23 Church Street, Cawthorne

Bat Survey Report

11th September 2026



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1. Summary

1.1.1 Middleton Bell Ecology was commissioned to undertake a bat survey of 23 Church Street, Cawthorne, to inform proposals to refurbish the building, including re-roofing and rebuilding the northeast gable. A preliminary roost assessment and dusk emergence survey were undertaken on 20th August 2026.

1.1.2 No evidence of bat roosting was recorded during the preliminary roost assessment. The building was assessed as displaying low suitability for roosting bats. No bats were recorded emerging from the building during the dusk survey.

1.1.3 A neighbour provided an anecdotal account of bats historically roosting in the southeast elevation of the surveyed building. This account could not be corroborated or disproved by the surveys. Scaffolding had been present for approximately 6–8 weeks before the survey, and ceilings and internal wall finishes had already been stripped. These changes may have affected roost use and the availability of evidence of previous roosting.

1.1.4 A precautionary approach is recommended, with the proposed works undertaken in accordance with the non-licensed method statement in Appendix 2, delivered to relevant contractors through a toolbox talk. If bats or evidence of roosting are encountered, affected works must cease pending ecological advice and assessment of any licensing requirement. Bat-safe roofing materials should be used and one integrated bat box incorporated close to the apex of the rebuilt northeast gable. No further bat survey is considered necessary provided that works commence within 12 months of the survey; otherwise, Middleton Bell Ecology should be contacted to determine whether an update survey is required.

1.1.5 No evidence of bird nesting was recorded, although the building provided potential nesting opportunities. Relevant works commencing during March to August inclusive should be preceded by a nesting bird check undertaken by an ecologist. An integrated swift box should also be incorporated into the refurbished building to provide a nesting opportunity for building-dependent birds.

2. Introduction

2.1.1 A bat survey of 23 Church Street, Cawthorne was commissioned by the client, Daryl Cheetham, on 13th August 2026.

2.1.2 The survey was undertaken to inform proposals to re-develop the existing building, with proposals to include re-roofing and re-building of the northeast gable. At the time of commission, scaffold had been erected on the building and the ceiling and internal wall finishings had been stripped. Initially the client had planned a simpler re-development that would not require planning permission before subsequently uncovering structural defects with the building.

2.1.3 The bat survey works carried out comprised a preliminary roost assessment and single nocturnal survey, undertaken on 20th August 2026.

2.1.4 The site was located off Church Street in the centre of the village of Cawthorne, approximately 6.1 km northwest of Barnsley town centre.

3. Habitat Assessment

3.1.1 The surveyed building was located within a predominantly residential area, adjacent to street lights. However, both the immediate surroundings and Cawthorne generally had a high degree of tree cover. The village was known to support relatively abundant bat populations, including a notably high density of brown long-eared bat *Plecotus auritus* roosts compared with most other parts of South Yorkshire. The nearest substantial area of high-suitability bat foraging habitat comprised a small block of woodland to the west of All Saints' Church.

3.1.2 It was expected that the site would support an above-average density of bats for a site in Barnsley, with a moderately diverse range of species using the local area.

Table 1. Location and habitat table

Name and address: 23 Church Street, Cawthorne, Barnsley, S75 4HL			
OS Grid Ref. SE 28589 07971		Altitude. 107 m	
Local Planning Authority: Barnsley Metropolitan Borough Council			
Features on site and adjacent to site			
Feature	On site	Adjacent	Comments
Buildings	✔	✔	Dwellings to north, east and south, with All Saints' Church on opposite side of road.
River			
Standing water			Nearest pond 460 m east of site.
Bridges, tunnels and culverts			Associated with route of Tanyard Beck, 280 m west of site.
Trees	✔	✔	Tree adjacent to building, with high degree of tree cover in neighbouring gardens.
Woodland			Woodland block west of All Saints' church, c. 115 m west of site.
Grassland		✔	Lawns associated with neighbouring gardens.

Figure 1. Site location, with buildings outlined in red



3.2 Aims

3.2.1 The survey was conducted to help determine the following:

- The presence/absence of roosting bats.
- Bat roosting areas and access/egress points into the building.
- The presence/absence of nesting by birds.
- The level of bat roost potential associated with the building.
- The number and species of bat roosting within the building.
- Identify further survey work or mitigation requirements.

