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Bat Scoping Survey to the mistle Hollin Royd Farm Lane Head Raod Cawthorne

S75 4AU

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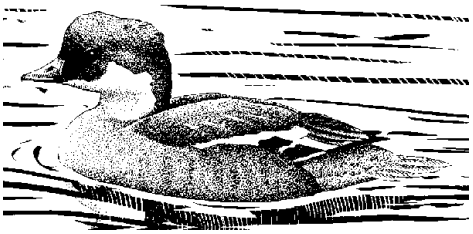

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1. Summary

1.1 A winter bat scoping survey to the mistle or former milking parlour at Hollin Royd Farm, Cawthorne, was commissioned to establish the likelihood of the building being used by roosting bats ahead of proposed conversion works.

1.2 The survey was undertaken at a time of year which is considered outside the optimal season for bat occupancy and, therefore, aimed to establish the *likelihood* of bats using the building by looking for evidence in the form of droppings, scattered prey remains, noting potentially suitable roosting cavities as well as assessing the likely impact of the work on bats.

1.3 The site comprises a long single storey building with asbestos sheeting to the roof, stone walls, some of which are rendered, and rubble filled walls. The survey classified the building as being of negligible interest to bats for reasons specified in the report and summarised in the table below:

Building	Barn	
Feature	**Description**	**Classification**
Roof	Asbestos sheeting to the roof, no lining and very thin ridge beam	**Negligible**
Roof interior	Unlined and very heavy cobwebs	**Negligible**
Gable walls	Single gable wall with render	**Negligible**
Walls	Rubble filled. Limewashed interior, some gaps around doorway but these contain birds' nests	**Negligible**
Other	There are no soffits or internal/external features that would be of interest to bats	**Negligible**
	Overall classification	**Negligible**

1.4 The building is a former milking parlour attached to a large barn that has already been converted into a residential dwelling. The roof has had the original stone tiles removed and replaced with an asbestos sheeting many years ago. There is no interior lining and the ridges are heavily covered in cobwebs. There is a small section of upper floor to the east end but this showed no evidence of bats or barn owls. The stone walls are reasonably sound though there are some holes around the entrance doorway but these are large and have evidence of nesting birds and, therefore, are less likely to be used by bats. The single gable wall on the west elevation has a pebble-dash render and is of no interest to bats.

1.5 There was no evidence to suggest use by bats and the conversion of the unit is unlikely to affect the local bat population as the building has limited roosting opportunities and is of negligible interest to bats. No further surveys are required and there are no statutory constraints to the development of this site from the presence of bats.

1.6 There was no evidence of use by barn owl or barn swallow. Compensation in the form of a bat house and sparrow terrace has been suggested.

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2. Introduction

An ecological assessment and bat scoping survey was undertaken to the former mistle or milking parlour at Hollin Royd Farm, Lane Head Road, Cawthorne S75 4AU (NGR SE263074) in accordance with the Planning Authority's request, to determine whether bats are using or have used the property as a roost site.

2.1 The current proposal is to convert the building to residential as an extension to the already converted barn.

2.2 The survey took place at a time considered the outside the optimal time for bat occupancy, therefore, the survey aimed to establish the following

- the likelihood of bats using the building by undertaking a daytime scoping
- identify any potential roosting areas
- determine if activity surveys are necessary
- provide an impact assessment of the development on bats
- define mitigation proposals where required
- assess the requirement for a protected species licence.
- Assess the building for use by nesting birds

3. Methodology

3.1 The building was surveyed in accordance with best practice guidelines by John Gardner, a surveyor with over 35yrs fields experience in searching for bats (licence number 2015-15656-CLS-CLS).

3.2 The interior and exterior of the building was inspected during daylight using torches and binoculars. All normal signs of bats were looked for including bats, dead baby bats, bat droppings, prey remains, scratching and staining of entry and exit holes.

3.3 The building was assessed for its degree of potential to support roosting bats including assessing the building design, construction, materials and condition. This combined with an assessment of the location of the site and the surrounding habitat in terms of bat suitability allows an assessment to be made as to the potential of the building to support bats. Factors such as the proximity of good foraging areas (woodland, water bodies) and features that link the site to the wider surrounds such as linear features (hedgerows etc) were also considered.

