



204 SPARK LANE, MAPPLEWELL.

OS REF: SE 32650 09654

BAT REPORT.

Ref No: 260840

Date: 12th September 2026.

TABLE OF CONTENTS.

	Page Number
1. INTRODUCTION.	3
2. SURVEY METHODOLOGY.	4
3. SURVEY RESULTS.	5
4. EVALUATION OF FINDINGS.	13
5. RECOMMENDATIONS.	14
6. REFERENCES.	15
Appendix I. BAT INFORMATION.	16
Appendix II. NESTING BIRD INFORMATION.	18

1. INTRODUCTION.

1.1. A planning application has been submitted to extend and convert an existing garage / annex into a new dwelling at 204 Spark Lane, Mapplewell. The client is required to provide a preliminary bat roost assessment before the application can proceed.

1.2. Whitcher Wildlife Ltd were commissioned to carry out a Preliminary Roost Assessment (PRA) to establish whether there are any issues that may affect the proposed works.

1.3. A PRA was carried out on 24th August 2026 and made a recommendation for a dusk emergence survey, which was carried out on 25th August 2026.

1.4. This report outlines the findings of the PRA and subsequent dusk emergence survey and makes appropriate recommendations.

1.5. Appendices I and II of this report provides additional information on bats and the protection afforded to them and is designed to assist the reader in understanding the contents of this report.

2. SURVEY METHODOLOGY.

2.1. The buildings were thoroughly checked internally and externally for potential bat roosting sites by looking for the following signs: -

- * Holes, cracks or crevices.
- * Bat droppings.
- * Prey remains.
- * Staining on external walls.

2.2. Unless otherwise stated, all lofts were accessed and inspected using a high-powered torch and where necessary an endoscope.

2.3. A thorough external inspection was carried out from ground level for any gaps or openings in the roof and ridge tiles, behind soffits and fascia's and in the walls of the structure for suitable roost access points and field signs to indicate possible use by bats.

2.4. All windowsills, walls and the ground around the structure were checked for signs of bat droppings or staining to indicate possible use by bats. Where necessary, ladders were utilised to gain access within the limits of health and safety.

Any access constraints encountered are outlined within the following report.

2.5. All survey work was carried out in line with Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*, with an assessment of the buildings suitability for roosting bats made in accordance with these guidelines.

2.6. This survey was carried out by Ruth Georgiou BSc, MCIEEM. Since 2004 Ruth has had experience in a professional capacity as a Wildlife Consultant carrying out a variety of surveys including ecology surveys, phase I habitat surveys, preliminary ecological appraisals and species-specific surveys. She also holds a degree in Environmental Science (BSc) and has successfully completed a number of courses run by CIEEM, BCT and FSC in the relative protected species and other aspects of ecology. Ruth is also experienced and trained in Biodiversity Net Gain and is accredited to undertake river condition assessments utilising the MoRPh methodology. Ruth holds Natural England survey licences in respect of bats, great crested newts and white clawed crayfish and has held her own or has been named ecologist on site specific mitigation licences for badgers, great crested newts and bats. As a full member of CIEEM Ruth is subject to peer review on an annual basis.

3. SURVEY RESULTS.

3.1. Data Search Results.

3.1.1. A data search request has been submitted to the local record centre for records of bats and bat roosts within 2km of the survey area.

3.1.2. Bat species listed in 2km of the survey area include common pipistrelle, soprano pipistrelle, brown long-eared, daubentons, noctule and Leisler's. The closest recorded bat is a field record of a common pipistrelle bat recorded approximately 180m south of the survey area. Only one roost record was returned, which is a Leisler's roost at Wilthorpe in excess of 1.5km from the survey area, although the location is vague and is confined to a 1km grid square.

