91a High Street, Dodworth, Barnsley, S75 3RQ

Bat Report

Prepared on behalf of

Mr M Pashley

Final Report

06 May 2025

91a High Street, Dodworth, Barnsley, S75 3RQ
Bat Report

Document Control

Client:	Mr M Pashley
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Disclaimer

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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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 Mr M Pashley to conduct a Preliminary Roost Appraisal survey of buildings at 91a High Street, Dodworth, Barnsley, S75 3RQ. The survey was conducted to support a planning application for clearance of the site and construction of five residential properties with associated garages and gardens.
- A preliminary roost assessment was undertaken on 27th September 2024 by Elizabeth Davies (licenced bat worker). No evidence of bats was noted internally.
- Outbuilding 1 has been assessed as holding low roosting potential to support roosting bats, due to a small number of external crevice features. The main house and outbuilding have been assessed as holding negligible potential to support roosting bats, due to a lack of access, suitable features and roosting opportunities.
- A single phase 2 emergence survey was conducted on 2nd May 2024 to establish presence/absence of roosting bats. No bats were recorded emerging from the building. No further survey or licensing will be required for the development.
- 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 Mr M Pashley to conduct a Preliminary Roost Appraisal survey of the garage at 91a High Street, Dodworth, Barnsley, S75 3RQ (Grid reference SE 31840 05081). The survey was conducted to support a planning application including clearance of the site and construction of five residential properties with associated garages and gardens. Access would be instated from the 91a High Street, Dodworth.

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 development site is approximately 2184m^2 and consists of buildings, artificial sealed surface and vegetated garden.

1.4 The site is located within the village of Dodworth, to the south-west of the Barnsley. The site is bounded on all sides by residential properties. In the surrounding area there are greenspaces associated with sports clubs.

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. A search for bat records within 2km of the property was conducted by Barnsley Biological Records Centre.

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, 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 27th September 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. The Bat Conservation Trust's Good Practice

Guidelines (Collins, 2023) state within them that '1.1.4. It is accepted that departures from the guidelines (e.g. either decreasing or increasing the number of surveys carried out or using alternative methods) are often appropriate… an ecologist should provide evidence of (a) their expertise in making this judgement and (b) the ecological rationale behind this judgement.'

2.6 The methodologies provided within the Bat Mitigation Guidelines, (Reason & Wray, 2023) have also been considered when evaluating the potential impacts of the project and proposed methodologies.

Emergence Surveys

2.7 The outbuilding was assessed as holding low potential for roosting bats. As such a single dusk emergence survey was undertaken on the 2nd May 2024.

2.8 The evening emergence survey commenced 20 minutes before sunset, and continued for up to 2 hours after sunset. Two surveyors were situated at key points around the building. Echometer Touch 2 Pro and Baton XD detectors with recording equipment were used to record any bats that were seen leaving or re-entering the building. Visual observations were also used to record flight patterns and feeding behaviour to aid identification to species level. General bat activity within the vicinity of the buildings was also recorded. Notes were recorded on times, species and behaviour.

2.9 Two infrared lights (IR Flood, max distance 50 meters), and 2 x 4k video camera camcorder with night vision was also used, to record late emerging species and to ensure exact locations of any bat emergences were recorded. The cameras were located as close to the surveyors as possible. Photographs of the view seen by the camera at the darkest point of the survey is given in Appendix 4.

2.10 All recorded bat calls were subsequently analysed using the software Analook and Kaleidoscope.

Nesting Birds

2.11 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

2.12 Access into the void was not possible in the west of the building due to the location of the loft hatch. The roof was viewed with close focussing binoculars and all tiles were found to be tight, so this is not considered to be a constraint 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 no statutory sites within the zone of influence of the application site which notes bats in its citation.

