

**Whitcher Wildlife Ltd.
Ecological Consultants.**



**512 DONCASTER ROAD, STAIRFOOT,
BARNSELY.**

OS REF: SE 37128 05628.

BAT SURVEY.

Ref No: DAW/26/01.

Date: 11th May 2026.

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1. INTRODUCTION.

1.1. Work is in progress to construct a two-storey extension to the rear of 512 Doncaster Road, Stairfoot and to convert the block into flats. An extra planning application has now been submitted to raise the extension to three floors.

1.2. Derek Witcher has been commissioned to carry out a bat survey of the buildings to establish whether there are any issues that may affect the proposed works.

1.3. A survey was carried out on 11th May 2026. This report outlines the findings of the survey and makes appropriate recommendations.

1.4. Appendix I of this report provides background information with respect to bats and the legal protection afforded to them.

2. SURVEY METHODOLOGY.

2.1. The survey area was checked for signs of nesting birds by looking and listening for the following signs: -

- * Holes, cracks and crevices.
- * Male birds singing.
- * Repetitive bird movements indicating nesting or feeding.

2.2. The survey area was searched for mature trees and derelict buildings and where found these were checked for potential bat roosting by looking for the following signs:

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- * Holes, cracks or crevices.
- * Bat Droppings.

2.3. The land immediately adjacent to the survey area was assessed for bat roosting potential and bat foraging potential. Connective routes and flight lines were also assessed whilst on site and using maps of the area.

2.4. All bat survey work was carried out in line with Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition).

2.5. This survey was carried out by a team of ecologists led by Derek Whitcher who has over thirty years' experience of surveying for wildlife and has run his own wildlife consultancy since 1998. He has extensive experience of a wide variety of survey techniques for a variety of species of protected wildlife supplemented by attendance on a wide range of training courses through CIEEM, FSC and BCT. As a member of CIEEM he is committed to continuous professional development, a continual process of learning and career development, a condition of CIEEM membership. He holds current Natural England survey licences for bats and great crested newts.

Natural England Bat Survey Licence Number	2015-13205-CLS-CLS.
Natural England Great Crested Newt Licence Number	2015-06792-CLS-CLS.

3. SURVEY RESULTS.

3.1. Site Description.

3.1.1. The location of 512 Doncaster Road, Stairfoot is shown on the aerial map below, marked with the red arrow.



3.2.2. The building is located in a terraced block facing onto the busy Doncaster Road just to the northwest of the Stairfoot Roundabout. This is a busy commercial and residential area of Barnsley surrounded by houses and shops.

3.1.3. The frontage of the block is shown below where there is currently a hairdressers shop on the ground floor.



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3.2. Survey Results.

3.2.1. The building consists of a two storey stone built frontage with a hairdressers shop of the ground floor with a flat above and a dormer window above that in the roof.

3.2.2. The stone wall is in good condition, well pointed and sealed to the window and door frames and the wall is continuous and includes the front of the dormer window.

3.2.3. The roof is covered with thin, Welsh slates that are tight fitting. All slates are in place and the ridge tiles are well pointed. There are a couple of partially slipped tiles that are at an angle but these are still close fitting with no gaps large enough for bats.

3.2.4. The rear of the building is three stories high and the walls are brick built with solid brick walls. The window frames are well fitted to the brickwork and as far as could be seen there were no gaps, cracks or crevices suitable for roosting bats.



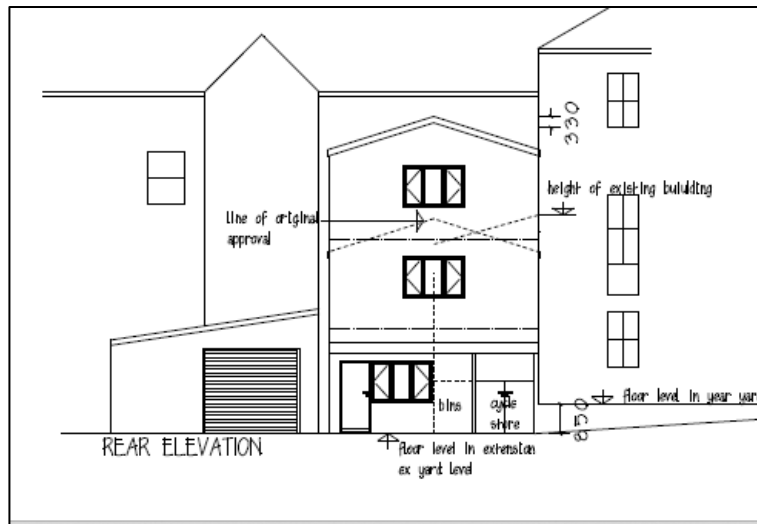
3.2.5. The lower two storeys were obscured by a two storey extension that is part of a separate planning consent and part built. Work has ceased on this extension pending the result of this new application to go an extra floor higher. This is not considered a constraint to this survey.