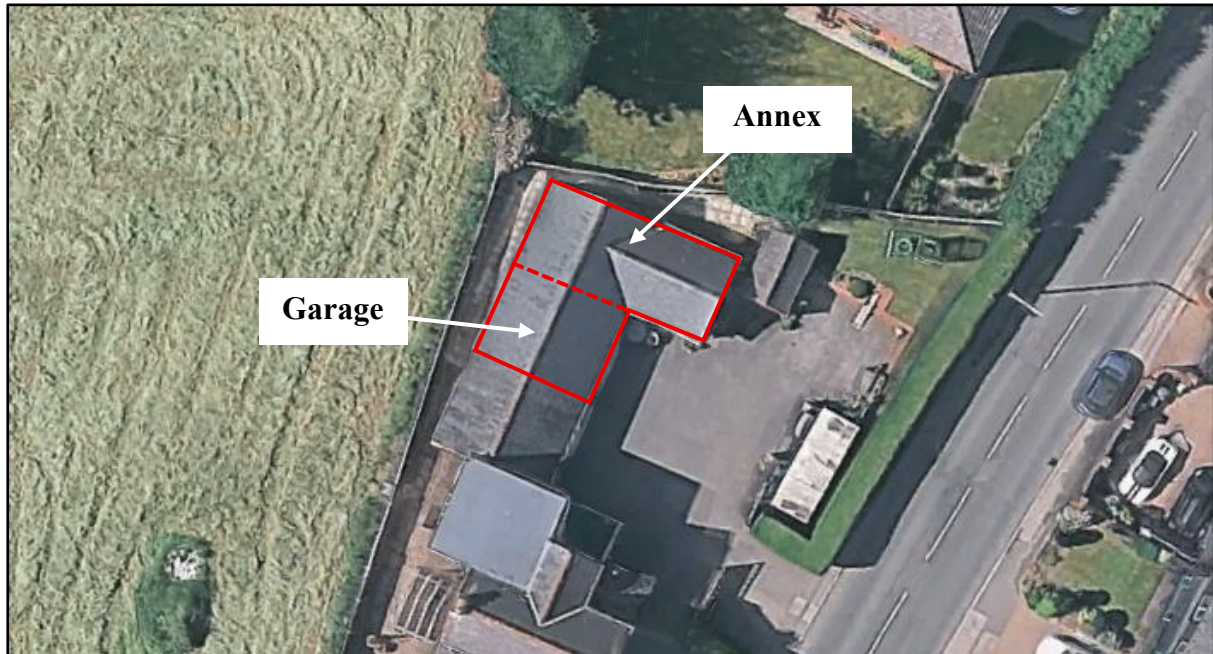
3.1.3. MAGIC website was checked for any records of bat mitigation licences, but there are none shown within 2km of the survey area.

3.2. Site Description.

3.2.1. The site is located on the outskirts of a suburban village, with residential properties to the north and east, and open fields with tree lines to the south and west. These habitats connect into woodland pockets and the River Dearne to the south. The aerial map below shows the location of the survey area indicated by the red arrow, and the surrounding landscape.



3.2.2. The survey area comprises a domestic garage and small annex. These are attached to the main house of 204 Spark Lane. The survey area is outlined in red in the aerial photograph below.