3.4 Table 2 below lists bat species within the 1km data search area (post 2009).

Table 2: Bat species within 1km

Common Name	Location
Leisler's'	1 record dated 2020, located 1.6km south.
Common pipistrelle	2 records dated 2020, 1 located 1.4km west, across the M1, the other located 1.6km south.
Brown long-eared	1 record dated 2020, located 1.6km south

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 two storey, double pitch house. The walls are constructed from brick, with rendered gable ends.
- The roofs are pitches, with slate tiles and clay ridge in good condition. The roofs look tight with no visible gaps. Through use of close focussing binoculars it was possible to examine the tiles on both of the middle pitches of the building.
- The window and door frames are constructed from uPVC.
- There are four chimneys present. All flashing looks tight with no visible gaps.
- No signs of nesting birds were recorded.

Internal

3.7 Access was only possible into the eastern void section, although the voids did appear to be linked. The following was noted:

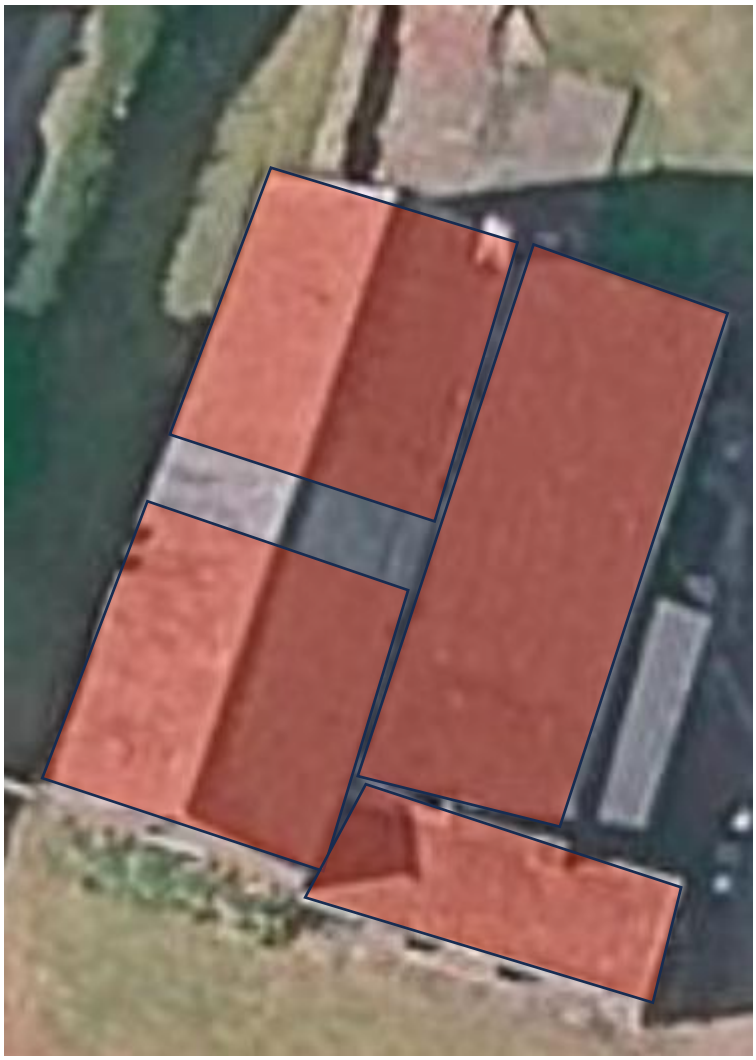
- The beams, struts and purlins are constructed from wood.
- There is a breathable membrane liner in the void.
- Fibreglass insulation is present, covering a lot of the rafters. This is in reasonable condition.
- There is a disused water tank present which is fully covered.
- No signs of bats or bat droppings were recorded in the void.

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

Outbuilding 1:

3.9 There is a large outbuilding to the northwest of the house which comprises a variety of segmented buildings. The building is a two-storey brick building, with a single storey extension on the eastern elevation. The window and door frames are constructed from wood and are in reasonable condition. The majority of the doors and windows are well sealed with no gaps. There is a chimney present on the toilet block in the east of the building. The roof on the main building is pitched and constructed from slate tiles with some gaps. The roof of the toilet block and other areas are also pitched/mono-pitched and constructed from slate roof tiles.