4. Methodology

4.1 Data Consultation

4.1.1 Bat records for locations within 2 km of the site were requested from South Yorkshire Bat Group and Barnsley Biological Records Centre.

4.1.2 A search of the Multi-Agency Geographic Information for the Countryside website was also undertaken to identify historic European Protected Species licences obtained for locations within 2 km of the site.

4.2 Internal and External Visual Inspection

4.2.1 The following personnel conducted the preliminary roost assessment on 20th August 2026:

- Robert Bell (MCIEEM; Bat Survey Class Licence WML-A34-Level 4, 2025-84862-CL20-BAT)

4.2.2 The following activities were carried out during the survey in compliance with relevant Bat Survey Guidelines (Collins, 2023):

- A brief inspection and assessment of the site and habitats present to within 300 m.
- An extensive examination of all parts of the building both inside and out to record structural features and condition and to record features that may be suitable for roosting bats. Particular attention was paid to any crevices or gaps in walls, lintels, gaps between beams and joists and to the possibility of finding droppings stuck to walls, floors or other surfaces, or insect remains below beams, among a number of other factors. All signs indicative of a bat roost presence including live or dead bats, droppings, feeding remains, scratch marks and staining were recorded.
- An assessment of the building's bat roost potential (negligible, low, moderate, high or confirmed roost).

4.2.3 In addition, signs of bird nesting were recorded, where seen.

4.2.4 The following equipment was used or at hand during the survey:

- Clulight
- Binoculars
- Endoscope
- Ladders
- Camera
- Drone

4.3 Nocturnal Survey

4.3.1 The nocturnal survey was conducted by Robert Bell.

4.3.2 A dusk emergence survey was undertaken on 20th August 2026 in compliance with relevant Bat Survey Guidelines (Collins 2023). The survey was undertaken with one manned survey position and two unmanned survey positions. Nocturnal surveyor positions are shown on Figure 2. The night vision aid covering the building's northwest elevation was mounted on the top lift of scaffold. This had the advantage of providing clear views of the roof and eaves and whilst the walls could largely not be seen this was considered acceptable, as the wall below lacked features that could not be ruled out by means of the visual inspection. End of survey images are shown in Appendix 1.

4.3.3 Night vision aids, comprising a combination of a single Canon XA10 infra-red camera, together with single Guide TK612 and Pixfra Arc613 thermal cameras. The dusk emergence survey continued from 15 minutes prior to sunset until 1.5 hours after this

time. Wildlife Acoustics EM Touch bat detectors and iPad/iPod recorders were used in each survey position.

4.3.4 Camera footage from the unmanned survey positions was initially analysed using software produced by Wildlife Imaging Systems. The software identified movement within the footage on a frame-by-frame basis and produced a set of images showing movement traces for each 30-second section of video. These images were subsequently reviewed by Robert Bell and, where a trace was identified that could potentially represent bat flight activity, the relevant section of video footage was reviewed in full. An example image produced by the software from the unmanned survey position is shown in Plate 1.

4.3.5 At the manned camera position, footage from the night vision aids was reviewed live on a screen once light levels had dropped to a point where surveyors were no longer able to reliably observe bats in flight visually (BCT, 2026). In addition, recorded footage was reviewed following the survey in order to check and confirm observations made in the field.