3.3. Preliminary Roost Assessment.

3.3.1. The garage and annex are single-storey, regularly used and well-maintained buildings.

3.3.2. The photographs below show the general nature of the externals of the building.

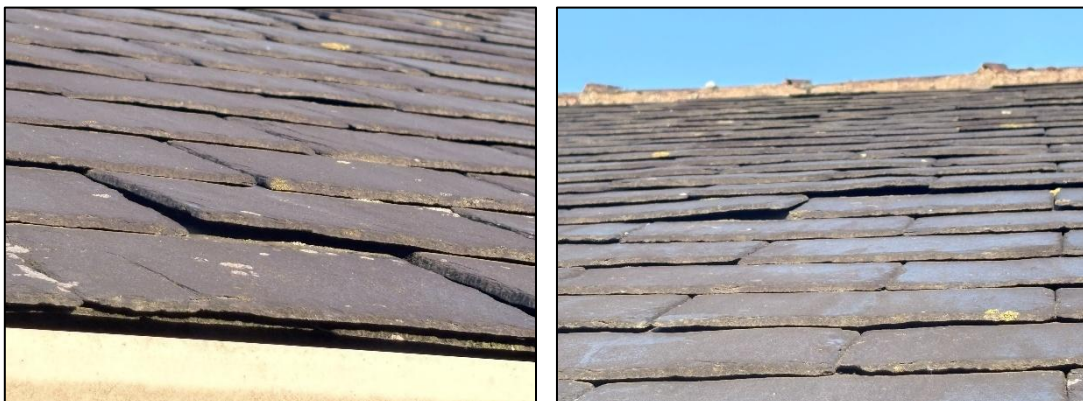




3.3.3. The walls are constructed from brick and are in excellent condition. The windows and doors have uPVC frames and are well sealed. One feature suitable for roosting bats was identified at the apex of the north gable end where there was a gap in the mortar at the very apex of the wall under the roof tiles. No other features suitable for roosting bats were identified in the walls. This feature is shown in the photographs below.



3.3.4. The roof is a pitched tiled roof. It is generally in a good state of repair, although the roof tiles do not naturally sit flush against each other. This creates occasional features that individual roosting bats could take advantage of. Examples of these are shown in the photographs below.



3.3.5. There are also some gaps under the ends of the roof tiles on the eastern and northern gable end that individual bats could take advantage of. These features are shown in the photographs below.



3.3.6. The guttering sits on the fascia. All areas of the fascia and soffits are in very good condition sitting flush to the walls and do not provide any opportunities for bats to roost.

3.3.7. The internal loft space above the garage and half of the annex was accessed during the survey. It was found to be a purlin and rafter construction, approximately 2-3m in ridge to floor height, with artificial lighting in the section of loft over the garage. The underside of the roof tiles was found to be felt-lined, which was in very good condition with no rips or tears. There was no accessible loft space in the remaining part of the annex.





3.3.8. A thorough inspection for bat field signs was carried out internally and externally and no such field signs were identified. The lack of bat field signs inside the loft spaces suggest that it is highly unlikely that loft dwelling bat species utilise those spaces.

3.3.9. Overall, a small number of potential roosting features were identified under roof tiles and holes in mortar under the end roof tiles and at the apex of one of the gable ends, which all present opportunities for low numbers of crevice dwelling roosting bats during the summer months. The building was therefore assessed as low potential for roosting bats.

3.3.10. The building does not provide suitable conditions for hibernating bats as it will not provide consistent conditions required for bats to stay in a state of torpor. The building was therefore assessed as negligible potential for hibernating bats.

3.4. Dusk Emergence Survey.

3.4.1. As the building was assessed as low potential for roosting bats, a dusk emergence survey was recommended and subsequently carried out by Ruth Georgiou, who holds a level two Natural England survey licence in respect of bats (2025-85718-CL18-BAT).

3.4.2. The evening was fine and dry, with a temperature of 18°C at the start of the survey and 16°C at the end of the survey. There was a very slight occasional breeze measuring 1 on the Beaufort scale. Sunset was at 20:12 and the survey lasted from 19:52 until 21:42.

