

PRELIMINARY BAT ROOST ASSESSMENT STATEMENT (PRA)

Tote Bookmakers, Birk Avenue, Kendray, Barnsley, S70 3AL

Planning Ref: 2026/0277

1. Introduction

This Preliminary Bat Roost Assessment (PRA) Statement has been prepared in support of a planning application for:

Erection of a first-floor extension and change of use to storage (Use Class B8)

The Local Planning Authority has identified that a bat roost assessment is required to validate the application .

This statement provides a site-based assessment of bat presence and roosting potential, based on a visual inspection of the building.

2. Site Description

The site comprises an existing former bookmakers building within a developed urban area.

Key characteristics:

- Brick construction with timber roof structure
- Internal areas currently stripped back to structural elements
- Located adjacent to an active commercial garage use
- Surrounded by hardstanding and built development

The immediate environment is heavily influenced by human activity, artificial lighting, and noise.

3. Inspection Overview

A visual inspection of the building was undertaken, including:

- Internal inspection of exposed roof timbers
- Inspection of wall junctions and structural elements
- Identification of any potential bat roosting features
- Check for evidence of bats (droppings, staining, feeding remains)

Photographic evidence (submitted) shows:

- Fully exposed roof structure
- No enclosed loft voids
- No sheltered or undisturbed cavities

4. Findings

4.1 Evidence of Bats

No evidence of bats was identified, including:

- No bat droppings
- No staining or marking at junctions
- No feeding remains
- No live or dead bats observed
- current and proposed use

5. Surrounding Environment

The site is directly adjacent to a car garage / commercial premises, resulting in:

- Frequent noise (vehicles, tools, activity)
- Artificial lighting
- Ongoing human disturbance

This type of environment is generally unsuitable for bat roosting, particularly for established or sensitive roosts.

6. Assessment

Based on the inspection:

The building has negligible to low potential to support roosting bats.

Combined factors:

- No evidence of bats
- No suitable roosting features
- High levels of disturbance
- Urban commercial context

7. Conclusion

- No bats were observed at the site
- No evidence of bat activity was identified
- The building does not provide suitable conditions for bat roosting
- The surrounding environment is not conducive to bat habitation

It is therefore reasonable to conclude that bats are not present at the site and will not be affected by the proposed development.

8. Precautionary Note

Bats are protected species under UK legislation.

As a precaution:

- If bats are unexpectedly discovered during works:
 - Works should cease immediately
 - Appropriate advice should be sought