# 179 Sackup Lane, Darton, Barnsley, S75 5AU

## Preliminary Roost Appraisal

Prepared on behalf of

Fox Architecture

Final Report v1

22 May 2026

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Preliminary Roost Appraisal

## Document Control

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|---|---|
| **Client:** | Fox Architecture |
| **Date:** | 22 May 2026 |
| **Status:** | Final report v1 |
| **Report Prepared for Issue by:** | Elizabeth Davies BSc (Hons) MCIEEM<br>Edavies@lizecology.com<br>07507 422197 |

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*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 Fox Architecture to conduct a Preliminary Roost Appraisal survey of buildings at 179 Sackup Lane, Darton, Barnsley, S75 5AU. The survey was conducted to support a planning application for the demolition of existing detached bungalow and erection of detached dwelling.
- A preliminary roost assessment was undertaken on 19th May 2026 by Elizabeth Davies (licenced bat worker). No evidence of bats was noted internally. There are no features on the property which hold potential for crevice dwelling bats.
- As such the building was assessed as holding negligible potential for roosting bats and no emergence surveys are required.

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## Contents



**APPENDICES**

# 1. INTRODUCTION

1.1 Liz Ecology was commissioned by Fox Architecture to conduct a Preliminary Roost Appraisal survey of the extension of 179 Sackup Lane, Darton, Barnsley, S75 5AU (Grid reference SE 32041 10651). The survey was conducted to support a planning application for a replacement dwelling.

1.2 Elizabeth Davies has over 9 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 site is located in Darton, northwest of Mapplewell and Staincross, east of Woolley Colliery, west of Royston, south of Newmillerdam, north of Dodworth and north west of Barnsley. The site is on the edge of a residential area and is bounded on the western elevation by arable grasslands. The site is bounded by hedges and tees on all elevations, and is therefore well connected to the wider landscape through treelines, hedgerows and grassland.

1.4 The site is comprised of the dwelling, other neutral grassland, and the site is bounded by hedges and trees on all elevations.

## 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 2 km of the property.

### Bats

### Preliminary Roost Appraisal

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, bargeboards, 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 19th May 2026 by Elizabeth Davies (licensed bat worker). The survey involved making a detailed 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 There were no constraints to the survey.

# 3. RESULTS

## Desk study

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

3.2 The site is located within a SSSI Impact Risk Zone; however, the development type does not trigger the requirement to consult with Natural England.

3.3 There are statutory sites within the zone of influence of the application site including, Seckar Wood, SSSI 3.4km north. Bretton Country Park, LNR, 3km northwest, Chevet Branch Line, LNR, 3.8km northeast, Dearne Valley Park, LNR, 4.6km southeast, Seckar Wood, LNR, 3.4km north, Notton Wood, LNR, 1775m northeast, Newmillerdam, LNR, 4km northeast. Bat species are not listed as a citation feature on this LNR.

3.4 There are no granted EPS licences within a 2km radius of the site.

## Preliminary Roost Appraisal

3.5 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.

### *Main house*

*External*

3.6 The following was noted:

- The building is a two storey building
- Wooden clad and brick structure
- PVC window and door frames
- Half pitched roof, half flat felt (Bitumen)
- Conservatory on the rear is brick with uPVC, pitched tiled roof with clay hip.

*Internal.*

3.7 The following was noted:

- No internal voids
- 3 rooms under the building include 1 garage and 2 storage areas.
- All were well sealed with no internal access from outside. There were cobwebs present in all rooms.

3.8 The building is considered to hold negative potential to support roosting bats.

### *Garage*

*External*

3.9 The following was noted:

- The building is a single storey brick garage.
- Corrugated sheet roof with solar panels
- Garage door
- Wooden barge boards – one with a gap which is heavily cobwebbed.

3.10 The garage is considered to hold negligible potential to support roosting bats.

## Nesting Bird Survey

3.11 There is no evidence of nesting birds.

# 4. CONCLUSIONS

4.1 The building and garage are considered to hold negligible potential to support roosting bats. No further bat surveys are recommended for the building.

