



The Monkey, Thurgoland
Results of Bat Surveys and Bat Mitigation Strategy

Mr Anthony Youel

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APPENDIX A:

RESULTS OF DNA ANALYSIS OF DROPPINGS BY WARWICK UNIVERSITY IN
SEPTEMBER 2016 AND JANUARY 2017

APPENDIX B

DESK STUDY DATA PROVIDED BY THE WEST YORKSHIRE BAT GROUP

1.0 INTRODUCTION

1.1 Terms of Reference and background to proposals

SLR Consulting Ltd was commissioned by Mr Antony Youel to undertake bat surveys of 'The Monkey', a former public house (now closed to the public, and being used as a temporary art studio, and home). The building is located on Hollin Moor Lane, Thurgoland, West Yorkshire, S35 7AX (OS grid reference SE 29989 02146).

The site consists of the former pub, a small detached garage, and a small boiler house, and area of hard-standing (the former car park).

Planning permission is being sought to demolish the existing buildings, and construct up to four properties.

The initial bat survey consisted of an internal and external inspection on the 27th of September 2016, followed by a dusk emergence survey (involving two surveyors) later that evening. A number of droppings, collected from roof voids were also sent off for DNA analysis, on this date.

A further site visit was undertaken on the 24th of January 2017. This involved an intrusive search of the void between the bitumen roofing felt and the roof tiles, by cutting away sections of the internal felt and searching the void behind them for bats and/ or bat droppings and potential bat access points and/ or roosting features. Further droppings were collected on this date, and also sent off for DNA analysis.

Survey work was undertaken by Mr Gary Oliver MCIEEM CEnv, Principal Ecologist with SLR Consulting and holder of a Class 2 Natural England bat survey licence, and Trainer for South Yorkshire. Assistance was provided by Mr Jim Flanagan, ACIEEM, Senior Field Ecologist with SLR Consulting, and holder of a Class I Natural England bat survey licence.

1.2 Relevant Legislation & Policy¹

1.2.1 Legislation

In England, all British bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2010, which defines European protected species, and the Wildlife and Countryside Act 1981, as amended by the Countryside & Rights of Way Act 2000 and the Natural Environment and Rural Communities Act (NERC Act) 2006.

These pieces of legislation combine to give substantial protection to bats and their roost sites, making it an offence to:

- Deliberately/intentionally kill, injure or take a bat;

¹ Please note that this legal information is a summary and intended for general guidance only. The original legal documents should be consulted for definitive information. Web addresses providing access to the full text of these documents are given in the References & Bibliography section.

- Damage, destroy or obstruct access to any place that a bat uses for shelter or protection, or a resting place (this is taken to mean all bat roosts whether bats are present or not); or
- Deliberately /intentionally or recklessly disturb² bats.

The Natural Environment and Rural Communities Act 2006 places a duty on authorities to have due regard for biodiversity and nature conservation during the course of their operations.

1.2.2 Policy

The National Planning Policy Framework (NPPF) lays out current government policy on sustainable development including considerations towards biodiversity and nature conservation, and places a duty on planners to make material consideration to the effect of a development on legally protected species when considering planning applications.

The UK Biodiversity Action Plan (UKBAP) (Anon, 1995), organised to fulfil the Convention on Biological Diversity in 1992, to which the UK is a signatory, has produced a national priority species list with all species included having specific action plans defining the measures required to ensure their conservation. Regional and local BAPs have also been organised to develop plans for species of nature conservation importance at regional and local levels.

The UKBAP, as updated in 2007, lists seven bat species as conservation priorities:

- Barbastelle *Barbastella barbastellus*
- Bechstein's *Myotis bechsteinii*
- Noctule *Nyctalus noctula*
- Soprano pipistrelle *Pipistrellus pygmaeus*
- Brown long-eared *Plecotus auritus*
- Greater horseshoe *Rhinolophus ferrumequinum*
- Lesser horseshoe *Rhinolophus hipposideros*

² Disturbance, as defined by the Conservation of Habitats and Species Regulations 2010, includes in particular any action which impairs the ability of animals to survive, breed, rear their young, hibernate or migrate (where relevant); or which affects significantly the local distribution or abundance of the species.