3.4 This report sets out the findings of a daytime scoping survey carried out to the above site on Friday 6th March 2020 and highlights the ecological constraints and opportunities associated with the proposed works and appraises the potential impacts. Appropriate actions to ensure the protection of bats are identified and mitigation measures detailed where appropriate.

4. Survey constraints

4.1 None.

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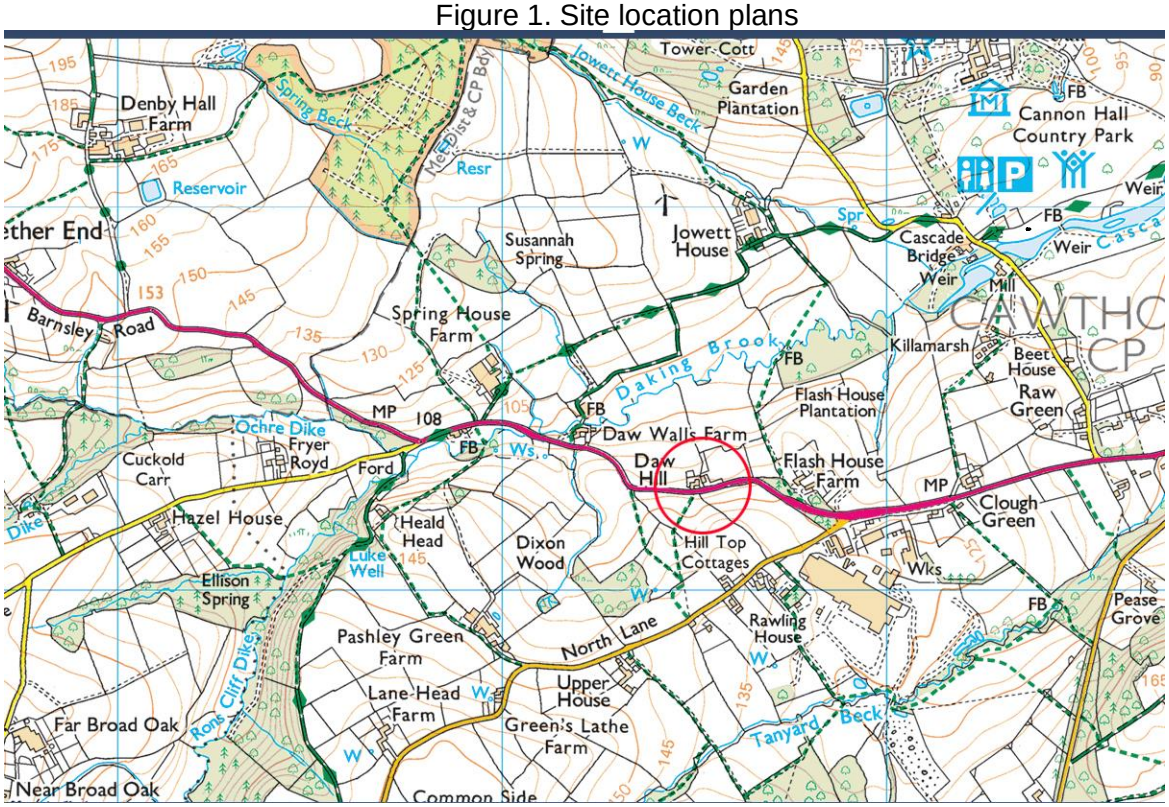
5. Site Description

5.1 This site is comprised of a long, single story mistle or milking parlour adjoining a large two storey barn at Hollin Royd Farm. The building is located in a rural area and with limited immediate foraging habitat but it is connected to the wider landscape by linear features such as hedgerows and trees.