4.2 The preliminary roost appraisal provides a snapshot of the conditions of the building, and is only valid for a period of two years. If the proposed works do not commence in two years, or the building conditions are significantly altered through storm damage etc then a new preliminary roost appraisal will be required.

4.3 Lighting recommendations are required to ensure there is no disturbance to foraging or commuting bat species. . All lighting installed as part of the development will be in line lighting to be installed as part of the works will be in line with Guidance Note 08/23 Bats and Artificial Lighting at night. The following will be required:

- LED lighting will be used and light levels will be kept as low as possible. Metal halide, fluorescent sources will not be used.
- Lighting will be directed to where it is required, and away from any identified roost access points.
- Only luminaires with no light output above 90 degrees and/or an upward light ratio of 0% and with good optical control will be used, luminaires will always be mounted on the horizontal, i.e. no upward tilt.
- Any external security lighting will be set on motion-sensors and short (1min) timers.
- Internal lighting within the new rooms will be recessed where installed in proximity to windows to reduce glare and light spill.
- Light sources will emit minimal ultra-violet light, peak higher than 550nm and be of a warm white spectrum (ideally <2700 Kelvin).
- The use of bollard or low-level downward directional luminaires is strongly discouraged.

### Nesting birds

4.4 The is no evidence of nesting birds, however where nesting birds are encountered works must be postponed until the nestlings have fledged.

## 5. 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.*

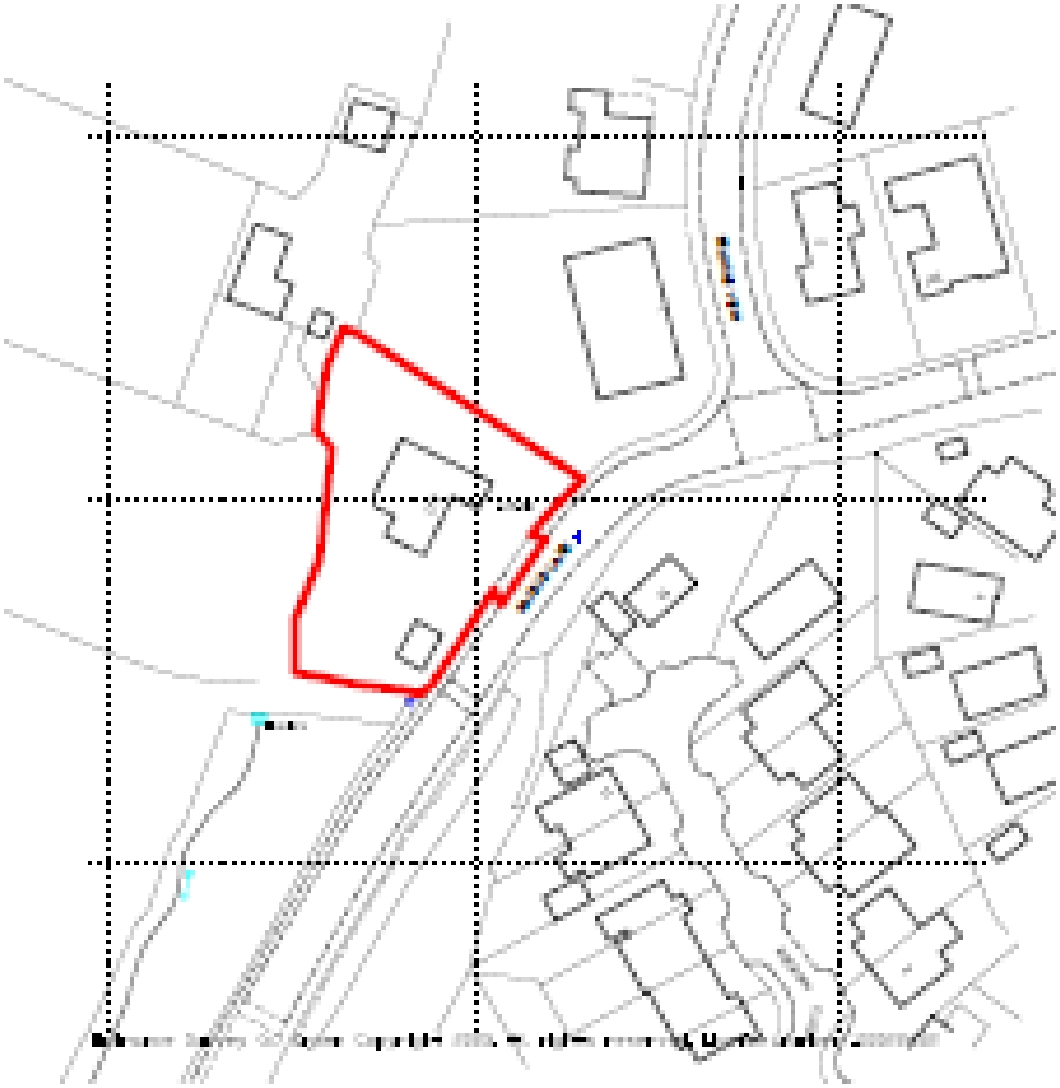
Mitchell-Jones A.J. & McLeish A.P. (2004). The Bat Workers' Manual (3rd Edition) Joint Nature Conservation Committee.