2.0 METHODOLOGY

2.1 Internal and External Daytime Inspections

The initial internal and external building inspection was undertaken by Mr Gary Oliver, Principal Ecologist with SLR Consulting, and Natural England Class 2 bat licence holder (number CLS001202) on the 27th of September 2016.

The property contains four loft spaces which were all thoroughly inspected for signs of occupation by bats, including droppings, moth wings, and bats themselves; this was aided by the use of a powerful Clulite (million candlepower) torch, and a fibre-optic endoscope.

A further internal survey was also carried out by Mr Gary Oliver, on the 24th of January 2017. This involved an intrusive search of the void between the bitumen roof lining, and the outer roofing tiles, in all loft voids containing roofing membrane. This second survey also involved a repeat survey of the loft voids, to search for bats and/ or bat droppings.

During both the September 2016 and January 2017 surveys a number of potential bat droppings were collected, and sent off to Warwick University for DNA analysis.

The exterior of this building was also searched for characteristic signs of occupation by bats, such as droppings on walls, windows and window sills. Potential bat access points, such as gaps between mortar, missing, slipped or raised roof tiles, gaps under lead flashing, and beneath fascias, were also searched for; this was aided by the use of binoculars, again, assisted by a powerful (million candlepower) Clulite torch.

2.2 Dusk Emergence Bat Detector Survey

A dusk emergence bat detector survey was undertaken on the 27th of September 2016; survey commenced at 18.37 hours (approximately 15 minutes before local sunset), and finished at 20.37 hours. The surveyors, Mr Gary Oliver and Mr Jim Flanagan, were positioned at opposite ends of the property (Mr Oliver on the south-west corner, and Mr Flanagan on the north-east corner), in order to cover all aspects.

The wind speed varied from 'light breeze' (at the start) to moderate breeze (at the finish). The wind was from the south, and there was rain, a cloud cover of 7/8 and an ambient temperature of 14°C throughout.

2.3 Desk Study

The West Yorkshire bat group has been contacted for bat records for the site, and land within a 1km radius. Data was provided on the 7th of October 2016.

3.0 RESULTS

3.1 Results of Internal and External Building Inspections

3.1.1 Former Public House

The former public house, understood to have no longer been used as a pub for just over a year, consists of the original two-storey building, with single storey annexes to the west, north and east.

The exterior is rendered and has been painted white; all roofs support slate tiles. Various slogans have been painted on the front of the building by the owner, Mr Youel, as a form of personal expression, and some of the other walls have been used for 'graffiti art' by local graffiti artists (Plates 1 and 2).

Although The Monkey is no longer being used as a public house, it still serves as a home for Mr Youel; much of the downstairs space is being used as an art studio, and a place to exhibit Mr Youel's artwork, and visual installations (Plate 3).

Two lofts exist above the main (two storey) building, each measuring around 12 metres long x 6 metres wide, and *circa* 1.5 metres in height. They are lined internally on one side (the southern pitch) with bitumen roofing felt, but the tiles are un-lined on the other (northern) pitch (Plate 4). No bats, or signs of bats, were found within either of these voids; they were each found to support several thousand cluster flies (Plate 5).



Plate 1: View of the front (i.e. southern aspect) of 'The Monkey', as viewed from Hollin Moor Lane.



Plate 2: View of the western aspect of The Monkey, as seen from the main car park.



Plate 3: One of the internal ground-floor rooms, used to store and display Mr Youel's artwork.



Plate 4: Loft void above main two storey section of the building, half under-felted with bitumen felt (on right) and half with exposed slate tiles (on the left). No bat droppings were found within this roof space, although several thousand cluster flies were present (Plate 5).



Plate 5: Cluster flies in one of the lofts above the main (two storey) part of the property.

