizabeth Davies (licensed bat worker). The survey involved making a detailed internal and external inspection of the building(s) on site, compiling information on potential bat access points, roosting features and any evidence of bats found (for example actual bats present, or signs of bats present including droppings and urine staining). The roof void was searched thoroughly, and any samples of droppings collected and sent for DNA analysis, where found.

2.5 The survey methodology was undertaken with the Bat Conservation Trust's Good Practice Guidelines (Collins, 2023) in mind. The survey was aided as required by binoculars, a high-powered torch, ladder and an endoscope to view features on the building or search accessible cracks and crevices for the presence of bats where required.

Nesting Birds

2.6 Any birds seen whilst carrying out the survey were recorded and the type and quality of habitats available for birds was considered, including vegetation suitable for nesting and habitat with the potential to support valued species including breeding and wintering birds.

Constraints

2.7 Access into the void was not possible due to the derelict nature of the structure. There was no flooring around where a ladder would have been required to access the void.

3. RESULTS

Desk study

3.1 The site does not form part of an international or national site designated for nature conservation.

3.2 There are no statutory sites within the zone of influence of the application site which notes bats in its citation.

3.3 There is one granted European Protected Species (EPS) licence within the search area, approximately 250m south-east of the site, for soprano pipistrelle bats dated 2017.

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3.4 A description of the building to be affected by the proposed works is provided below, whilst a series of photographs of the property have been provided in Appendix 3.

External

3.5 The following was noted:

- The building is a semi-detached garage building, constructed from stone. The walls were re-pointed in September 2023, leaving no crevices externally for roosting bats.
- The roof is pitched, with slate roof tiles, and a clay ridge. The roof was fixed and re-pointed in September 2023, prior to the client's ownership. As such there are no access points on the roof which offer potential for roosting bats.
- The chimney was capped as part of the roofing works conducted in September 2023. There is no access for bats on the chimney, and the lead flashing is reasonable well sealed with no access for bats.
- The window and door frames are constructed from wood and metal and are in poor condition with some gaps.
- No signs of nesting birds were recorded.

Internal

3.6 The inside of the property is split across three levels, the basement, the first floor and the attic. Full access was available to the basement and first floor, both of which were heavily cobwebbed. No bat droppings were noted. The client also stated that until this January the building was cluttered with an accumulation of items, which would have reduced the ability of the building to offer pre-flying space to bats. There was no access into the attic.

3.7 The garage is considered to hold negligible potential to support roosting bats due to a lack of suitable access points, or roosting opportunities.

Nesting Bird Survey

3.8 No birds' nests were recorded internally or externally on the property. It is therefore considered that birds are not currently nesting within the property.

4. CONCLUSIONS

4.1 The property has been identified as holding negligible potential to support roosting bats due to a lack of suitable features and roosting opportunities. Therefore, no further action has been recommended.

4.2 It should be noted that the Preliminary Roost Appraisal provides a 'snapshot' of conditions and does not account for seasonal changes. It is considered possible that bat species may move into the building in the future, therefore it is recommended that if in 2 years the works have not begun a further bat survey is undertaken to ensure conditions have not altered.

4.3 In the event that bat(s) are encountered at any stage during the works, all works will cease, and a suitably qualified bat ecologist or Natural England should be contacted for advice. All building contractors are explicitly forbidden from handling bats or interfering with bats in any way.

4.4 The property did not support nesting birds at the time of survey. If nesting birds are encountered during the proposed works, all works will cease, and a suitably qualified ecologist will be contacted for advice. All building contractors are explicitly forbidden from disturbing nesting birds in any way.

5. ENHANCEMENTS

5.1 In line with the National Planning Policy Framework (NPPF) to provide net gains for biodiversity, the installation of a bat box on the rear wall of the house is recommended. This would provide additional habitat for bats in the area.

6. REFERENCES

Bat Conservation Trust and Institution of Lighting Professionals (2018) *Guidance Note 08/18 Bats and Artificial* Lighting *in the UK. Bats and the built environment series.*

Collins, J (ed) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd Edition). The Bat Conservation Trust, London.

