Whitcher Wildlife Ltd.
Ecological Consultants.

FITZWILLIAM INN, SACKVILLE STREET.

OS REF: SE 340 065.

BAT SURVEY.

Ref No:- **170127.**

Date: **19th January 2017.**

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1. INTRODUCTION.

1.1. Hind Property Co Ltd are planning to demolish the Fitzwilliam Inn, which is currently a derelict and boarded up building, located on Sackville Street in the center of Barnsley.

1.2. Whitcher Wildlife Ltd was therefore commissioned to carry out a bat survey of the site to establish whether there are any issues that may affect the proposed works.

1.3. This survey was carried out on 19th January 2017 and this report outlines the findings of that survey and makes appropriate recommendations.

1.4. Appendix I 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.

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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 fascias and in the walls of the structure for suitable roost access points and field signs to indicate possible use by bats.

2.4. All window cills, 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.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition).*

2.6. This survey was not followed by a dusk emergence survey.

2.7. This survey was carried out by Laura Hobbs BSc, MRes, MCIEEM. Since 2013 Laura has had experience in a professional capacity carrying out ecology, protected species and phase 1 habitat surveys. Laura holds degrees in Zoology (BSc) and Evolutionary Biology (MRes); Natural England, Scottish Natural Heritage and Natural Resources Wales survey licences for Great Crested Newts and Bats; a Natural England licence for Schedule 1 Birds; and is a full member of CIEEM. Laura has also completed numerous professional courses run by National Biodiversity Network (NBN), Field Studies Council (FSC), Yorkshire Wildlife Trust (YWT), Bat Conservation Trust (BCT), CIEEM and others in relative protected species and phase 1 survey methodologies; and has completed a traineeship with YWT focusing on conservation and survey methods for water voles.

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3. SURVEY RESULTS.

3.1. Data Search Results.

3.1.1. Barnsley Biological Records Center (BBRC) and South Yorkshire Bat Group (SYBG) were contacted to carry out desktop data searches of the area surrounding the site to identify any records of bats within the area of the site. Some of the information gathered by SYBG is part of the National Bat Monitoring Program via the Bat Conservation Trust. Due to the extensive nature of the data search results, full results have been appended in a separate document.

3.1.2. Both record centers held numerous records of bats including brown long-eared, common pipistrelle, soprano pipistrelle, leisler, noctule and daubenton. Many of these records were over 10 years old.

3.1.3. Many of these records refer to roosts, of which the closest lies 300m to the north of the site. This record refers to large maternity roost of pipistrelle bats within a house on Western Street. This roost was most recently recorded in 1998, therefore may no longer be present.