The loft above the single storey artist's studio (seen in Plate 2), located at the western end of the property (at OS grid reference SE 29979 02145), measures approximately 17.5 metres long x 7.5 metres wide, and was approximately 2 metres high. The floor was covered in rock wool type insulation, and was 'trussed' (Plate 6); the tiles were under-felted with bitumen. As with the voids above the main, two storey, building, the roof void above the artist's studio

contained several thousand cluster flies. In the order of 100 droppings, closely resembling bat droppings, were scattered across the floor (Plate 7); these were sampled and sent off to Warwick University for DNA analysis. The results of this analysis confirm that the droppings are from pygmy shrew (*Sorex minutus*), refer to Appendix A (samples taken from this loft space were labelled Area B). A small number of mouse and rat droppings were also recorded within this loft void.

A further sample of these droppings were collected on the 24th of January 2017, and also sent off for DNA analysis, the results of which were 'inconclusive', one possible reason being that these were not bat droppings (refer also to Appendix A). Other potential reasons for an inconclusive result are DNA degradation, or the presence of inhibiting substances.

Two further roof voids were present at the eastern end of the property; one of which was located above a single storey room being used to store artwork, which was accessed via a black hatch, in the extreme north-eastern corner of the property. This measured *circa* 5 metres x 4 metres, approximately 1.75 metres tall; the void contained bitumen under-felt and small numbers of droppings were found on the floor, which were also sampled and sent off for DNA analysis. Again, these were confirmed to be pygmy shrew (Area A, in Appendix A).

A small roof void above a single storey room between the entrance into the pub, and the former bar, at the south-eastern part of the building, measuring approximately 7 metres x 3 metres, was found to contain a very old, disused wasps nest, but no droppings. The tiles were not under-felted; there were several thousand cluster flies, and it was heavily 'cobwebbed'.

The intrusive search of the void between the roofing felt, and the outer tiles, within all loft voids supporting roofing membrane on the 24th of January 2016, revealed that no bats, and no bat droppings, were present within this void; furthermore, the outer tiles were generally very tightly fitting, and made from relatively thin slate (Plates 8 and 9).

Overall the buildings comprising The Monkey public house are assessed as having Low potential for roosting bats.

3.1.2 Detached garage

A detached garage, being used to store furniture and other miscellaneous items, is located a short distance to the north-east of the main building (Plate 10).

It is around six metres long, three metres wide, and 3.5 metres high to the apex; one of its outer walls has been used for graffiti art. There is a sunken pit in the centre of the floor, formerly used to inspect the underside of cars. It has brick walls, and a slate roof with no underfelt. There are several gaps between the tiles, and at the top of walls (such as on the front of the garage, the west-facing aspect). No bats, or signs of bats were found to be present, and this building has been assessed as having Low potential for roosting bats.



Plate 6: View of loft void above artist's studio, at western end of the property.



Plate 7: Pygmy shrew droppings (confirmed by DNA analysis) in loft void above arts studio, above western end of the property.



Plate 8: View showing cut away sections of roofing membrane. The void between the membrane and the outer tiles was thoroughly inspected, but no bats, or bat droppings, were found to be present.



Plate 9 View of thin, and tightly joining slate tiles, as seen from within the roof void above the main public house building, following the cutting back of the roofing membrane to search the cavity behind.

3.1.2 Detached Boiler House

A small boiler house building is located to the east of the main building, and south of the garage. It measures approximately 3 metres x 3 metres, and is 2.5 metres tall (Plate 11)

It has breezeblock walls and a flat, felted roof, with green weather boarding, which is tightly sealed. The front of the boiler house has been used for graffiti art. No bats, or signs of bats were noted, and similarly no potential bat access points, or possible roosting features, were noted; the building has therefore been assessed as having Negligible potential for roosting bats.