Figure 2. Nocturnal survey plan

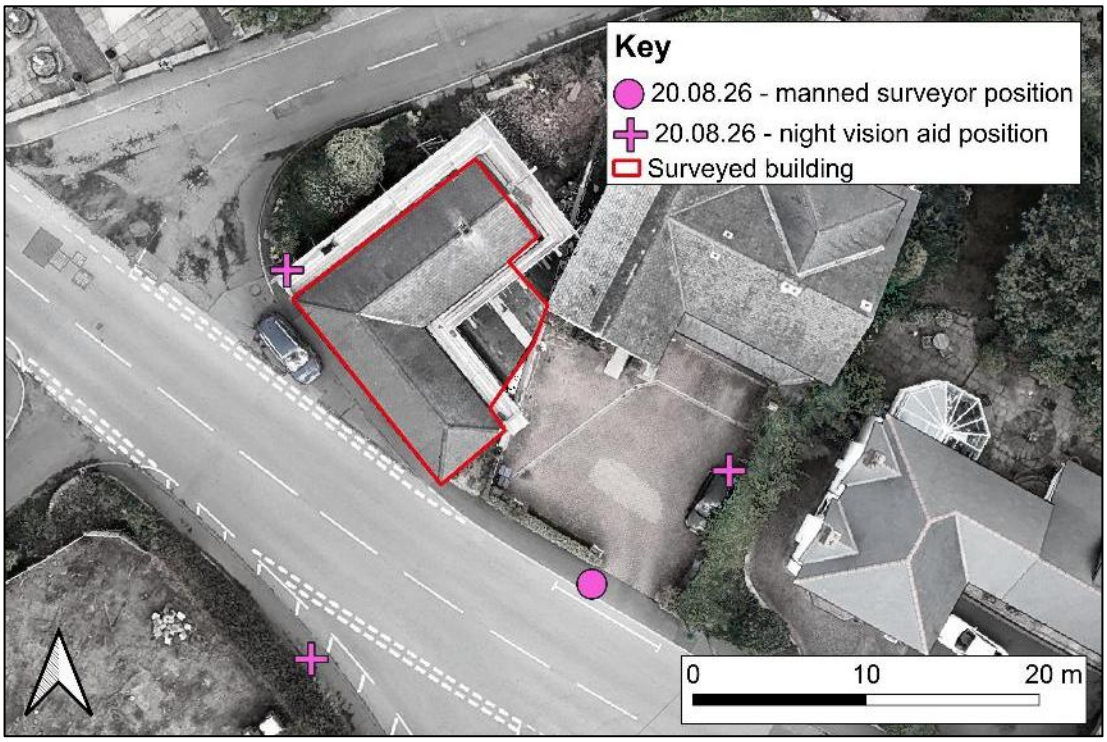
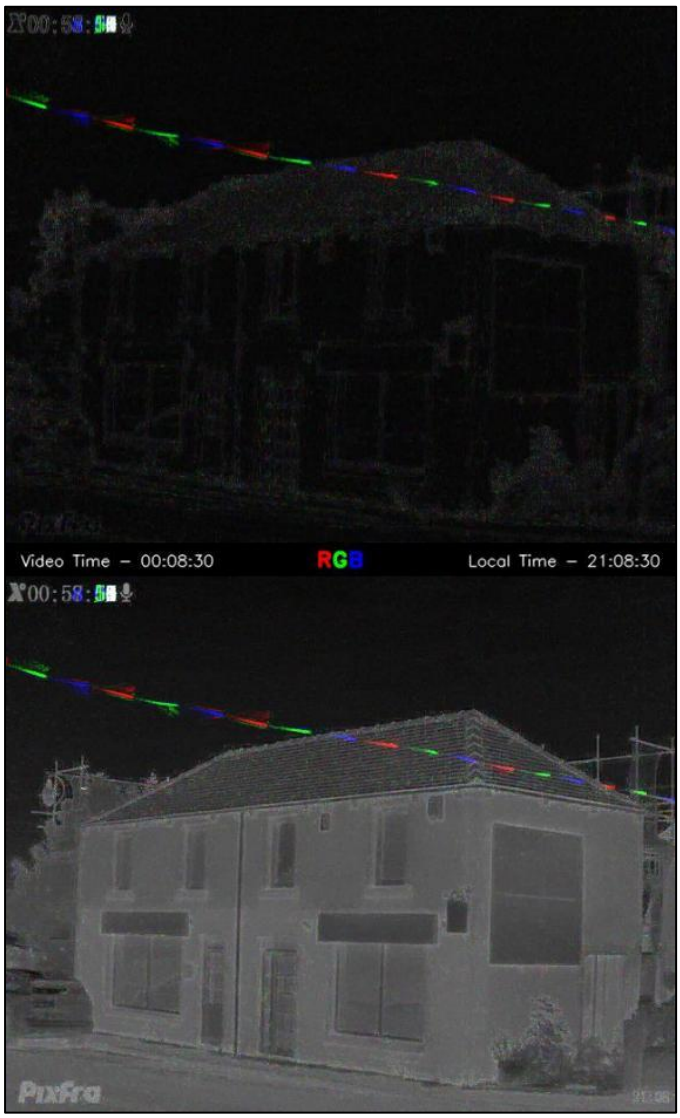


Plate 1. Example 30 second summary image from unmanned camera position to east of building on 20th August 2026, with bat foraging indicated by dotted red-green-blue line



4.4 Survey Limitations

4.4.1 The ceilings had been removed throughout the building. This may have removed evidence of previous bat roosting. The roof voids were only approximately 1.2 m high and consequently would have been considered too low to be likely to have experienced use by void dwelling bat species (i.e. brown long-eared bat).