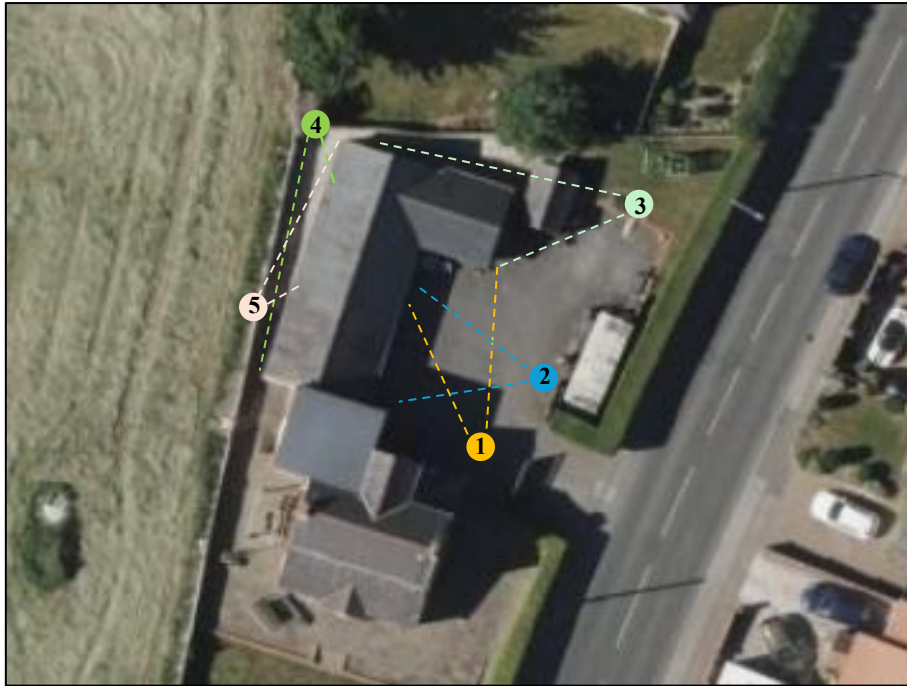
3.4.3. The surveyor was equipped with a Batbox Duet detector. Two Anabat Ranger static recorders were deployed around the site to record bat activity for subsequent computer analysis using Anabat Insight Software.

3.4.4. The surveyor moved around the survey area with the Batbox duet detector throughout the course of the survey to ensure all equipment was running correctly. The aerial photograph below shows where the Anabats (AB) were located throughout the survey.

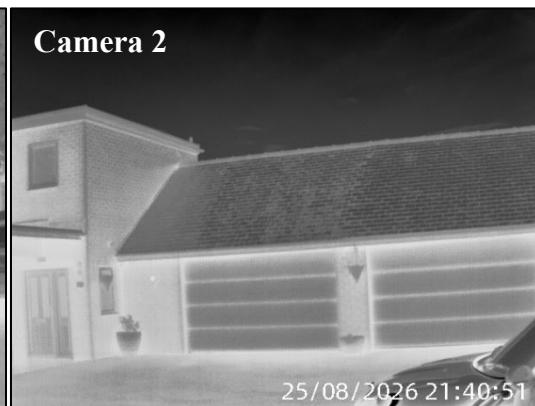


3.4.5. Five thermal cameras were also set up around the property, ensuring that all suitable features were covered.

3.4.6. The aerial photograph below shows where the cameras were positioned along with their approximate field of view.



3.4.7. The photographs below show the view of each camera at the darkest point of the survey.





3.4.8. Very low levels of bat activity recorded during this survey. No visual observations were made, and the surveyor heard a common pipistrelle bat passing over at 20:35, distant foraging at 20:38 and one common pipistrelle pass over at 20:42. None of these bats were seen.

3.4.9. No bats were seen to emerge from the building throughout the survey. The video cameras were subsequently analysed and confirmed no bats emerged from the building during the survey.

3.4.10. Subsequent analysis of the Anabats confirmed one common pipistrelle call on Anabat 1 and nineteen common pipistrelle bat calls on Anabat 2.

3.11. There was very limited potential for nesting birds in the building and no evidence of nesting birds was observed.

4. EVALUATION OF FINDINGS.

4.1. The building was assessed as low potential for roosting bats. No bats emerged during the subsequent dusk emergence survey and therefore, it is highly unlikely that the proposed works will have any impact on roosting bats.

4.2. The building does not offer suitable conditions for hibernating bats, therefore, the proposed works will have no impact on any bat hibernation roosts.

4.3. There was very little potential for nesting birds in the building and therefore, it is unlikely that nesting birds will be impacted by the works.