3.10 Internally the building is open to the rafters in the majority of places, with dense cobwebbing along the beams showing multiple years of dust accumulation on the cobwebs. The interior of the tiles was viewed in large portions of the building and no evidence of bats or physical bats were present. The areas where tiles could be checked internally are shown on the aerial image below. There are some areas of the building which are used for storage, but the majority of the building is currently not in use. It was possible to check the majority of the features present in the building for presence of roosting bats and no bats or signs of bats were recorded.



3.11 There were a small number of crevice features which could not be assessed due to their location. As such outbuilding 1 is considered to hold low potential to support roosting bats.

3.12 The building is considered to hold low potential due to a very small number of crevice opportunities, which would, at best offer potential to support individual crevice dwelling species. This is considered unlikely due to the locations of the closest records of bats, which are 1.4km east of the site with the M1 as a barrier to flight, and the others 1.6km south of the site, with minimal connectivity between the site and the location of the records. The connectivity for the bats for the records 1.6km south is far stronger to the south and to the west of the record.

3.13 Within the BCT Good Practice Guidelines it is stated that the survey effort may be adjusted with the experience of a suitably qualified ecologist, and the assessment of the building and habitat present. It was possible to view a large number of the slates from the inside of the building, which were covered with cobwebs and free from presence of or evidence of bats. Given the proportion of the building for which internal checks were possible, and the location of the closest bat records it is considered unnecessary to undertake further survey, and instead a precautionary working methodology is suggested to ensure that no harm comes to bats in the unlikely event that they are present, in line with the Bat Mitigation Guidelines, 2023.

Outbuilding 2:

3.14 There is a small outbuilding in the north-west corner of the site. The outbuilding is a single storey brick building with a mono-pitched roof constructed from corrugated sheet material. There are wooden window and door frames, with no visible gaps present.

3.15 Internally the beams are constructed from wood, and repairs to the beams are visible from the newer wood which is reinforcing the older structure. The outbuilding is used for storage. No bats or evidence of bats was recorded in the outbuilding. There are no access opportunities into the building.

3.16 Outbuilding 2 was considered to have negligible potential to support roosting bats.

Phase 2 Bat Survey

3.17 The full results and weather conditions of the emergence survey are given in Appendix 4.

3.18 A dusk survey was undertaken on the outbuilding on 2nd May 2024. There were no bats seen to emerge from the outbuilding.

3.19 Bat activity was low, the majority of the general activity was common pipistrelle.

Nesting Bird Survey

3.20 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 main house and outbuilding 2 are considered to hold negligible potential to support roosting bats. Outbuilding 1 is considered to hold low potential to support roosting bats. Therefore, no further action has been recommended for the main house or outbuilding 2. An emergence survey was conducted on outbuilding 1 and no bats were seen to emerge. As such no further recommendations have been made for survey or licencing.

4.2 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.

4.3 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.

Lighting

4.4 Given the presence of foraging and commuting bats, the lighting scheme must be in line with Guidance Note 08/18 Bats and Artificial Lighting in the UK, the following will be required:

- LED lighting will be used and light levels should be kept as low as possible. Metal halide, fluorescent sources should not be used.
- Lighting will be directed to where it is needed and away from the boundary features.
- Only luminaires with an upward light ratio of 0% and with good optical control should be used, luminaires should always be mounted on the horizontal, i.e. no upward tilt.
- Any external security lighting should be set on motion-sensors and short (1 min) timers.
- Internal lighting within the new rooms should be recessed where installed in proximity to windows to reduce glare and light spill.
- Light sources should emit minimal ultra-violet light, peak higher than 550nm and be of a warm white spectrum (ideally <2700 Kelvin).

Enhancements

4.5 One built in bat tube will be installed in each of the new houses to provide enhancements for bat species in the local area.

4.6 Integrated bird boxes will be installed in each of the new houses to provide enhancements for nesting birds in the local area.