4.4.2 Scaffolding had been present around the building for approximately 6–8 weeks before the survey. Although this enabled a more thorough external inspection, it may also have obstructed bat access to parts of the building and altered roost use, had any roosts been present. The scaffolding also partially obscured views of the eaves during the nocturnal survey. However, this limitation was considered to have been largely mitigated by positioning a night-vision aid on the scaffolding at the western corner of the building, covering the elevation that was most difficult to observe from ground level.

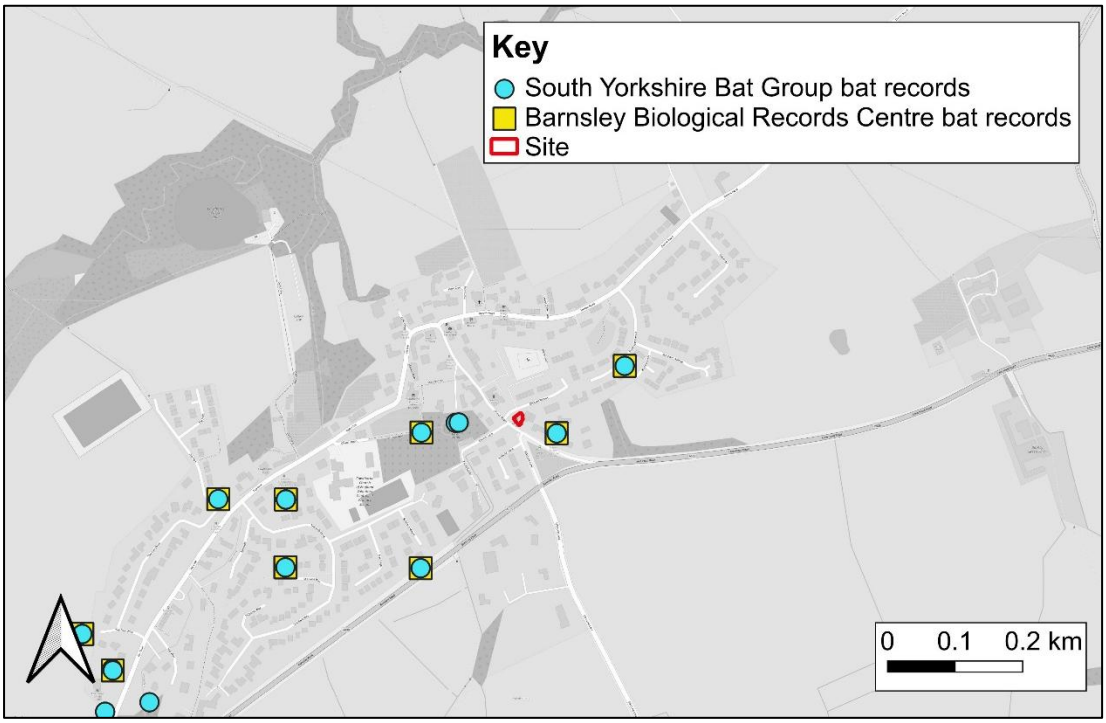
5. Results

5.1 Data Consultation

5.1.1 A total of 347 records were supplied, comprising 158 from Barnsley Biological Records Centre and 189 from South Yorkshire Bat Group, including two entries recording bat absence. These totals include records shared between the two datasets. Taken together, eight species were confirmed: common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, brown long-eared bat, Daubenton's bat *Myotis daubentonii*, Natterer's bat *Myotis nattereri*, whiskered bat *Myotis mystacinus*, noctule *Nyctalus noctula* and Leisler's bat *Nyctalus leisleri*. Other records were assigned to unidentified pipistrelles *Pipistrellus* sp., *Myotis* sp., *Nyctalus* sp., the whiskered/Brandt's/Alcathoe bat group, the noctule/Leisler's bat/serotine group, and unidentified bats.