Ministry of Housing, Communities and Local Government (2021) *National Planning Policy Framework.*

Mitchell-Jones A.J. & McLeish A.P. (2004). The Bat Workers' Manual (3rd Edition) Joint Nature Conservation Committee.

Mitchell-Jones, A. J. (2004). Bat Mitigation Guidelines, English Nature.

Multi-Agency Geographical Information for the Countryside (MAGIC) Website

Appendix 1: Site Location

Legend

Site boundary

Project:
65 Station Road, Worsborough, Barnsley

Figure 1: Site Location
Date: 14/03/2024 Version: Final

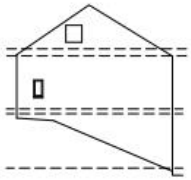
Author: ED

LIZ ECOLOGY

Copyright Google Earth. All Dimensions are approximate.

Appendix 2: Proposals

EXISTING
FRONT ELEVATION
SCALE 1:100



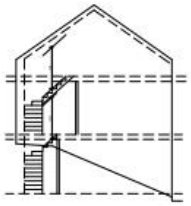
EXISTING
SIDE ELEVATION
SCALE 1:100

EXISTING
REAR ELEVATION
SCALE 1:100

PROPOSED
FRONT ELEVATION
SCALE 1:100

PROPOSED
SIDE ELEVATION
SCALE 1:100

PROPOSED
REAR ELEVATION
SCALE 1:100



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STAIR SECTION
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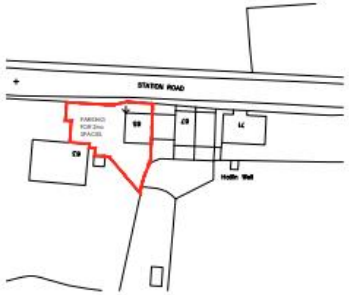

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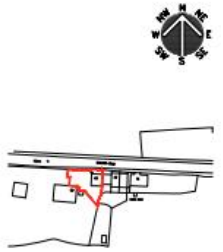

LOCATION PLAN
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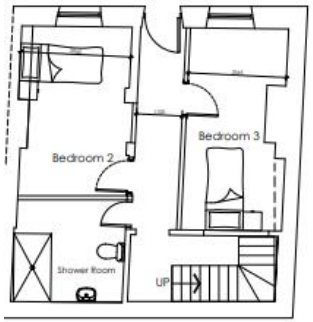

PROPOSED LOWER
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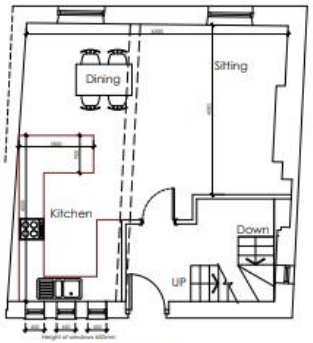

PROPOSED GROUND
FLOOR PLAN
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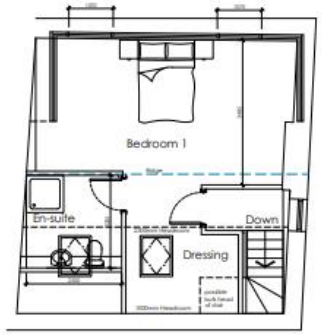

PROPOSED FIRST
FLOOR PLAN
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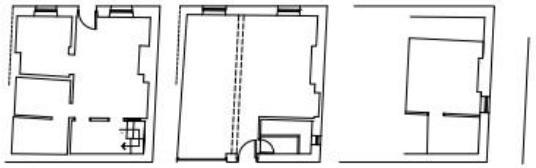

EXISTING PLANS
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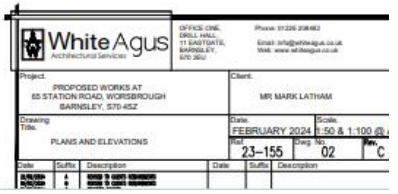

Appendix 3: Photographs

Photograph 1: Front of property

Photograph 2: Rear of property

Photograph 3: Side of property

Photograph 4: Inside first floor, showing area where floor is missing under attic entrance

Photograph 5: Inside basement

Photograph 6: Inside first floor