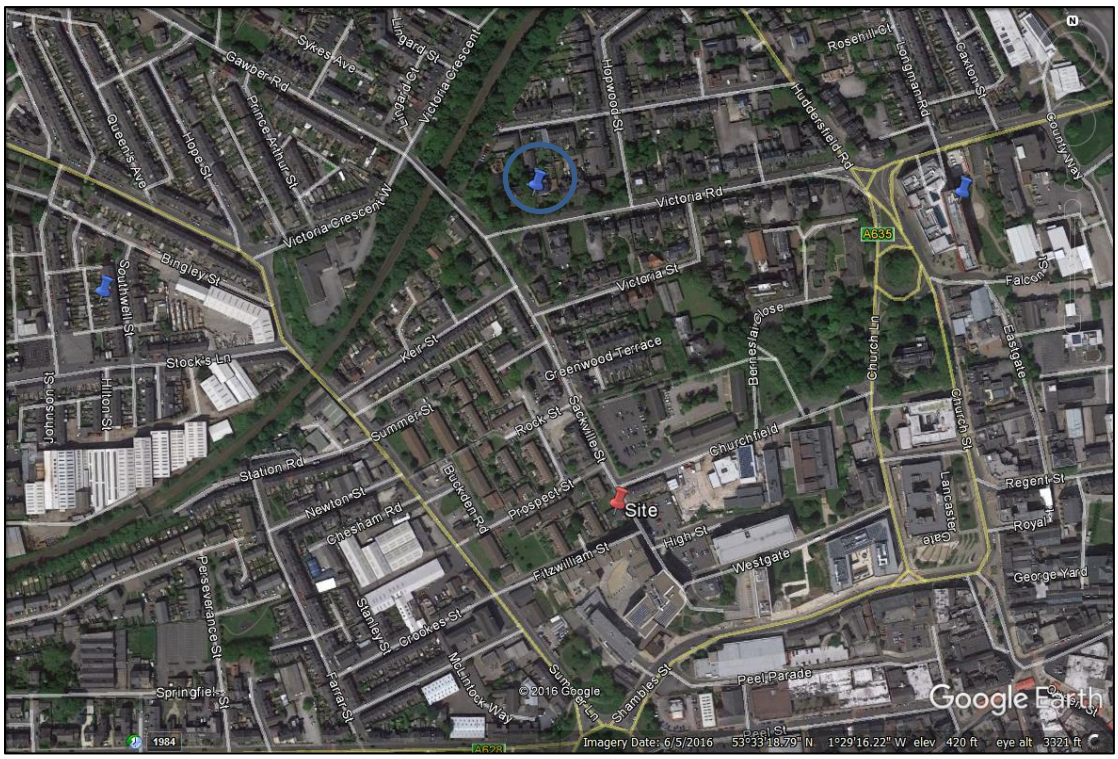


Figure 1. Map showing closest known bat roosts (blue) to site (red). Closest roost on Western Street circled.

3.1.4. The closest designated site to the survey area refers to Dearne Valley Park Local Nature Reserve (LNR) which lies over 1.7km to the east.

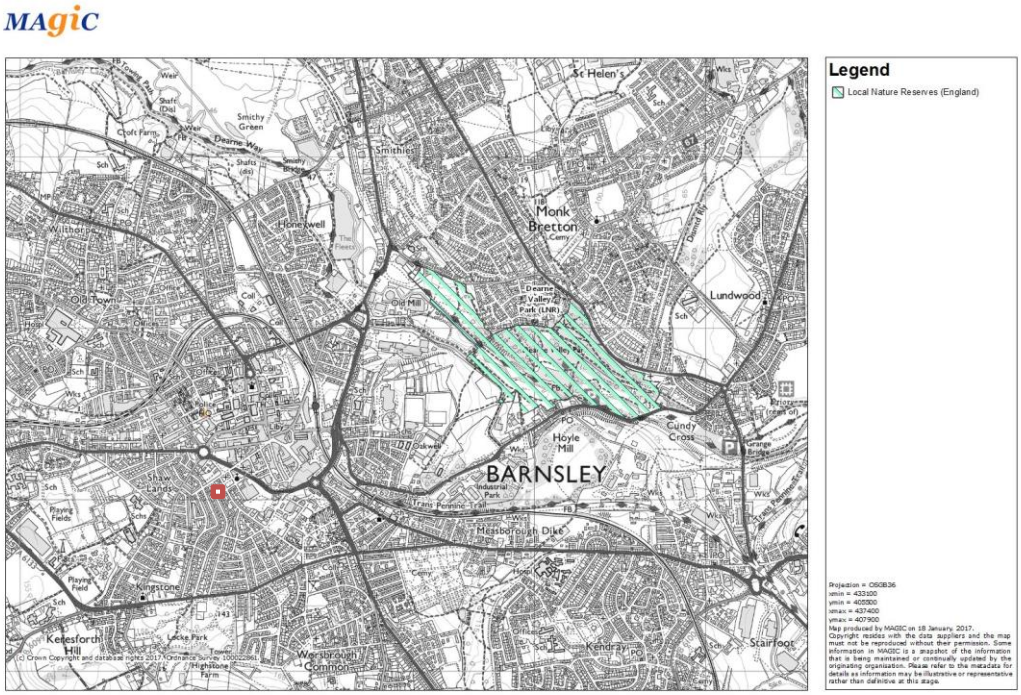


Figure 2. Map showing location of designated sites in area surrounding site (red).

3.2. Site Description.

3.2.1. The site lies on the corner of Fitzwilliam and Sackville Street, Barnsley and is surrounded by built up industrial and residential areas of Barnsley town centre. There are very few open spaces with occasional tree lines surrounding residential gardens and small wooded areas within public amenity land.



Figure 3. Aerial view of site and surrounding land.

3.2.2. The site comprises a derelict stone and brick rendered building previously used as a public house. The building lies on a small plot of land surrounded by stone walls and fencing. The area associated with the site comprises hard standing and has become vegetated with species such as buddleia and ash. Adjacent to the north of the plot is a small area of amenity grassland, with residential houses of Coalby Walk to the west, Sackville Street to the east and Fitzwilliam Street to the south.



Figure 4. View of building looking west from Sackville Street.