3.2.6. The roof on this side of the building is the same as at the front with close fitting, thin, Welsh slates that provide no gaps between and well pointed ridge tiles.

3.2.7. The eaves are typical of this age of building, with a black fascia board and no soffits board. No gaps could be seen from ground level.

3.2.8. Internally, there is no loft space as evidenced by the dormer window at the front of the building and the two skylights to the rear. The inside of the roof was not visited

during the survey as this will remain unaffected by the proposed extension that will finish below the existing eaves level, as shown below.



3.2.9. The building was assessed in accordance with the Bat Conservation Trust Good Practice Guidelines, Edition 4, to have negligible potential for roosting bats.

4. EVALUATION OF FINDINGS.

4.1. The existing building at 512 Doncaster Road, Stairfoot is a two-storey stone building at the front and a three-storey brick building at the rear with a pitched, slate covered roof. The planned work is to build the rear extension that is already in progress to a third storey. The works will impact the rear brick wall of the existing building only as the ridge will remain below eaves level of the existing building.

4.2. The existing building was assessed in accordance with the Bat Conservation Trust Good Practice Guidelines to have negligible potential for summer roosting bats and no potential for hibernating bats. Therefore, the proposed three-storey extension will have no negative impact on roosting bats.

5. RECOMMENDATIONS.

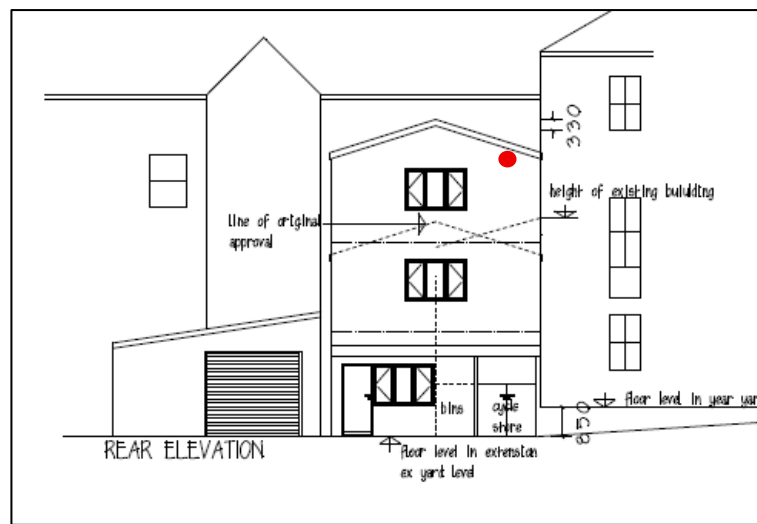
5.1. The existing building was assessed to have negligible potential for summer roosting bats and no potential for hibernating bats. Therefore, no further surveys are recommended, there is no requirement for a mitigation strategy and no requirement for a natural England licence.

5.2. Individual bats can roost almost anywhere and therefore, it is recommended that all personnel employed on the construction work are briefed with respect to the possible presence of roosting bats, where they may be found and the actions they must take in the event either is found.

5.3. In the unlikely event that a bat is found during the work, it should be kept safe and sheltered, all work must stop, and Derek Whitcher should be contacted for professional advice as to how to proceed.

5.4. Toolbox talks have been included at the end of this report to help with briefing site personnel.

5.5. To comply with the requirements of the NPPF, it is recommended that one integrated bat brick be built into the rear wall of the proposed extension at the location indicated by the red dot below.



Prepared by:

Derek Whitcher. BSc, MCIEEM, MCM	Date: 12 th May 2026
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6. REFERENCES.

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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.

Toolbox Talk: Nesting Birds

The bird nesting season varies according to the weather each year but generally commences in March, peaks during May and June and continues until September.

A bird's nest is the place in which a bird lays and incubates its eggs. Some species build a nest structure while other species lay their eggs directly onto the ground or on a rocky ledge. Nests can be constructed from a variety of materials and are usually lined with feathers or fur.

Identification.