Figure 1. Site location plans



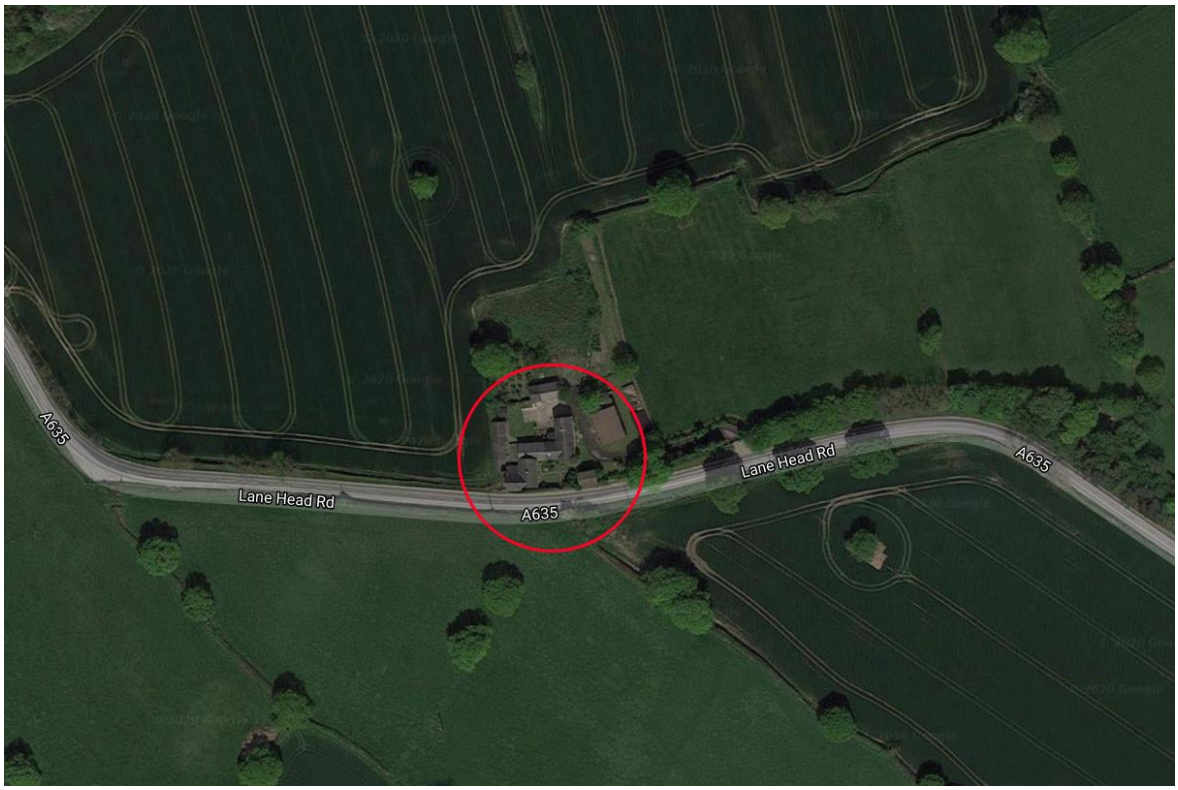


Figure 2 Aerial view of the site, surrounds and buildings surveyed

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6. Desk Study

6.1 No desk study was undertaken as a data searches are now considered to be less important where a single species is involved as the results tend to plot observer activity rather than species distribution. It is very unlikely there will be any records for an isolated private residence such as this.

7. Activity surveys

7.1 No activity surveys were carried out as part of this survey as it was undertaken outside the optimal time for bat occupancy,

8. Survey results

8.1 The daylight survey

The building is a long, single storey former milking parlour open to the rafters internally but having a small upper floor at the east end. The walls are stone and the roof covered with asbestos sheeting.

The building runs east west with the east end being joined at right angles to the large barn (converted to residential) and therefore only has a single gable wall at the west elevation. The west gable has a render of pebbledash and has no value or interest to bats as the wall is sealed fully right to the edge of the roof sheets. Internally, the building is open to the rafters and the ridge section is clearly visible. The original roof covering has been stripped many years ago and, although the rafters are original, the ridge section is now just a thin plank and is very heavily covered with cobwebs. There is no evidence to suggest any use by bats and the construction is unlikely to support ridge dwelling species. There is a small upper section at the east end of the building and a close inspection of the floor did not reveal any droppings or scattered prey remains. The partition wall had a heavy build up of cobwebs and no droppings adhered to the blockwork. There was no evidence to suggest use by bats or barn owls.

The walls are built of stone and appear to be rubble filled. The pointing is generally good but there are some holes just around the door but these are quite large and unlikely to be used by bats as they are accessible to birds and it appears as if blue tits or sparrow have used this area. There are no gutter boards or other facia that bats might hide behind though there is opportunity for bats to sit on the wall tops. The south elevation walls are the same construction and condition as the north elevation. Some sections on the south elevation are obscured by an upright yew tree and thorny climbing vegetation and will prevent bats from gaining access to the wall tops. Internally, the walls are sound and are all limewashed.

The few small windows are all single wooden casements and do not appear to offer any roost potential.