3.2.3. The buildings have been split into two for the purpose of this report.

3.2.4. Building A was a three storey stone building that faces Sackville Street, to the north. It comprised an east-west pitched hipped roof of modern interlocking tiles. The building contained wooden fascia boards, UPVC window panes, many of which were boarded up and boarded up wooden doors. Two stone chimneys were present on the north and south aspects.



Figure 5. View of roof of Building A.

3.2.5. Building A is extended to the west where is contains a western pitched roof which slopes down to adjoin Building B at its second storey. It is thought that this extension is comprised of brick.

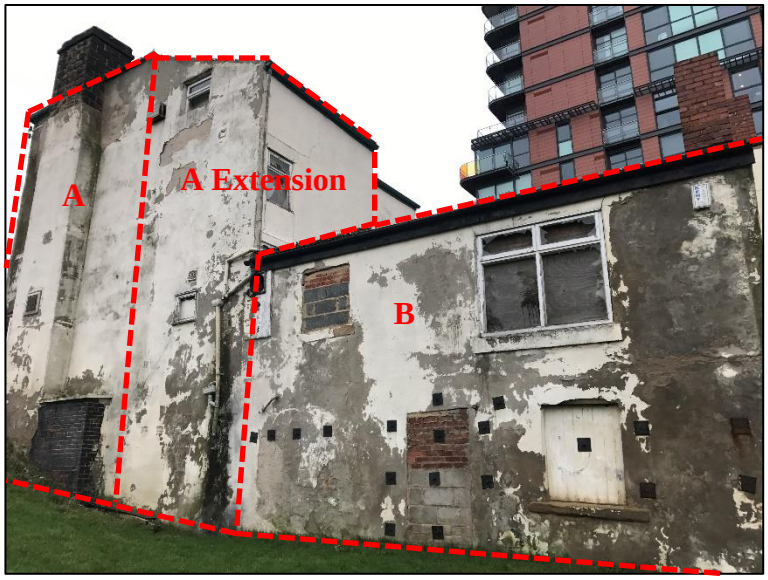


Figure 6. View of Building A, Building A extension and Building B northern aspect.

3.2.6. Building B was a two storey building with a roof comprising a stepped north-south pitch of modern interlocking tiles with a western gable end. The building comprises wooden fascia boards, window panes and doors, many of which are boarded up. Two brick chimneys were present on the western aspect of this building at both roof pitches.



Figure 7. View of Building B.

3.2.7. There is an extension present to the south of Building B, which comprises a second storey supported on posts with a flat roof. It is thought that all of Building B and its extensions are composed from brick.

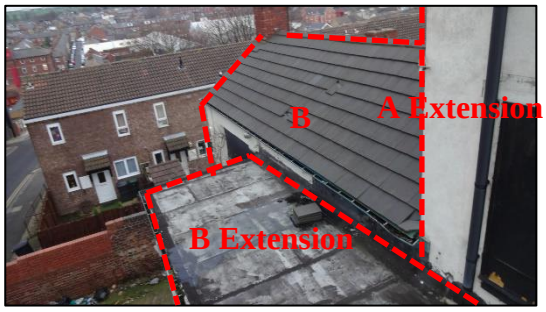


Figure 8. View of roof of Building B and Building B extension.



Figure 9. Building B and Building B Extension, southern aspect.

3.2.8. Internally the buildings appear to comprise king post timber frames with a small loft space, which was inaccessible at this time due the areas of partially collapsed ceiling. All areas of the roof were felt lined.



Figure 10. Internally view of Building A roof structure.

3.2.9. The roof of the building is relatively new, having been replaced in 2010 as a condition of planning consent.

3.3. Daytime Survey Results.

3.3.1. The buildings were found to be in generally good condition, with all roof tiles tightly fitting. However, at least three tiles were identified to be missing or broken on Building B. These gaps will provide access for bats to access under the tiles and roost within the roof itself.



Figure 21. Missing tiles on roof of Building B.

3.3.2. The walls of all buildings were found to be generally in good condition, although there is some evidence of broken rendering and brick/stone work surrounding the chimneys and gable ends. No obvious crevices were present within these areas.



Figure 32. Broken rending around chimney of Building B.

3.3.3. Gaps were present beneath the wooden fascia boards surrounding both buildings; with gaps identified to lead into the internal structure at eaves level on

numerous occasions within Building A. These areas will therefore allow bats to access into both buildings.



Figure 43. Gaps beneath fascia boards of Building B.



Figure 54. Gaps at eaves level allowing access into internal spaces of Building A.

3.3.4. Internally the building was full of rubble, with partially collapsed ceilings making any access into the loft spaces and to investigate the timbers difficult. The gaps identified externally at eaves level were also identified to extend into the building itself.