Some birds construct nests in an area where it can be seen while others construct nests that are hidden from view and are more difficult to identify.

The photograph to the right shows a Moorhen nest which can easily be seen.



Nests can also be identified from field signs without the necessity to see the nest itself. The presence of a nest can be identified by seeing the adult birds leaving and returning to the nest regularly with food to feed the chicks.

The photograph to the left shows a Wren's nest in overhanging tree roots, which is almost impossible to see.

Care should be taken at any time during the nesting season particularly when regular bird activity is seen or birds can be heard calling.



Habitat.

Birds regularly nest in a variety of places with some species nesting in buildings or vegetation and others nesting on the ground or on water. However, birds may nest in any habitat or situation if they identify a suitable nest site.



Legislation.

Part 1. -(1) of the Wildlife and Countryside Act 1981 states that:

If any person intentionally or recklessly:

- 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 or recklessly:

- 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.

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If a nest or potential nesting activity is identified during works, stop all works and contact Whitcher Wildlife Ltd directly on 01226 753271 or at info@whitcher-wildlife.co.uk

Toolbox Talk: Bats

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18 species of bat have been recorded in Britain, 17 of which are known to breed here.

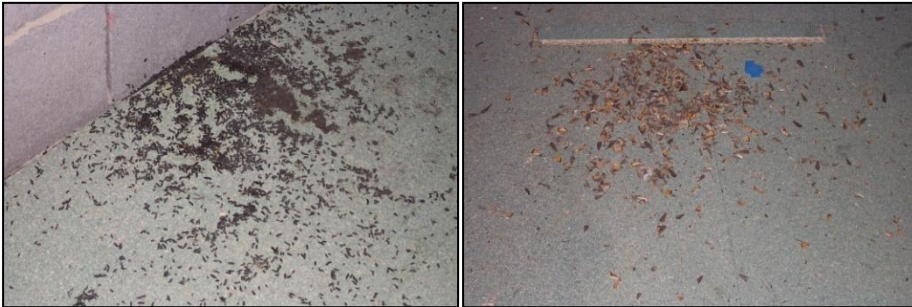
Identification.

Some species can be extremely difficult to identify in the hand and even more so in flight.

Species such as the Brown Long Eared bat pictured above can be more easily identified in the hand. Whereas, the Common Pipistrelle and Soprano Pipistrelle are more difficult to identify.



Bats are more easily identified by field signs such as droppings or feeding remains.



Habitat.

Bats are highly specialised creatures and require a relatively narrow range of suitable conditions in order to sustain a viable population. Bats require an abundant supply of flying insect food in places where they can easily be caught and they need safe and reliable roosting sites, particularly during breeding and hibernation.

Bats are heavily dependent on buildings and trees for their roost sites and therefore extremely susceptible to disturbance from human activities. Development schemes can also isolate bat populations and sever roost sites from favoured feeding areas by removing hedgerows or other features used as commuting routes.

Bats are susceptible to disturbance and have been known to abandon roost sites after instances of disturbance. The effects of disturbance are more pronounced at different times of year. Serious disturbance during breeding can result in the breeding females being killed or the abandonment and subsequent starvation of dependant young. Repeated disturbance during winter hibernation can result in the death of adult animals from starvation.

The level of protection afforded to bats in the UK and European legislation reflects the fact that it is now generally accepted that bats have declined substantially, maybe by as much as 60%, over recent years. Most species are declining and vulnerable with all species being protected.

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 occasionally the roofs of buildings.

Certain species, particularly Pipistrelle, can quickly adapt to manmade structures and will readily use these to roost and to rear their young.

Legislation.

Bats and their roosts are fully protected at all times (whether the bats are currently present or not). This protection comes from the Wildlife & Countryside Act 1981 (updated by the Countryside Rights of Way Act 2000) and the Habitats Regulations 1994. Under this legislation it is an offence to intentionally or recklessly kill, injure, capture or disturb bats or to damage, destroy or obstruct access to any place used by bats for shelter or protection.

Under the Habitats Regulations, where bats may be affected by development proposals, a licence is required from Natural England. Natural England's published guidelines on the licence procedure indicate that if, on the basis of survey information and specialist knowledge of the species concerned, the proposed activity is reasonably likely to result in an offence then a licence is required. If, on the other hand the proposed activity is reasonably unlikely to result in an offence, then a licence is not required.

If bats or bat field signs are identified during works, stop all works and contact Whitcher Wildlife Ltd directly on 01226 753271 or at info@whitcher-wildlife.co.uk