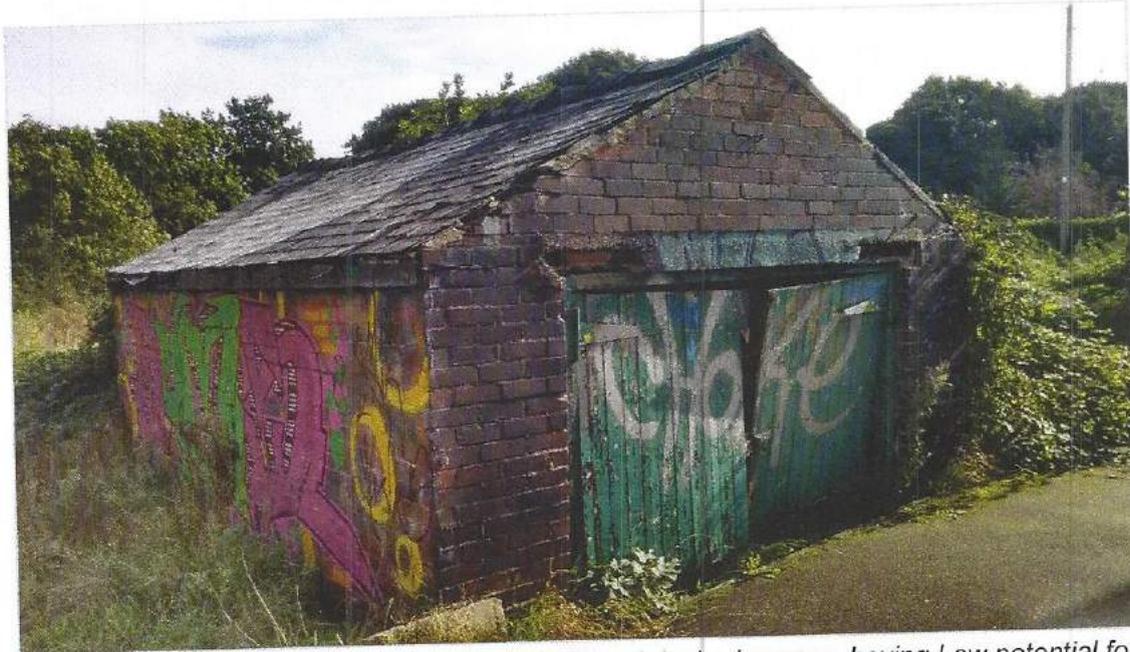


Plate 10: View of the front (western aspect) of the detached garage, having Low potential for roosting bats.

