Eric Bennett Consultancy Ltd

Protected species survey and advice

5 Lynwood Drive, Carlton, Barnsley. S71 3ES
Tel: 01226 723220
Fax: 01226 700998
E-mail: eric.bats@uwclub.net

Quarry House Farm –Barn
Halifax Road, Penistone

Bat Survey

January 2011.

Details of Surveyor

Surveyor	Experience
Mr Eric Bennett	Licensed bat worker since 1988. Licensed by Natural England for all bat species in all counties. NE Licence No: 20110098

Record of revisions

Date	Details
31 January 2011	Original Report

Report of Bat Survey
Quarry House Farm -Barn

1 Introduction

1.1 The survey was required in connection with proposals for the conversion of an existing field barn (historically an Ale House) for use as an agricultural workers cottage. The site was located on A629 Halifax Road, Penistone at O.S. Grid Reference SE 241046.

2 Details of work proposed

2.1 Full details not known but in terms of potential impacts on protected species are likely to involve roof removal and replacement, work to external walls, repair of timber work and remedial timber treatment and the permanent loss of separate loft space.

3 Background to the special protection afforded to bats under UK and EC legislation.

3.1 Bats are highly specialised creatures and require a relatively narrow range of suitable conditions in order to sustain a viable population. Bats require an abundant supply of flying insect food in places where they can easily be caught and they need safe and reliable roosting sites, particularly during breeding and hibernation.

3.2 Bats are heavily dependent on buildings and trees for their roost sites and, therefore, extremely susceptible to disturbance from human activities ranging from simple maintenance work through major conversion and renovation schemes to building demolition. Development schemes can also isolate bat populations and sever roost sites from favoured feeding areas, by removing hedgerows and trees that bats use as commuting routes.

3.3 Bats are susceptible to disturbance and have been known to abandon roosts sites after instances of disturbance. The effects of disturbance are more pronounced at different times of year. Serious disturbance during breeding can result in the breeding females being killed or the abandonment and subsequent starvation of dependent young. Repeated disturbance during winter hibernation can result in the death of adult animals from starvation.

3.4 The level of protection afforded to bats in UK and European legislation reflects the fact that it is now generally accepted that bats have declined substantially, maybe by as much as 60% over recent years. Most species are declining and vulnerable and all are protected.

4 Details of Survey

4.1 Daytime survey by a single surveyor.

5 Methodology for the survey

5.1 A detailed internal and external inspection of the building was carried out to identify potential roost sites and access points and any signs of actual occupation such as droppings, discarded moth wings, staining etc.

5.2 A dusk emergence and activity survey was not carried out because of the season.

5.3 Assessment of site and surrounding habitats.

5.4 Search of existing bat roost records.

6 Description of habitats

6.1 The building was situated in an elevated and very exposed location at a height of 240 metres ASL, in the centre of a large pasture field with little tree cover in the immediate vicinity. Scout Dike Reservoir

was approximately 650 metres to the west and a small dam 300 metres to the south of the site. The nearest woodland, 500 metres to the north at Cat Hill.

7 Results of daytime survey

7.1 The survey was carried out on 28 January 2011.

7.2 The building concerned was a small stone structure with a rusted corrugated iron roof and stable doors. A lean-to open fronted stone shed stood to the west side and a larger modern concrete block barn, with mono-pitch corrugated sheet roof stood to the east side. The stone walls contained abundant open joints cracks and crevices including a section in the rear wall where the outer leaf of the way has collapsed altogether. Gaps were also present along the eaves below the edge of the roof sheets in both stone buildings but these were generally large; too large to attract roosting bats. The concrete building offered no potential for bats.

7.3 Internally the barn was open to the underside of the roof which was supported on purlins with no trusses. A small suspended loft floor at the east side showed no signs of droppings, urine spotting or discarded insect remains and indeed no signs either on the barn floor or inside walls.

7.4 The open fronted lean-to were part brick and part stone. No signs of droppings, urine spotting or discarded insect remains were found on the floor, surface of machinery or on the inside walls.

7.5 The concrete building was fully open internally. No signs of droppings, urine spotting or discarded insect remains were found on the floor or on the inside walls.

7.6 As a matter of course, the site was checked for other protected species such as nesting Swallow, Barn Owl etc. No suitable nesting opportunities were noted and no signs found.

8 Results of dusk survey

8.1 A dusk survey was not carried out because of the season.

9 Existing local records

9.1 Barnsley Bat Group has no records for the site but the nearby Scout Dike Reservoir supports Daubenton's bat, Noctule bat and Common Pipistrelle bat. The following records of bat roosts are known from the locality.