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

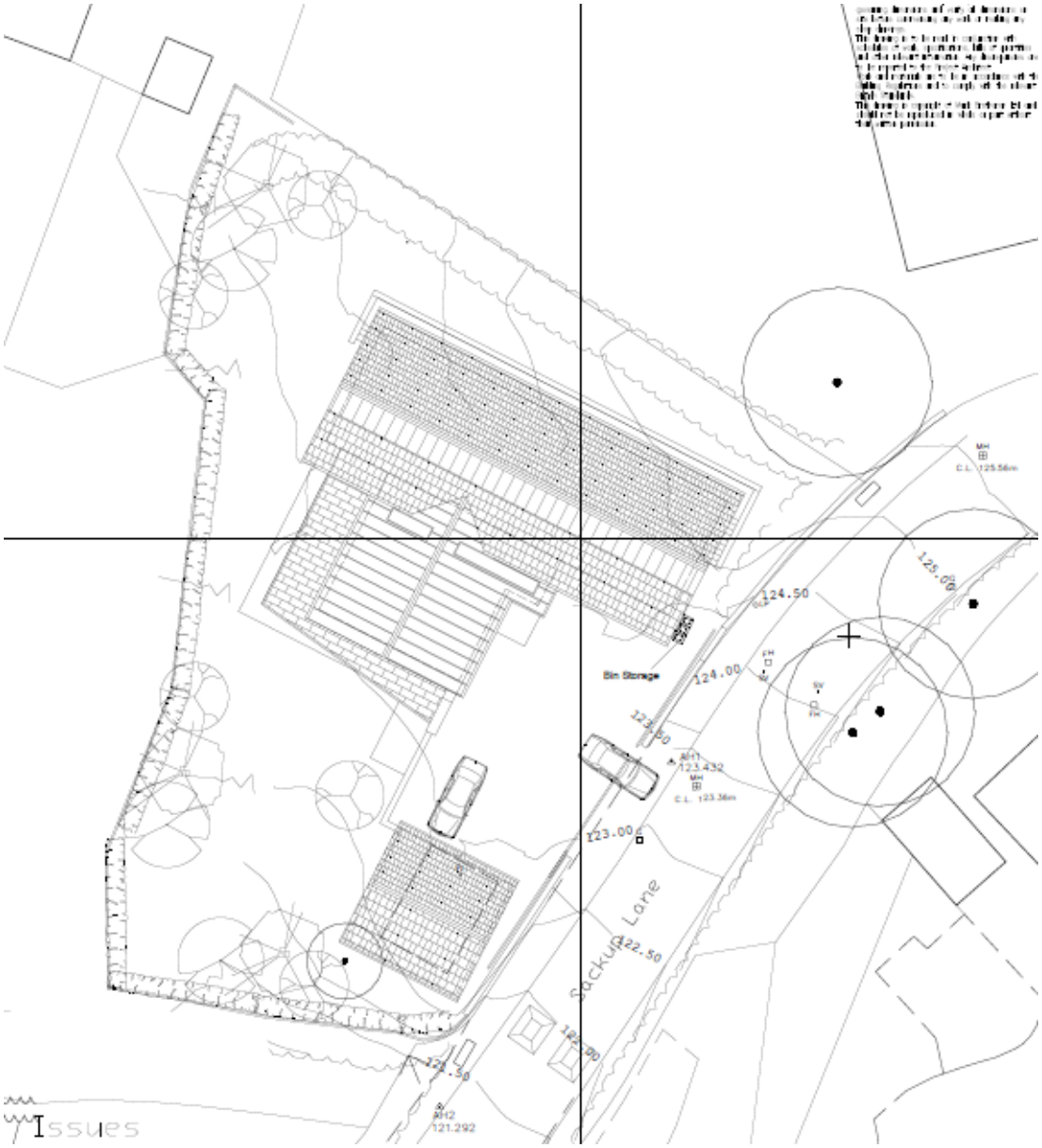
Multi-Agency Geographical Information for the Countryside (MAGIC) Website

