

BRIEF ECOLOGY / BAT ROOST SUITABILITY NOTE

49 Rowland Road, Old Town, Barnsley, S75 2PF

Planning Application: 2026/0663



Prepared by	A Designs LTD
Document ref.	AD/49RR/ECO/01

Date	14 September 2026
Revision / Status	P01 - Planning Submission

1. Purpose of Note

This note has been prepared in response to the biodiversity consultation comments on planning application 2026/0663 and the Planning Officer's request for a brief ecology note suitable for publication. It records the visible findings from inspection of the parts of the existing commercial building affected by the proposed basement lowering, structural alterations and new basement entrance. The Planning Officer has confirmed that, having regard to the urban nature of the site, a brief note setting out the findings of the building inspection is acceptable at this stage. This is a factual site-observation note and is not presented as a formal Preliminary Bat Roost Assessment carried out by a licensed ecologist.

2. Site and Building Context

The site comprises an existing commercial building within a densely developed urban setting. Recent strip-out and measured-survey works exposed the basement and associated internal areas affected by the proposal, allowing those areas to be visually inspected.

3. Building Inspection Findings

During the recent inspection of the exposed basement and associated areas affected by the proposal:

- No bats were observed within the inspected areas.
- No bat droppings, feeding remains, staining, urine marks, dead bats or other obvious evidence of bat occupation was observed.
- No obvious roosting or hibernation features were identified within the exposed basement areas affected by the proposed works.
- No evidence was observed to indicate that the basement is currently being used as a bat roost or hibernation site.
- The affected areas form part of an existing, heavily modified commercial building in an urban context and have been subject to recent strip-out and survey activity.

4. Bat Roost Suitability

On the basis of the visible conditions recorded during the building inspection, no evidence of bat roost use was identified within the areas affected by the development. No obvious features indicative of roosting or hibernation suitability were identified within the inspected basement areas in their current exposed condition. This conclusion relates only to the areas inspected and does not constitute confirmation that bats are absent from every concealed part of the wider building.

5. Precautionary Working Method

All species of bat and their roosts are legally protected. Contractors should remain alert during the works. If a bat, suspected bat roost, droppings or other evidence of bat use is discovered, work in the immediate area should stop and the feature should be left undisturbed while advice is obtained from a suitably qualified ecologist before works resume.

6. Conclusion

No evidence of bat occupation or roost use was identified during the inspection of the parts of the building affected by the proposal. In light of the observed condition of the exposed basement, the urban context and the Planning Officer's confirmation that a brief building-inspection note is acceptable, no further bat survey work is proposed at this stage unless new evidence is encountered during the works or the Local Planning Authority advises otherwise.

Guidance considered: Bat Conservation Trust, Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th Edition (2023, as amended); Natural England, Bats: advice for making planning decisions.