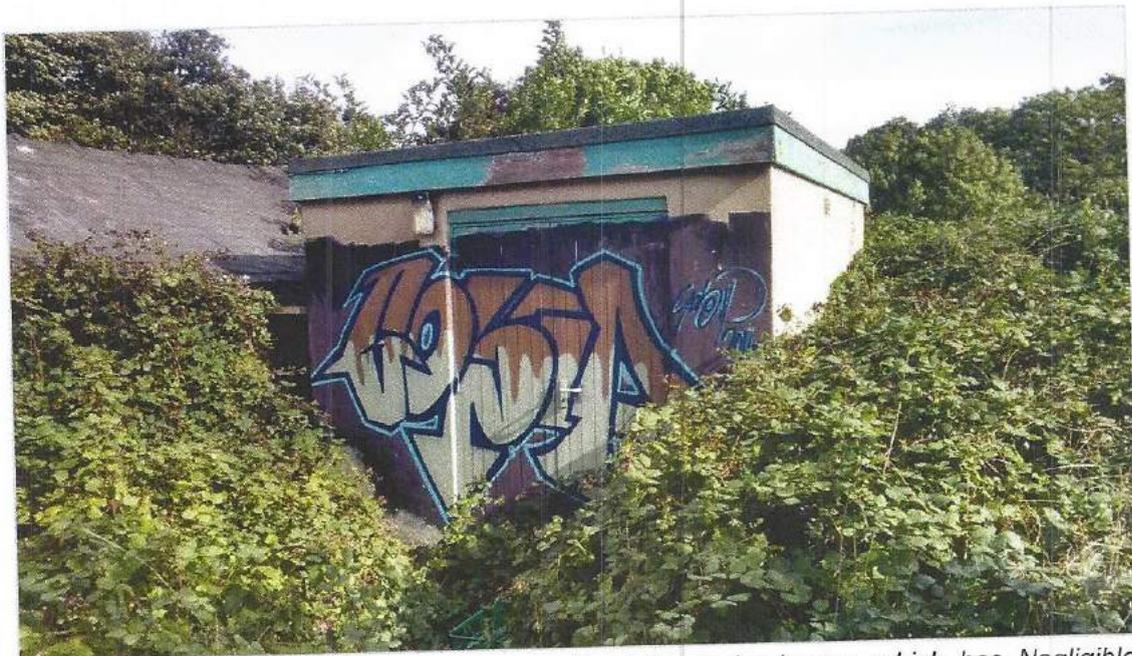


Plate 11: View of the front (western aspect) of the boiler house, which has Negligible potential for roosting bats (the garage, which lies to the north, can be seen on the left).

3.2 Results of Dusk Emergence Bat Detector Survey

The dusk emergence survey commenced at 18.37 hours, and was completed by 20.37 hours. The first bat heard involved a common pipistrelle (*Pipistrellus pipistrellus*) which was heard to the west of The Monkey, but not seen (the bat is considered most likely to have been flying towards the belt of woodland located *circa* 40 metres north of the former pub).

At 19.32 hours a second common pipistrelle was recorded flying over The Monkey, again in a northerly direction, but it was not seen to emerge from the building itself, and is considered most likely to have crossed the road, immediately to the south of the pub (Hollin Moor Lane).

At 19.37 hours a further common pipistrelle was observed flying over the eastern part of the two storey building, before heading north, but this bat was not seen emerging from the building itself, and is also considered most likely to have flown over Hollin Moor Lane, located on the far side of the pub to the surveyor.

Brief bat passes were also recorded at 20.06 and 20.14, both involving social calling common pipistrelles, but the bats were not seen, although it can be confirmed that these later were commuting past the site, and did emerge from roosts within the building itself.

3.3 Results of Desk Study

Information provided by the West Yorkshire Bat Group (Appendix B) indicates that four bat records are held for land within a 2km radius of site.

None of these records relate to the site itself. A possible noctule (*Nyctalus noctula*) roost is reported to have occurred at Lower Toad Hole Wood (SE 302015), approximately 650 metres to the south of site, dating from July 1992; a hibernating brown long-eared bat (*Plecotus auritus*) was found within Thurgoland Tunnel (SE 291008) *circa* 1.5km to the south-west of the site, in February 1996; a maternity roost (of an unspecified species) was reported from Crane Moor (SE 304014), c850 metres to the south-east of the site, dating from July 1997; and a possible roost (supporting one adult, of an unspecified species) was found at Baggerwood Road, Hood Green, approximately 1.3km to the north-east of the site, dating from July 1998.

3.3 Results of DNA Analysis

As stated in Section 3.1 of this report, droppings collected from the loft void on the 27th of September 2016, and again on the 24th of January 2017 were confirmed to be either pygmy shrew, or the results were inconclusive (refer to Appendix A). An inconclusive result can be produced when the DNA has degraded (for example, due to bacterial action), where the sample has an unusually high content of inhibiting substances, or when the dropping is not bat.

4.0 DISCUSSION & BAT MITIGATION STRATEGY

4.1 Summary of Findings and Legal Position

Droppings found within two roof voids above The Monkey were confirmed, by DNA analysis, to belong to pygmy shrew, or to be 'inconclusive' (refer to Appendix A).

An intrusive search of the void between the inner roofing felt and the outer slate roofing tiles, within all of the loft voids supporting a roofing membrane on the 24th of January 2017, did not produce any evidence of roosting bats, and the tiles appeared to be generally tightly-fitting and thin, offering no obvious opportunities for roosting bats, or potential bat access points into the roof voids.

Furthermore, no bats were observed emerging from the building during the dusk survey of the 27th September 2016, although a small number of common pipistrelle bats were observed flying over the roof of the pub, apparently from the other side of the adjacent Hollin Moor Lane.

It is our understanding that The Monkey shall be demolishing during the summer of 2017.