5. RECOMMENDATIONS.

5.1. Despite the survey findings, individual opportunistic bats can roost almost anywhere for the occasional period of time. Therefore, it is recommended that the works are carried out with due care, and in the unlikely event that a bat is found, it should be kept safe and protected and all works should stop until professional advice is sought on how to proceed.

5.2. It is recommended that an integrated bat box be incorporated into the new property where feasible.

5.3. If the works are carried out during the nesting bird season, which extends from March to August each year, it is recommended that all personnel undertaking the works remain vigilant for the nesting birds. If any birds are noted interacting with the building, it is recommended that a nesting bird survey is carried out to determine if they are nesting. If any active nests are found, they should be let undisturbed until the young have fledged and the nest is no longer in use.

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Checked by:	
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Appendix I. BAT INFORMATION.

Ecology

There are currently 18 species of bat residing in Britain, 17 of which are known to breed here. They are extremely difficult to identify in the hand and even more so in flight.

All appear to be diminishing in numbers, probably due to habitat change and shortage of food, caused by pesticides, as insects are their sole diet.

As their diet consists solely of insects, bats hibernate during the winter when their food source is at its most scarce. They will spend the winter in hollow trees, caves, mines and the roofs of buildings.

Certain species, particularly the pipistrelle (the commonest and most widespread British bat) can quickly adapt to man-made structures and will readily use these to roost and to rear their young.

Surveys

During walkover surveys, bat roosts can be identified by looking for:

- Suitable holes, cracks and crevices within any building, tree or other structure.
- Bat droppings along walls, window cills, or on the ground.
- Prey remains, such as insect wings.

Further investigations can be made using endoscopes, by carrying out aerial inspections of trees or by conducting bat activity surveys during dusk and dawn over summer months.

Legislation

Bats are protected under Appendix II and III of the Bern Convention (1982), Schedule 5 and 6 of the Wildlife and Countryside Act (1981), Annex IV of the Habitats Directive (some species under Annex II), Annex II of the Conservation of Habitats and Species Regulations (2010) and EUROBATS agreement. Numerous species are also listed under section 41 of the Natural Environment and Rural Communities Act (2006) making them species of principal importance.

All bats and their roosts are therefore protected in the UK. This makes it an offence to kill, injure or take any bat, to interfere with any place used for shelter or protection, or to intentionally disturb any animal occupying such a place.

The UK has designated maternity and hibernacula areas as Special Areas of Conservation (SAC's) under the Habitats Directive. Implementation of the UK Biodiversity Action Plan also includes action for a number of bat species and the habitats which support them.

Where development proposals are likely to affect a bat roost site, a licence is required from Natural England.

Appendix II. NESTING BIRD INFORMATION.

Ecology

The nesting season will vary according to the weather each year but generally commences in March, peaks during May and June and continues until September. It is also worth remembering that some birds nest in trees and scrub but others are ground nesting or prefer man-made structures or buildings.

Surveys

Nesting bird surveys search for potential nest sites in vegetation, buildings etc. Potential nesting sites are observed over a suitable period of time for bird movements or calling male birds that would indicate the presence of a nest. The presence of a nest can be identified from the field signs without the necessity to see the nest itself, thereby avoiding any disturbance of the nests. The best way to avoid this issue is to plan for vegetation clearance to be carried out outside the bird-nesting season.

Legislation

Nesting birds are protected under The Wildlife and Countryside Act 1981.

Part 1. -(1) Of the Act states that: - If any person intentionally: - kills, injures or takes any wild bird; takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or takes or destroys an egg of any wild bird, he shall be guilty of an offence.

Part 1. -(5) of the Act states that: - If any person intentionally: - disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on, or near a nest containing eggs or young; or disturbs young of such a bird, he shall be guilty of an offence and liable to a special penalty.

The Countryside and Rights of Way Act 2000 amends the above by inserting after “intentionally” the words “or recklessly”.