5.1.2 The closest records were of pipistrelle bats at Kirkfield Close, approximately 50 m southeast of the site. South Yorkshire Bat Group supplied records of 101 bats on both 27th May and 23rd June 1992, three bats on 30th May 1995 and one bat on 1st June 1995. These records indicate a historical pipistrelle maternity roost. A September 2025 record of a brown long-eared bat roost (11 bats) was also provided for All Saints' Church, 70 m west of the site.

Figure 3. Bat records close to site



5.1.3 Two European Protected Species mitigation licences have been issued for locations within 2 km of the site. These licences are summarised in Table 2.

Table 2. Bat European Protected Species mitigation licences issued for locations within 2 km

Species listed on the licence	What does the licence cover?	Year Issue	Distance from site (km)	Direction
Brown long-eared bat, common pipistrelle, soprano pipistrelle and whiskered bat	Damage to a breeding roost/s and damage to a resting place/s	2018	1.4	Northwest
Brown long-eared bat, common pipistrelle, soprano pipistrelle and whiskered bat	Damage to a breeding roost/s and damage to a resting place/s	2019	1.4	Northwest

5.2 Preliminary Roost Assessment

5.2.1 No evidence of bat roosting was recorded within the surveyed building, with the building considered to display a low level of bat roost suitability.

5.2.2 No evidence of bird nesting was recorded during the survey.

External description

5.2.3 The surveyed building comprised a two-storey, L-shaped former shop and dwelling, constructed of brick and stone, with partly rendered elevations. The building appeared to date from the 19th century, although its precise construction date was not established. The main roof was multi-pitched and covered with Welsh slate, with clay ridge and hip tiles (where present). A northeast-facing gable featured stone coping, whilst the southeast end of the two-storey roof was hipped. A single brick chimney featured flashing at its base, and uPVC gutters were present around the building.

5.2.4 A single-storey extension had been constructed on the internal angle of the L-shaped two storey section of the building. This single storey extension featured two short, dual-pitched roofs, also covered with Welsh slate, with clay ridge tiles and mortared verges to the gables. A lead-lined valley was present between these roofs.

5.2.5 Scaffold surrounded all elevations of the two storey section of the building, with the exception of the southwest elevation and a part of the southeast elevation.

Potential roost features on exterior

5.2.6 External potential bat roost features on the exterior of the building included the following:

- Access to wall tops in places behind the gutters.
- Gaps in ridge bedding mortar.
- Sections of lifted flashing.
- A gap behind the 'Gallery 2' signage on the northwest elevation. Full inspection of this feature was possible.
- Recently exposed joints in the northwest elevation wall, where a formerly external chimney flue had been removed, although these joints could be fully inspected.
- Ventilation bricks on the southwest elevation.

Internal inspection

5.2.7 Internally, the first-floor ceiling had been removed, exposing the unlined roof, which was supported by a ridge beam, rafters and battens. The former roof void was estimated to have been approximately 1.2 m high. The internal wall finishes had also been stripped at the time of survey.

The roof of the single-storey extension was lined with hessian-backed Type 1F bituminous felt and supported by a ridge beam, rafters and battens. No roof voids were present within the extension.

Plate 2. Looking at building from the east



Plate 3. Southwest elevation



Plate 4. Northwest elevation



Plate 5. West corner of building



Plate 6. Ground floor extension



Plate 7. Potential bat access onto wall top



Plate 8. Gap in ridge bedding mortar



Plate 9. Lifted flashing at junction of ridge and chimney



Plate 10. Crevices into brickwork where external flue removed on northwest elevation



Plate 11. Looking at the underside of the roof wihtin the two storey section of the building



5.3 Nocturnal Survey

5.3.1 Prior to the nocturnal survey commencing a neighbour living in the building immediately east provided an anecdotal record of bats roosting in 23 Church Street, claiming they roosted in the southeast elevation of the building.

<u>20th August 2026 – dusk emergence survey</u>

5.3.2 The temperature at the beginning of monitoring was 13 °C, with a light air (Beaufort Scale Force 1) and full cloud cover (8/8). The temperature and wind level remained the same throughout the survey with cloud cover decreasing to seven oktas (7/8). The weather was dry throughout. Sunset was at 20:25.