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.

# Appendix 1: Site Location



# Appendix 2: Proposals



# Appendix 3: Photographs

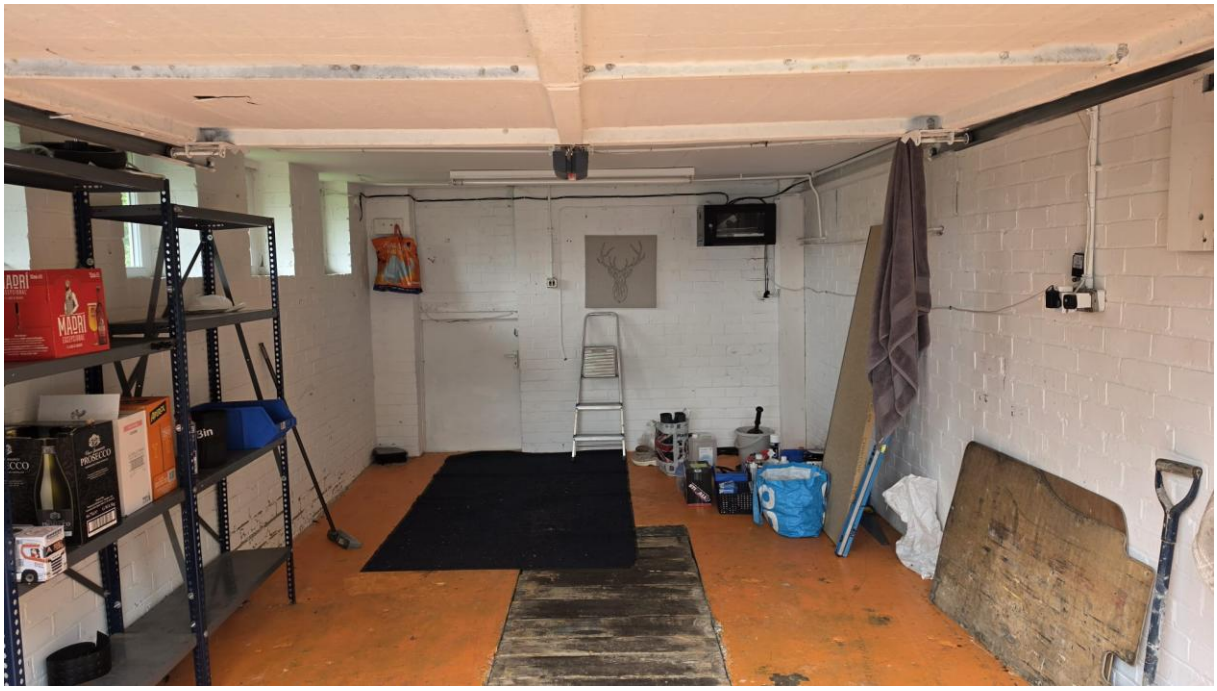
Photograph 1: Front of the main house.

Photograph 2: Side elevation.

Photograph 3: Rear and side elevation of the main house.

Photograph 4: front of external garage.

Photograph 5: Internal garage




Photograph 6: Internal garage.

Photograph 7: View of gap in barge boards