9. Interpretation and analysis

9.1 The building has limited potential to be of interest to bats mainly as the roof is a single thickness asbestos sheet which has no cavities that bats could use. The gable wall has a render which effectively prevents bats from being able to gain access to wall cavities or wall tops. The ridges are all very heavily covered in cobwebs and show no signs of use by bats and there were no droppings or scattered prey remains anywhere in the building. The south elevation is much the same as the north elevation but access to the wall tops is obscured by

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an upright yew and thorny climbing plants. Overall, the building is considered to be of negligible interest to bats. The original farmhouse and converted barn are likely to offer greater roost potential having lined, blue slate roofs.

9.2 The site is in a rural location but has limited foraging habitat in the immediate vicinity but it is connected to the wider landscape as its sits on the edge of the A635 and linear features such as hedgerows, the road boundary and trees would allow bats to pass through the site on their way to and from feeding areas.

9.3 There were no signs of barn owls or barn swallows using the building.

10. Impact assessment

10.1 The building has very limited potential to support roosting bats and it is highly unlikely that bats would be harmed or disturbed by the proposed application to convert it to residential. There will be no damage to roost sites or potential loss of roosting sites and there will be no loss or fragmentation of habitat.

10.2 By including permanent roosting features on the site, the site's potential to support bats will be increased.

11. Mitigation and compensation measures

11.1 The following mitigation and compensation methods should be implemented as part of the project

- A permanent roosting feature should be incorporated into the south elevation of the converted building or. Alternatively, on the south elevation of the agricultural building on the approach driveway. Artificial roosts should be located high up (above 4m) and away from windows if on a residential dwelling. Ideally, this should be a Schwegler IFQ bat house or good quality commercial bat boxes. Bat boxes can also be erected on the south or west side of trees within the footprint of the site.

- Consideration should be given to the siting of a sparrow nesting terrace on the north elevation the agricultural building adjacent to the driveway. This building already has a barn owl box but sparrow terraces would be very beneficial.

11.2 The proposed works are subject to planning regulations and therefore, any of the above could be conditioned as part of any planning permissions that may be granted.

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Appendix 1: Photographs of the survey site

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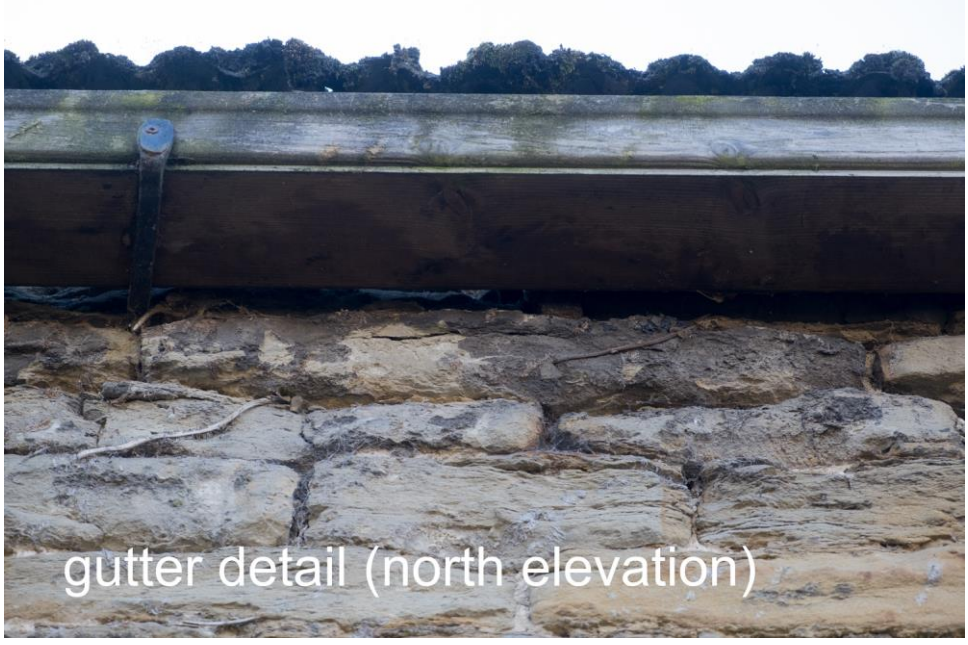
west elevation gable


large holes around doorway
(evidence of birds)


gutter detail (north elevation)