Site Name	District	Roost Type	NGR	Species	Count	Date
Gunthwaite Hall Farm	Gunthwaite	Barn	SE237065	Natterers		19/08/03
Gledhill Avenue	Penistone	House	SE 241023	Pipistrelle	40	27/06/01
Wordsworth Avenue	Penistone	House	SE 243027	45 Pipistrelle		
Shelley Close 2	Penistone	House	SE248036	Pipistrelle	1+Dr	02/08/90
Keats Grove 3	Penistone	House	SE247036	Brandts	1	16/06/90
Rydal Close	Penistone	House	SE 249039	Pipistrelle	+Dr	05/07/01
Windermere Road	Penistone	House	SE 248038	Pipistrelle	1	13/07/97
Keats Grove 2	Penistone	House	SE247036	Pipistrelle	76	17/07/89
Shelley Close 1	Penistone	House	SE248035	Pipistrelle	39	30/06/90
Keats Grove 3	Penistone	House	SE247036	Pipistrelle	2	16/06/90
Keats Grove 1	Penistone	House	SE247036	Whiskered	8	31/07/87
Keats Grove 4	Penistone	House	SE247036	Pipistrelle	6	28/07/91
Keats Grove 1	Penistone	House	SE247036	Pipistrelle	31	31/07/87
Cat Hill Foot Farm	Gunthwaite	House	SE 248059	Brown Long-eared	6	29/08/97
Westacre	Springvale	House	SE253032	Indet Pip	dr	9/9/08
Hoylandswaine Church	Hoylandswaine	Church	SE259052	Indet	+Dr	21/04/90
Hoylandswaine Junior School	Hoylandswaine	School	SE261048	indet	dr	02/09/08

10 Protected species legislation

10.1 Bats and their roosts are fully protected at all times (whether the bats are currently present or not). This protection comes from the Wildlife & Countryside Act 1981 (updated by the Countryside & Rights of Way Act 2000) and the Habitats Regulations 1994 (updated by the Conservation (Natural Habitats) (Amendment) Regulations 2007. Under this legislation it is an offence to deliberately kill, injure, capture or disturb bats or to damage, destroy or obstruct access to any place used by bats as a breeding site or resting place.

10.2 Under the habitats regulations, where bats may be affected by development proposals, a licence is required from Natural England. Published guidelines on the licence procedure indicate that if, on the basis of survey information and specialist knowledge of the species concerned, the proposed activity is reasonably likely to result in an offence then, a licence is required. If, on the other hand the proposed activity is reasonably unlikely to result in an offence, then a licence is not required.

11 Evaluation of survey results

11.1 The survey produced no information to suggest the possible presence of a bat roost in any of the buildings. The site was very exposed in the centre of a large open field with no tree cover in the immediate vicinity. Whilst abundant crevices were present in the walls the level of exposure around the building would make the presence of a summer breeding roost very unlikely. The presence of single, usually male, Pipistrelle bats on an occasional basis can never be ruled out in any circumstances.

11.2 There were no signs either to suggest any use by other protected species such as Barn Owl or Swallow etc.

12 Site & species status assessment

12.1 No evidence for a roost and use by bats quite unlikely.

13 Assessment of Impacts

13.1 No negative impacts are predicted.

Development effect	Scale of Impact			
	Negligible	Low	Medium	High
Destruction of roost site	+			
Temporary loss of roost site during building works.	+			
Modification of roost site	+			
Risk of entombing bats during building work	+			
Risk of killing/injuring bats during roof stripping	+			
Temporary disturbance from building works during breeding season	+			
Temporary disturbance from building works outside the breeding season	+			
Post development interference	+			

14 Mitigation guidelines

14.1 Mitigation is required to avoid or reduce the impact of development proposals on the population of bats present, either roosting or feeding. Licences are normally required where a roost site is threatened in some way by a scheme, but might also be necessary where the viability of a roost is threatened by the removal of the availability of crucial feeding habitat.

14.2 Natural England in their published guidelines (Bat Mitigation Guidelines Jan 2004) defines the key principles involved. i.e. Mitigation involving changes to the scheme or altering the timing of work to reduce or remove impacts and Compensation, the creation of new replacement roosts or habitats.

14.3 Natural England also requires mitigation/compensation to be proportionate to the size of the impact and the importance of the population affected and as a principle:

- There should be no net loss of roost sites and that compensation should provide an enhanced resource since the adoption of new roost sites bay bats is not guaranteed.