5.3.3 No bat roosting activity was recorded during the survey.

5.3.4 The first bat recorded comprised a common pipistrelle heard at 20:50 (25 minutes after sunset). This species was recorded on three further occasions thereafter. The only other bat species recorded comprised a single brown long-eared bat, heard at 21:51.

6. Assessment

6.1 Summary and Evaluation of Findings

6.1.1 No bat records were received in relation to the surveyed building from either Barnsley Biological Records Centre or South Yorkshire Bat Group.

6.1.2 No evidence of bat presence was recorded during the internal and external visual assessment, however, the building was considered to display a low level of suitability to support roosting bats. No bat roosting activity was recorded during the nocturnal survey.

6.1.3 A neighbour provided an anecdotal record of bats historically roosting in the southeast elevation of the surveyed building. Although no evidence corroborating this information was recorded during the survey, historical roost use could not be ruled out. If bats had previously roosted in this location, the presence of scaffolding may restrict access and reduce the likelihood of its use while the scaffold remains in place.

6.1.4 No evidence of bird nesting was recorded, however, the building was considered to display some suitability for bird nesting.

6.2 Legislation and Policy Guidance

Bats

6.2.1 Bats receive protection under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended).

6.2.2 It is an offence to:

- Deliberately capture (or take), injure or kill a bat.
- Intentionally or recklessly disturb bats whilst they are occupying a structure or place used for shelter or protection.
- Damage or destroy the breeding or resting place (roost) of a bat.
- Possess a bat (live or dead), or any part of a bat.
- Intentionally or recklessly obstruct access to a bat roost.
- Sell (or offer for sale) or exchange bats (dead or alive), or parts of bats.

6.2.3 The Convention on Biological Diversity, signed in Rio de Janeiro, Brazil in 1992, requires member states to develop national strategies and to undertake a range of actions aimed at maintaining or restoring biodiversity. The UK Biodiversity Strategy was produced in response to the Convention.

6.2.4 The National Planning Policy Framework was revised in August 2026 and states that development proposals should “minimise any adverse impacts on biodiversity and include features which support priority or threatened species such as swifts *Apus apus*, bats and hedgehogs *Erinaceus europaeus*”.

Birds

6.2.5 All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to:

- Intentionally kill, injure or take any wild bird.
- Take, damage or destroy the nest (whilst being built or in use) or eggs of any wild bird.

6.3 Further Survey, Recommendations and Enhancements

Bats

6.3.1 Given the anecdotal records of roosting bats in 23 Church Street, in spite of the lack of evidence recorded during survey works documented in this report, it is recommended that a precautionary approach is adopted with works to be undertaken under a non-licensed method statement.

6.3.2 The non-licensed method statement is provided in Appendix 2. This will be delivered to the roofer by means of a toolbox talk. In order to safeguard roosting bats in the long-term a bat safe roofing membrane (Appendix 3) will be used, with a single integrated bat box to be incorporated into the re-built northeast gable. The integrated box to be included will comprise a Vivara Pro UK Build-in WoodStone® Bat Box (Plates 12 & 13) to be fitted close to the gable apex.

6.3.3 No further bat survey is considered necessary providing that works commence within 12 months of the bat survey works. If works are to commence after this date, then Middleton Bell Ecology should be contacted to determine the requirement for an update survey.

Plates 12 & 13. Build-in bat roost products





Birds

6.3.4 If works are to commence during the main bird nesting period (March to August inclusive), then works should be preceded by a nesting bird check, to be undertaken by an ecologist.

6.3.5 In accordance with the National Planning Policy Framework, it is recommended that an integrated swift box such as the S Brick, should be installed in the renovated building. This box could also be fitted in the re-built northeast gable. Studies have shown that swift boxes are used by other bird species that utilise buildings and consequently this measure will provide potential nesting space for house sparrows *Passer domesticus* and starlings *Sturnus vulgaris*, in addition to potentially providing future nest space for swifts.

6.4 Conclusions

6.4.1 No evidence of bat roosting was recorded during the preliminary roost assessment or dusk emergence survey of 23 Church Street, Cawthorne, undertaken on 20th August 2026. The building was assessed as displaying low suitability for roosting bats. However, a neighbour provided an anecdotal account of historical roosting in the southeast elevation, which could not be corroborated or disproved. Scaffolding and internal stripping undertaken before the survey may have affected roost use and the availability of evidence, and the findings should be considered in this context.