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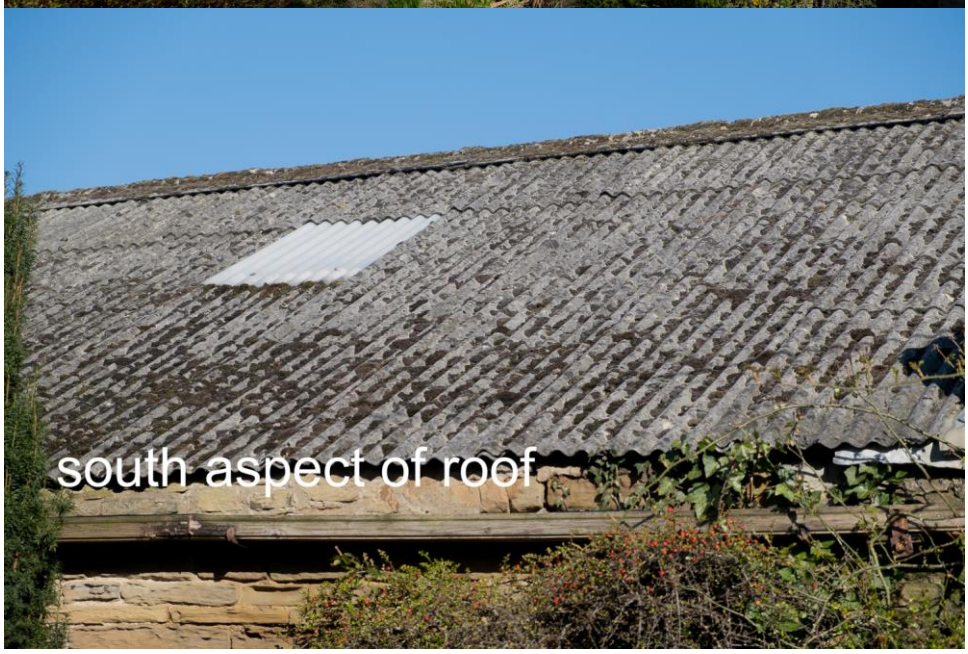
south elevation


south aspect of roof

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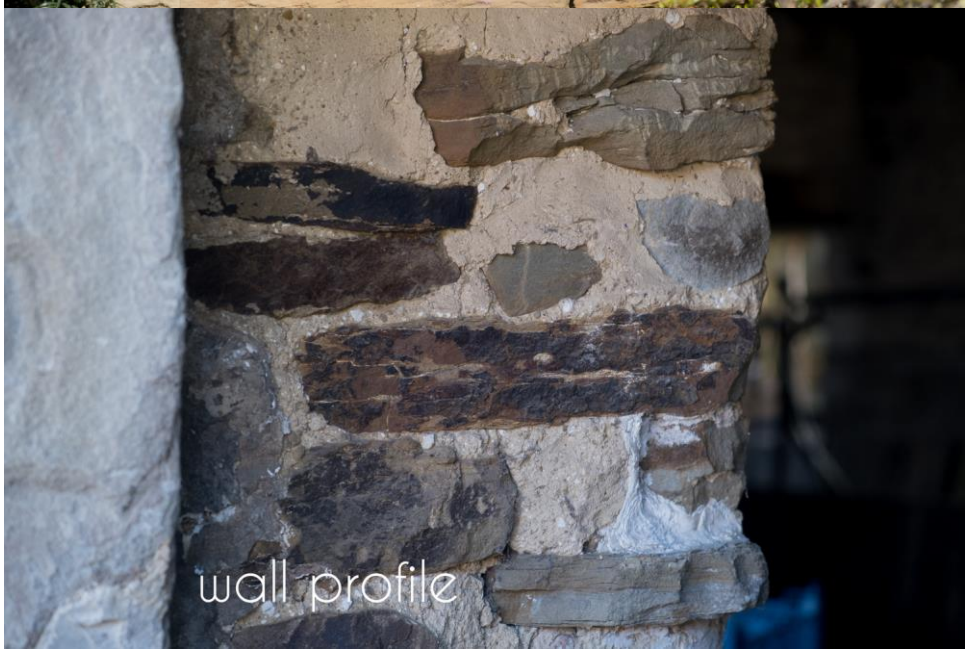
south wall and roof line


wall profile