- *The scheme should aim to replace like with like in terms of the status of the site. i.e. male roost,* maternity roost, hibernation roost etc.

- Compensation should ensure that the affected bat population could continue to function as before so attention may need to be given to surrounding habitats.

15 Mitigation proposals

15.1 In this case since there are no indications to suggest the presence of a bat roost, no formal mitigation measures are required although some simple precautionary measures are recommended in all cases because single male Pipistrelle bats can be found just about anywhere.

15.2 Any timber treatment should be carried out using only safe Permethryn type chemicals on the Natural England list of approved safe chemicals. The work area should be checked for the presence of bats prior to application (including mortise joints) to ensure that bats are not directly sprayed with the chemical. Use of new pre-treated timber such as tanalised, is safe provided the treated timber has been allowed to dry before use.

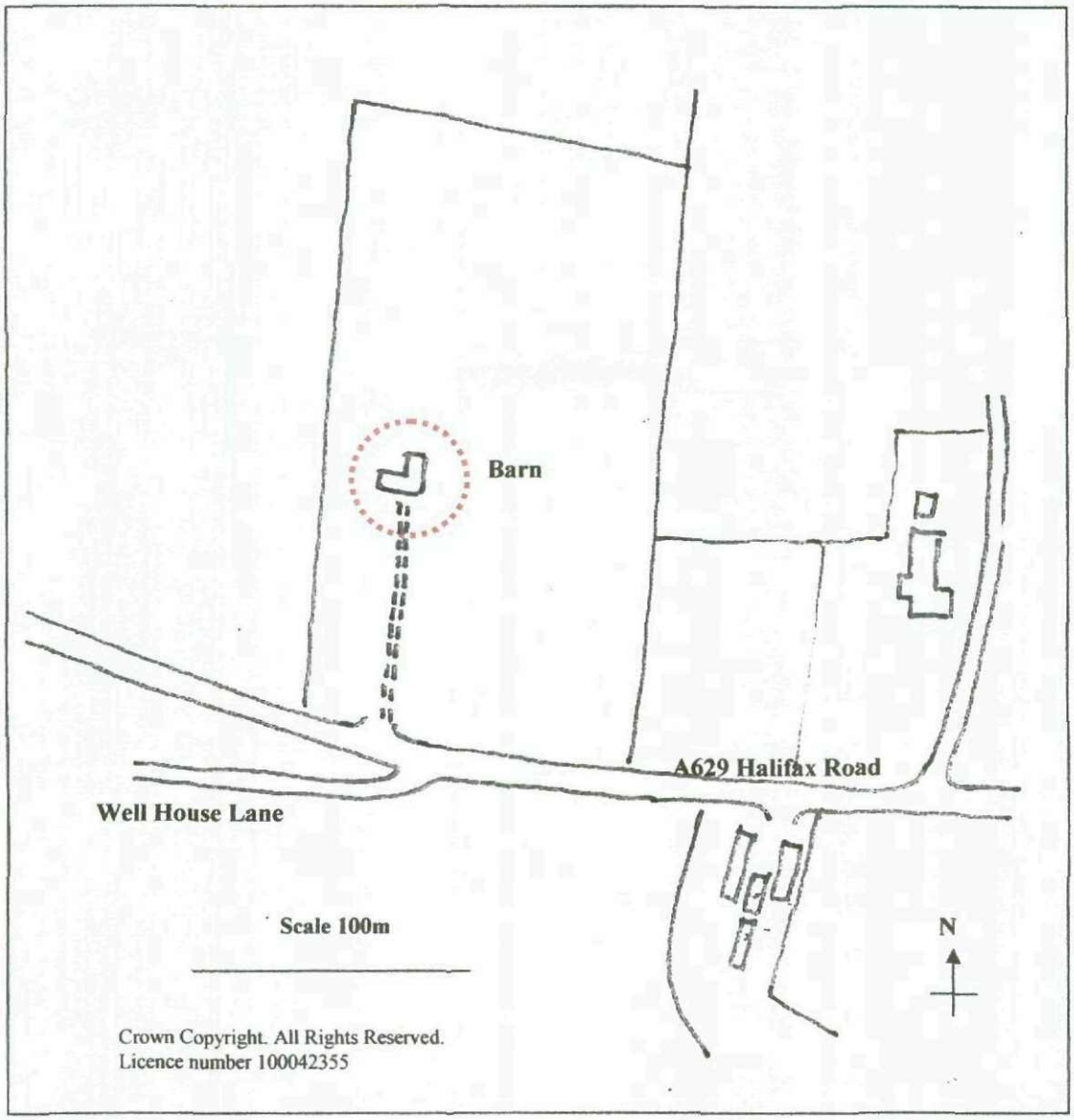
15.3 Care should be taken with masonry work and re-pointing walls. Bats will use crevices at any time of year but are more vulnerable during winter hibernation when they are unable to escape when disturbed. At this time they are likely to use sites deep in the rubble filled core of walls, gaining access through open joints etc. The roost site can be a considerable distance from the access point. For this reason where bats may be present this type of work should preferably not be done in the winter months with spring and autumn being the preferred seasons.