6.4.2 A precautionary approach is therefore recommended, with the proposed works undertaken in accordance with the non-licensed method statement in Appendix 2, delivered to the relevant contractors through a toolbox talk. If bats or evidence of roosting are encountered, affected works must cease pending ecological advice and assessment of any licensing requirement. Bat-safe roofing materials and an integrated bat box within the rebuilt northeast gable should be incorporated as specified in Section 6.3. No evidence of bird nesting was recorded, although a nesting bird check should precede relevant works commencing during March to August inclusive, with the provision of an integrated swift box also recommended.

7. References

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation Trust.

BCT (2026) Bat Emergence Surveys using Night Vision Aids – A Technical Guide for Professional Ecologists. The Bat Conservation Trust, London.

ILP (2023) Guidance Note 08/23: Bats and Artificial Lighting at Night. Institute of Lighting Professionals and Bat Conservation Trust.

Appendix 1. End of Survey Night Vision Aid Images

Images below show footage from each night vision aid towards the end of the survey.

Plate A1.1. Image from Canon XA10 to east of building



Plate A1.2. Image from Pixfra Arc 613 southwest of building



Plate A1.3. Image from Guide TK612 on scaffold at western corner of building



Appendix 2. Non-Licensed Method Statement

TOOLBOX TALK NOTES – 23 CHURCH STREET

- Although 2026 bat survey works recorded no evidence of bat roosting at 23 Church Street, a neighbour noted that bats had historically roosting in the southeast elevation of the two storey section of the dwelling.

- The measures detailed in this document have been developed to reduce the likelihood of a breach of bat protection legislation and to help safeguard the long-term interests of roosting bats re-roofing of the existing building.

- The proposed works are not covered by any bat mitigation licence. Outside of a bat licence, it is illegal to deliberately capture, injure or kill a bat, with bats also protected from deliberate or reckless disturbance and from damage or destruction of a breeding site or resting place (roost). Disturbing a bat roost can lead to unlimited fines, up to six months in prison and seizing of items used to commit the offence, e.g. vehicles, plant or machinery.

- Prior to the works commencing a licenced bat ecologist will deliver this Toolbox Talk (setting out the terms of the non-licensed method statement) to the roofing team.

- If bats are recorded at a time that an ecologist is not present on site, then all works in the surrounding area should cease and a licensed bat worker should be contacted immediately (Robert Bell – 07816 328926).

- **If a bat or evidence of bat roost presence is found then the need for a mitigation licence will be reassessed by the ecologist**. The works must not resume until the ecologist has confirmed the appropriate course of action and any necessary licence is in place.

- The only acceptable types of roofing felt to be used in connection with this project include felt or membranes, shown to be bat safe, at least on the upper surface. Such materials comprise hessian-backed Type 1F bituminous felt, Siga Majcoat 350, TLX BatSafe and Siga Majcoat 200 SOB.

- In addition to bat safe membrane, a single integrated bat box is to be installed close to the apex in the re-built northeast gable.

- Several species of bat in the UK have been shown to occasionally carry rabies. For this reason and to avoid injuring the bats, construction staff should not handle bats.

- UK bats are very small animals, and the bodies of the smallest bats are able to fit inside a match box. Several species of UK bat are able to conceal themselves in gaps and crevices little wider than 1 cm.



This image shows a pipistrelle bat approximately 5cm in length

- Bat droppings appear similar in size and shape to mouse droppings, but if rolled between your thumb and forefinger will crumble to dust, unlike mouse droppings.

- Any material with potential to form a crevice should be removed by hand with care. Suitable crevices/features should be searched, if possible, using a torch, prior to removal. All material concealing an enclosed crevice/void should be lifted in such a way as to avoid crushing any animals' underneath. If bats or bat droppings are encountered during stripping works, then all works in the surrounding area should cease and the licensed bat worker should be contacted.

Development staff that have received toolbox talk

Signature	Name	Organisation	Date

Appendix 3. Bats and Roofing Membranes

Standard roof membranes can cause the death of significant numbers of bats. Traditional bitumen coated roofing felt is recommended where roosting bats are expected to be present.

The problem

Standard non-bitumen coated membranes (including almost all breathable membranes) used below roof slates and tiles present a significant problem for bats. Over time, strands are pulled away from the surface of these materials as bats crawl over them. These fuzzy strands are very strong and can tangle and trap bats, sometimes causing the death of bats over multiple years[1].