Figure 65. Areas of partially collapsed ceiling and exposed loft space within Building A.

3.3.5. No bat droppings or other bat field signs were identified within either building on site, internally or externally. However, the buildings have been assessed to provide potential for low or individual numbers of bats in accordance with '*Bat Conservation Trust Good Practice Guidelines*' due to the number of potential access points but lack of significant roosting features that will provide enough space, shelter or protection for large numbers of bats.

3.3.6. The area surrounding the site is dominated by built up residential areas with occasional tree lines in the associated gardens but no connective features in an area which is highly urbanised with high levels of street lighting present. The site and surrounding area have therefore been assessed as providing low quality foraging habitat for bats in accordance with '*Bat Conservation Trust Good Practice Guidelines*'.

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4. EVALUATION OF FINDINGS.

4.1. SYBG and BBRC identified a number of records of bat species and associated roosts within 2km of the surveyed area. However, there are no records of bats within or directly adjacent to the surveyed area; with the closet roost 300m to the north and last recorded 19 years ago; therefore, the proposed works will have no impact on previously recorded bat roosts.

4.2. No bats or bat field signs were identified within any sections of the building during this survey.

4.3. However, both Building A and Building B have been assessed to provide low roosting potential for bats due to the abundance of access points identified both externally and internally around the buildings and within the roof of Building B. This potential is assessed as low due to the lack of suitable roosting sites which would provide enough space or shelter for large numbers of bats. The buildings have been assessed to provide no suitable hibernation roost potential for bats.

4.4. Any works to be undertaken on these buildings may therefore have an impact upon individual or low numbers of bats which may roost within the building during the active season.

4.5. The area surrounding the site is also assessed to provide low quality habitat for foraging bats due to the lack of connective features in the immediate surrounding area. The railway line identified 400m to the north of the site, will provide higher quality foraging habitat.

4.6. The proposed works will have no impact upon bat foraging habitat.

4.7. The proposed development will likely involve the additional erection of lighting surrounding the new build. This however is considered to have minimal impact upon bats due to the abundance of lighting already present in the immediate surrounding area.

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5. RECOMMENDATIONS.

5.1. In accordance with '*Bat Conservation Trust Good Practice Guidelines*' for buildings of low roosting potential, it is recommended that a single dusk emergence or dawn re-entry survey is conducted in advance of the demolition works.

5.2. The survey must be undertaken by a suitable number of experienced and licensed persons in order to cover all aspects of roosting access/egress potential of both buildings. The survey must be conducted between May and August in suitable weather conditions.

5.3. In the circumstance that any bats are identified to be roosting within the building, further recommendations will be made at that time.

5.4. It is recommended that a sensitive lighting scheme is implemented to ensure there is no impact upon bats during and post development. This should include low sodium lights utilised where possible, with all lighting facing downwards.

5.5. Bat bricks and roof access tiles (such as those shown within figure 16) should be installed in the new build to enhance the biodiversity of the site and to meet the NPPF guidelines.



Figure 7. Habibat bat brick and roof access tile.

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Checked by:	
Derek Whitcher. BSc, MCIEEM, MCMI.	Date: 23rd January 2017.

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Appendix I. BAT INFORMATION.

It is necessary to understand a little about bats, their basic nature, ecology and legal protection in order to evaluate the findings of this report.

18 species of bat currently reside 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 shortage of food, caused by pesticides, as insects are their sole diet, and habitat change.

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 manmade structures and will readily use these to roost and to rear their young.

Bats are protected under the Wildlife and Countryside Act 1981, Regulation 41 of The Conservation of Habitats and Species Regulations 2010, and the Countryside & Rights of Way Act 2000.

It is an offence to intentionally or recklessly kill, injure or capture or disturb bats or to damage, destroy or obstruct access to any place used by bats for shelter or protection.

A breeding or resting site of any bat is known as a bat roost. A bat roost is therefore any structure a bat uses for shelter or protection. Because bats tend to use the same roosts each year, legal opinion is that the roost site is protected whether or not the bats are present at that time.

Bat roosts can be identified by looking for:-

- Suitable holes, cracks and crevices.
- Bat droppings.
- Prey remains.
- By carrying out night observations using a bat detector.

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

The person applying for that licence has to be suitably qualified and experienced in bat matters. That person is then responsible for ensuring that the measures contained in the licence are carried out.

Appendix II. DATA SEARCH RESULTS.

Appended within separate document.