15.4 Because of the openness of the site and the degree of exposure it is not considered to be beneficial to incorporate any potential roosting crevices in the converted building.

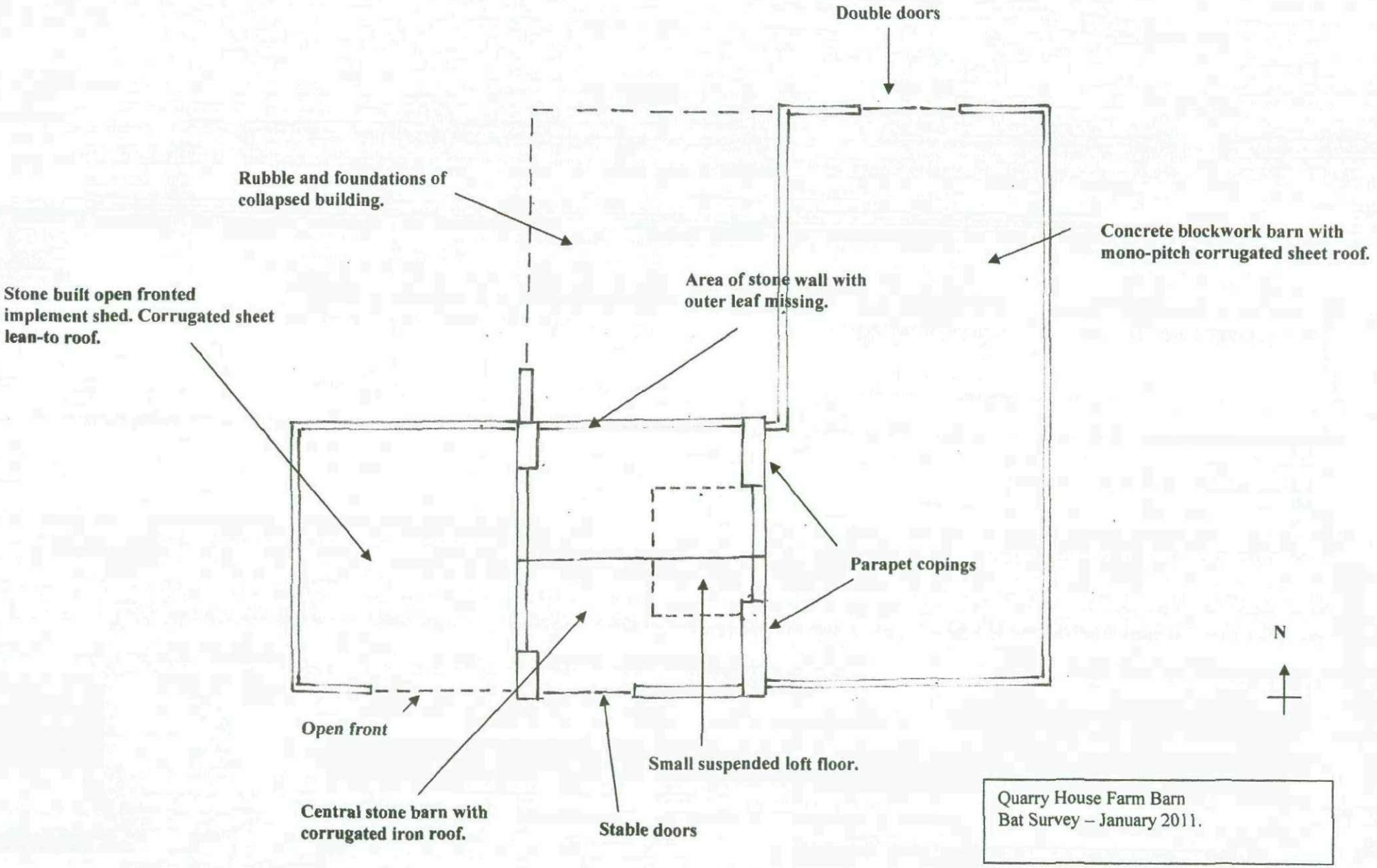
16 Conclusions & Recommendations

16.1 As things stand there is no evidence to suggest the presence of a bat roost and accordingly no further action is necessary.