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

Key

Site Boundary

0 10 20 m

Project:
91a High Street, Dodworth, Barnsley, S75 3RQ

Figure 1: Site location
Date: 28/08/2024 Version: Final

Author: ED

LIZ ECOLOGY

Appendix 2: Proposals

Appendix 3: Photographs

Photograph 1: Front of main house

Photograph 2: Rear of main house

Photograph 3: In roof void of main house

Photograph 4: Outbuilding 1

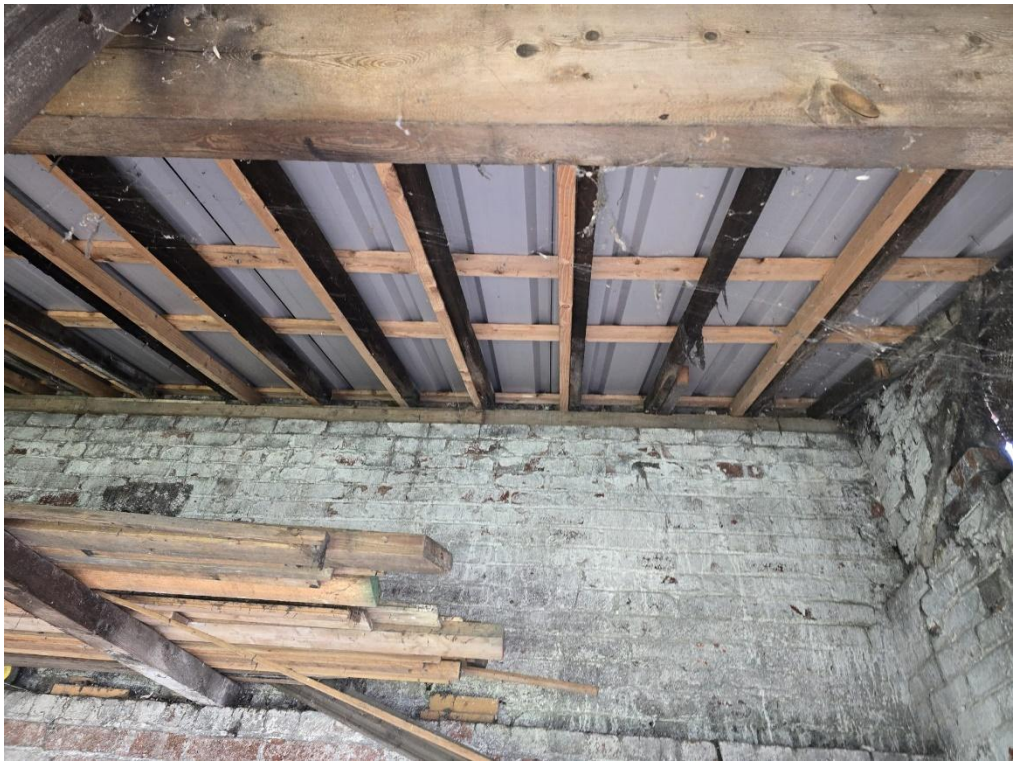
Photograph 5: Outbuilding 1

Photograph 6: Inside outbuilding 1

Photograph 7: Inside outbuilding 1

Photograph 8: Outbuilding 2

Photograph 9: Inside outbuilding 2



Photograph 10: Between pitches on main house

Appendix 4: Phase 2 Survey Results

Date: 02/05/2025	**Weather conditions:** Clear, dry	**Sunset/rise:** 20:37	**Location:** Outbuilding, 91a High Street, Dodworth			
Temperature Start: 14 End: 13	**Wind Force:** 2/12	**Equipment:** EMT Pro 2, Baton XD and recording equipment	**Cloud:** 20%	**Start Time:** 20:15	**End Time**: 22:07	**Surveyor and Position:** ED –West AB – East
Time	**Sp.**	**Number**	**Comments**			
20:48	Common pipistrelle	1	Heard not seen			
21:17	Common pipistrelle	2	Flew from north along lane. Foraging around hedgerow.			
21:19	Common pipistrelle	1	Flew around hedgerow to south of outbuilding.			
21:20	Common pipistrelle	1	Flew across rear of building from garden, then down the side of the building.			
21:29	Common pipistrelle	1	Flew between buildings, foraging around gravel area.			
21:31	Common pipistrelle	1	Heard not seen			


2025/05/02 21:16:08


2025/05/02 21:16:41