One example we have encountered comprised a pipistrelle roost which formed in a building extension constructed in 2009. Over the course of just 13 years the roofing felt degraded to the extent that it trapped and killed more than 10 bats. Fortunately, the problem in this roost was identified and remedial work was undertaken to replace the roofing membrane in 2022.

Plate A3.1. Four dead pipistrelles tangled in breathable roofing membrane



Although a new roof might be considered to lack potential bat access points, that is often not the case. Roofs covered with stone slates almost always have gaps large enough to be accessed by bats, this is often also the case where imitation stone slates are used. On older buildings the uneven roof timbers and/or building design also often results in gaps on wall tops and between slates. Even on new builds it is often possible for bats to access potential roosts via features such as dry verge capping. Some bats can access a space no wider than a biro pen, therefore it is not surprising that they can find their way into most buildings.

Safe roofing membranes (and membranes behind cladding)

From a bat perspective, the best membrane option for areas where roosts are expected comprises traditional hessian-backed Type 1F bituminous felt. This product has been widely and safely used as a secondary weather barrier since approximately the 1950s/1960s. Wooden sarking has also been used for many decades and if appropriately treated, is safe for

[1] Wearing S. Essah E., Gunnel K. & Bonser R. (2013) Double jeopardy: the potential for problems when bats interact with breathable roofing membranes in the United Kingdom. Architecture and Environment

use in bat roosts. Wooden sarking also has the benefit of providing additional insulation and it is usually breathable.

At the time of writing (and to our knowledge) three products have passed the 'snagging propensity' test; and are approved by Natural England for use in bat roosts. This test attempts to replicate the wear and tear which results from bats crawling over the membrane. The approved products are: TLX BatSafe[2,3], SIGA Majcoat 350, and Partel Exoperm Duro 300 Fuse. Although they have passed this test, it is unclear how these membranes will degrade in the medium and long term, particularly in larger bat roosts. Therefore, we do not recommend that they are used for roosts with multiple bats, and particularly for maternity roosts. An additional product, SIGA Majcoat 200 SOB Diffusion, passed the test for its upper surface only. This product should not however be used in known bat roosts or locations where bat mitigation is to be installed. Although none of these products are considered to be as safe as traditional Type 1F bituminous felt, they may provide an option for roofs where future bat use cannot be ruled out, and a breathable solution is required.

Additional considerations

In recent years a fairly substantial proportion of the lofts we have surveyed which had existing breathable felt, were found to have been damaged by wasps (Plate A3.2). The wasps appear to have chewed holes in the felt and formed nests. This doesn't appear to be a problem associated with traditional bitumen coated roofing felt. Any holes within roofing felt are likely to significantly reduce its functionality as a secondary weather barrier. Where bats or birds come into contact with breathable roofing membranes, they can also damage it causing it to leak, they can also significantly reduce the breathability of the felt in that location.

Plate A3.2. Damage to a breathable roofing membrane adjacent to a wasp nest



Traditional bituminous Type 1F roofing felt is a non-breathable product and therefore ventilation is required. Sufficient ventilation can usually be achieved, even in buildings with vaulted ceilings, however, some consideration during the design stage is required. Products to increase the ventilation within roofs where bituminous Type 1F felt has already been installed are also available.

[2] https://www.gov.uk/government/publications/bats-apply-for-a-mitigation-licence#full-publication-update-history:~:text=Use%20of%20safe%20roofing%20membranes

[3] TLX BatSafe requires all joints and cut edges to be taped in order to prevent the fraying of bare edges.

Appendix 4. Bat Records

In accordance with best practice and the requirements of bat licensing, bat records collected during surveys are supplied to the relevant biological record centres and bat groups. The records to be supplied in accordance with this survey are shown below. House names/numbers are not given out by record holding organisations except under very particular circumstances. Please let us know if you object to the distribution of these records.

Date	Species	Site Address	OS Grid Reference	Notes
20/08/2026	Common pipistrelle	23 Church Street, Cawthorne, Barnsley, S75 4HL	SE 28589 07971	Foraging
20/08/2026	Brown long-eared bat	23 Church Street, Cawthorne, Barnsley, S75 4HL	SE 28589 07971	Pass