Given that no evidence of roosting bats was found during the suite of surveys undertaken during September 2016 or January 2017, and that the main pub and garage have been assessed as having only Low potential for roosting bats, it is recommended that demolition immediately follows a dusk/ dawn bat detector within the May to August 2017 window.

If, as is expected, this dusk/ dawn survey confirms that no bats are roosting within The Monkey, demolition could proceed unencumbered. If bats are unexpectedly found roosting within The Monkey during this pre-demolition dusk/ dawn survey, a licence will be required from Natural England, in order to allow demolition to take place legally.

In order to ensure that new bat roosting opportunities are provided, it is recommended that two 1FF woodcrete bat boxes (<https://www.nhbs.com/title/158636/1ff-schwegler-bat-box-with-built-in-wooden-rear-panel>) are erected on a semi-mature oak tree at OS grid reference SE 29924 02116, located approximately 50 metres to the west of The Monkey, which is reported to lie on land owned by Mr Youel.

5.0 CLOSURE

This report has been prepared by SLR Consulting Limited with all reasonable skill, care and diligence, and taking account of the manpower and resources devoted to it by agreement with the client. Information reported herein is based on the interpretation of data collected and has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of Mr Anthony Youel. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the client and others in respect of any matters outside the agreed scope of the work.

6.0 REFERENCES AND BIBLIOGRAPHY

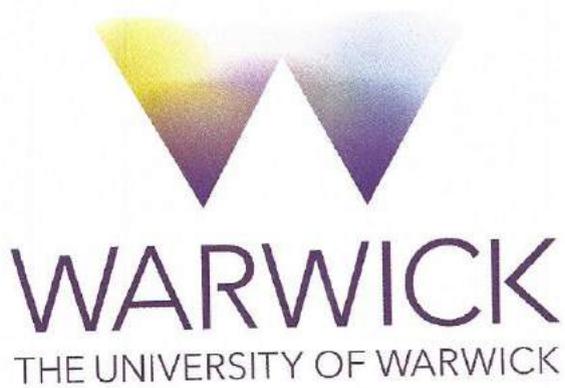
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Collins, J (ed) (2016) *Bat Surveys for Professional Ecologists – Good Practice Guidelines (3rd edition)*. Bat Conservation Trust, London, UK.

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APPENDIX A:
RESULTS OF DNA ANALYSIS OF DROPPINGS BY WARWICK UNIVERSITY DURING
SEPTEMBER 2016 AND JANUARY 2017



6 November 2016

Re: Bat Identification Results for Debbie Perriton, SLR Consulting Ltd

Bat job number 8555, received 11 October 2016

Sample labelled: Area A The Monkey- 424.06621.00001

PCR amplification successful. DNA sequence:

GTCCTTCTAGGAGTCTGCCTAATTATCCAAATCCTCACAGGACTCTTCCTAGCTATA
CACTACACATCAAGACACAATAACTGC

Phylogenetic analysis identification: *Sorex minutus*

Confirmed by maximum likelihood, maximum parsimony, bootstrap 100%.

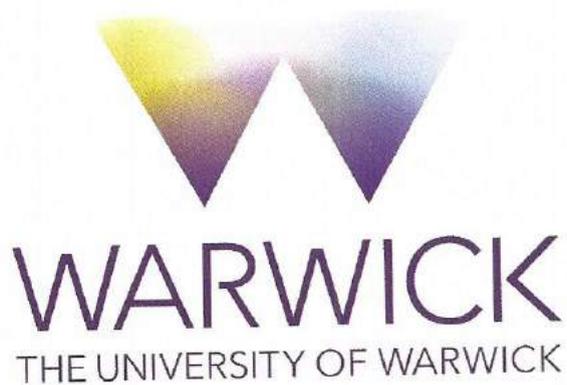
Best regards,

The EcoWarwicker Team

The results and conclusions in this report are based on an investigation of mtDNA sequence analysis. The results obtained have been reported with accuracy. The interpretation represents the most probable conclusion for the DNA sequence obtained rather than the sample provided given current levels of species data. It should be borne in mind that different circumstances might produce different results. Therefore, care must be taken with interpretation of the results especially if they are used as the basis for commercial recommendations.