EM Bennett
31 January 2011.



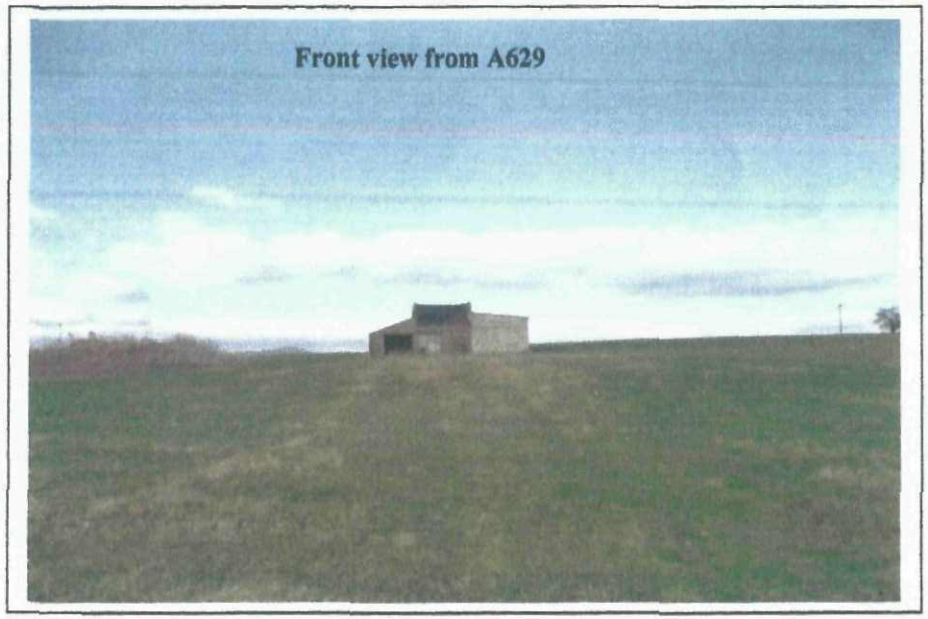
Quarry House Farm Barn
Bat Survey – January 2011.



Quarry House Farm Barn
Bat Survey – January 2011.

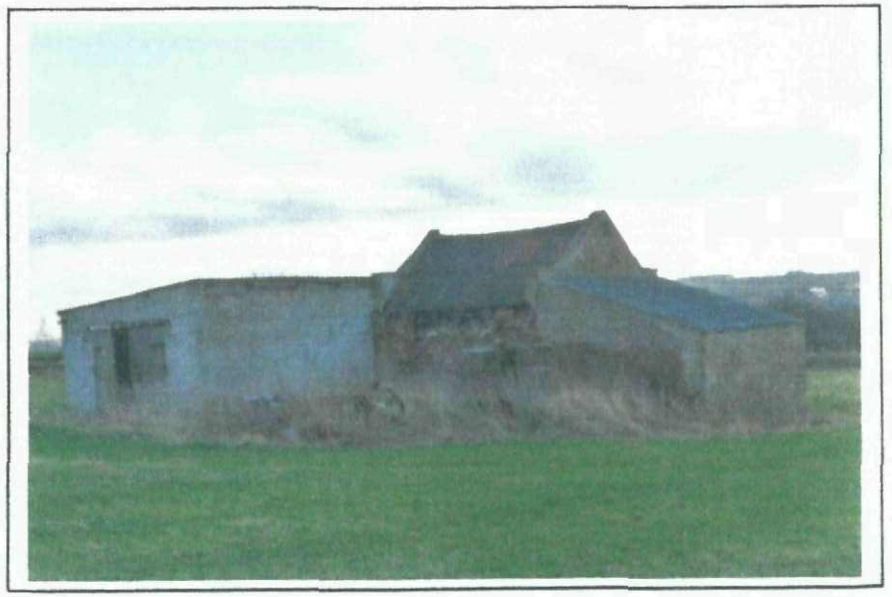
Quarry House Farm-Barn Penistone
Bat Survey – January 2011.

FIG 1









Quarry House Farm-Barn Penistone
Bat Survey – January 2011.

FIG 2