Professor Robin Allaby

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6 November 2016

Re: Bat Identification Results for Debbie Perriton, SLR Consulting Ltd

Bat job number 8556, received 11 October 2016

Sample labelled: Area B The Monkey (large droppings)- 424.06621.00002

PCR amplification successful. DNA sequence:

GTCCTTCTAGGAGTCTGCCTAATTATCCAAATCCTCACAGGACTCTTCCTAGCTATA
CACTACACATCAGACACAATAACT

Phylogenetic analysis identification: *Sorex minutus*

Confirmed by maximum likelihood, maximum parsimony, bootstrap 100%.

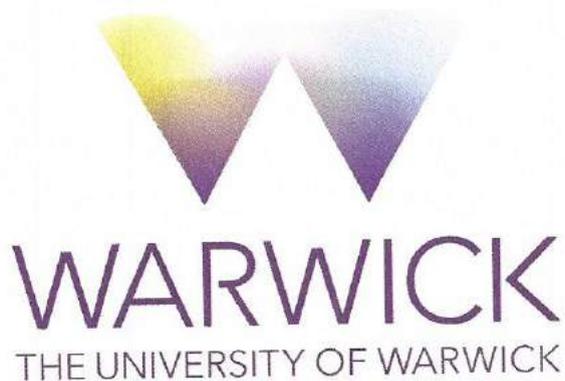
Best regards,

The EcoWarwicker Team

The results and conclusions in this report are based on an investigation of mtDNA sequence analysis. The results obtained have been reported with accuracy. The interpretation represents the most probable conclusion for the DNA sequence obtained rather than the sample provided given current levels of species data. It should be borne in mind that different circumstances might produce different results. Therefore, care must be taken with interpretation of the results especially if they are used as the basis for commercial recommendations.

Professor Robin Allaby

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7 February 2017

Re: Bat Identification Results for Debbie Perriton, SLR Consulting Ltd

Bat job number 9059, received 27 January 2017

Sample labelled: Gary Oliver The Monkey, Collected 24/1/17. PO422.CS460

PCR amplification unsuccessful.

Unfortunately, our analysis of this sample failed. We normally re-attempt the analysis up to three times depending on the availability of guano sent. There are usually three possible reasons for sample failure:

1. DNA degradation has occurred to an extent beyond which we can detect it using PCR technology.
2. The sample might have an unusually high content of inhibiting substances causing enzymatic failure in the analysis.
3. The sample might not have been bat.

Without further data we are not in a position to judge which of these possibilities is more likely correct. We are sorry to not have been able to identify this sample for you, and we make no charge for the attempt.

Best regards,

Robin Allaby
Associate Professor.

The results and conclusions in this report are based on an investigation of mtDNA sequence analysis. The results obtained have been reported with accuracy. The interpretation represents the most probable conclusion for the DNA sequence obtained rather than the sample provided given current levels of species data. It should be borne in mind that different circumstances might produce different results. Therefore, care must be taken with interpretation of the results especially if they are used as the basis for commercial recommendations.

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APPENDIX B:
 DESK STUDY DATA PROVIDED BY THE WEST YORKSHIRE BAT GROUP

Grid Ref	Location Name	Date	Common Name	Scientific Name	Abundance	Record Type
SE302015	Lower Toad Hole Wood Tree	17/07/1992	Noctule	Nyctalus noctula	Not Recorded	Roost (possible)
SE291008	Thurgoland Tunnel	24/02/1996	Brown eared Bat	Long- Plecotus auritus	02/05/2009 Count of Adult	Roost (hibernacula)
SE304014	9 Crane Moor Road, Crane Moor	17/07/1992	Vesper species	Bat Vespertilionidae	51-100 Count of Adult	Roost (maternity)
SE300020	Green Edge, Baggerwood Rd, Hood Green, S75 3HH	20/07/1998	Vesper species	Bat Vespertilionidae	1 Count of Adult	Roost (possible)

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