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WildEye
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BAT PRELIMINARY ROOST ASSESSMENT

At

**Lundwood Social Club,
Pontefract Road,
Lundwood,
Barnsley,
S71 5PN**

NGR: SE 37345 07074

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Date:	21 st May 2026
Reference	WEE0102.01
Version:	V1

CONTENTS

EXECUTIVE SUMMARY	3
1. INTRODUCTION.....	4
1.1 Author and qualifications.....	4
1.2 Project information and site context	4
1.3 Objectives.....	5
2. SURVEY METHODOLOGY	6
2.1 Habitat survey and desk study	6
2.2 Building inspections.....	6
2.2.1 Internal building inspection	6
2.2.2 External building inspection.....	7
2.3 Survey limitations	7
3. RESULTS.....	8
3.1 Habitat survey and desk Study	8
3.1.1 Habitats.....	8
3.1.2 Desk study.....	8
3.2 Building inspections.....	9
3.3.1 External building inspection.....	9
3.3.2 Internal building inspection	10
4. POTENTIAL IMPACTS AND RECOMMENDATIONS.....	11
4.1 Evaluation of results.....	11
4.2 Mitigation and compensation measures.....	11
5 CONCLUSION	12
6 REFERENCES	13
7 APPENDICES	14
4.1 Appendix 1 – Photographs	14



EXECUTIVE SUMMARY

Development proposals:	Change of use of the former Lundwood Social Club to an MOT testing station and tyre fitting/repair services and associated alterations. The material works are for the internal separation to two units (requiring internal works only). A roller shutter door has been fitted to the northern elevation; as such, planning consent for this is retrospective.
	
Summary:	The site is located in an area with low-moderate opportunities for bats: the habitats surrounding the site immediately to the north and west offer opportunities for foraging and commuting bats, whereas the urban habitats to the south and east are more limited for bats. There are a high number of alternative roosting opportunities within the local area given the high-density of residential buildings. High value habitats, associated with the Dearne Valley, are present >600m to the south of the site. The building on site is assessed as offering low potential for use by roosting bats. Two areas were identified that may present opportunities for roosting bats: - An eastern facing soffit with suitable access. - Gaps in verge-pointing mortar on the western aspect, with potential access to a void between the roof tiles and internal lining. No evidence of bats was identified associated with these features. Due to the lack of access to the cellar, the building is not considered to present “classic” hibernation opportunities for bats. The majority of the building will not be impacted by the proposals. Specifically, the two parts of the building identified as having bat roost potential will not be impacted either directly or indirectly. The newly fitted roller-shutter door fitted to the northern aspect is remarkably well sealed. The soffit above this door and surrounding brickwork is also well sealed, with no opportunities for roosting bats. As such, it is highly unlikely that these works will have impacted bats.
Assessment:	The building on site is assessed as offering low potential for use by roosting bats. The majority of the building will not be impacted by the proposals; the PRFs identified will not be directly impacted and are considered sufficiently distanced from the proposed work area that they will not be subjected to indirect impacts.
Mitigation required:	It is considered highly unlikely that the proposed development will impact bats, and it is recommended that no further survey work or mitigation is required with regard to bats for the proposals to proceed. However, if the proposals change to include works to (or with proximity of) the areas highlighted, further survey or mitigation works may be required.
Validity:	The survey data included within this report are valid for a period of two years from the date of the most recent site visit: 08.05.2026



1. INTRODUCTION

1.1 Author and qualifications

This report is written by Alasdair Grubb BSc, ACIEEM. Alasdair is an experienced naturalist and ecologist, with over 15 years' industry experience.

He is licenced to survey for, disturb, handle and take all species of bat in England, under licence number 2025-84621-CL18-BAT (Level 2).

Alasdair has sufficient knowledge, skill and experience to undertake bat surveys as per the Competencies for Species Survey: Bats (CIEEM, 2013).

1.2 Project information and site context

The red line boundary of the proposed development site is shown below in Figure 1. For the purposes of this report, this is hereby referred to as 'the site'. The site is located at the former Lundwood Social Club, Pontefract Road, Lundwood.

The development proposals include change of use of the former Lundwood Social Club to an MOT testing station and tyre fitting/repair services and associated alterations. The material works are for the internal separation to two units (requiring internal works only). A roller shutter door has been fitted to the northern elevation; as such, planning consent for this is retrospective.

Figure 1. Showing the red line boundary and building present on site



Figure 2. Showing the site within the context of the wider surrounding area.



1.3 Objectives

The primary objective of the PRA is to determine the presence or likely presence of bat roosts within the buildings on site, in accordance with Bat Conservation Trust (BCT) survey guidelines (4th Edition, 2023).

Additionally, the PRA is designed to evaluate the potential impact(s) of the proposed development upon bats.

Methodology, results and recommendations are provided within this report, which are in line with statutory guidance and national planning policy.



2. SURVEY METHODOLOGY

Building inspections were undertaken by Alasdair Grubb on 8th May 2026. All surveys were undertaken in line with the BCT Survey Guidelines (Collins, 2023).

2.1 Habitat survey and desk study

The survey included an assessment of the habitats on site and immediately adjacent to the site, relative to their suitability for use by bats.

A desk study was undertaken, using the UK Government's MAGIC website to identify the presence of any statutorily protected sites or habitats within 2km of the site. These are evaluated relative to their suitability for use by bats.

A search for bat records for within 2km of the site has also been undertaken through South Yorkshire Bat Group (SYBG).

2.2 Building inspections

A detailed internal and external inspection was undertaken of all structures to be affected by the development proposals, to search for features that bats could use for entry / exit and roosting, and to search for signs of bats.

Ladders, binoculars, high-powered torches and an endoscope were used where required.

2.2.1 Internal building inspection

A systematic search was undertaken of the interior of all structures (where accessible and safe to access) to identify potential or actual bat access points and roosting places, and to locate any evidence of bats; this could include live or dead specimens, bat droppings, feeding remains, urine splashes, fur-oil staining, bat-fly (*Nycterbiid*) pupal cases, odour and / or squeaking noises.

The search was made systematically, working upwards from the entrance of all buildings to be affected by the development proposals. Any cellars / basement rooms (where present) were inspected last. The most obvious parts of each individual space were inspected first in order to inform / limit any potential disturbance to any bats present.

The following features were subjected to inspection where present, accessible and deemed suitable for use by bats:



Within rooms:

- Floor and surfaces of furniture
- Behind wooden panelling
- Lintels above doors and windows
- Behind windows shutters and curtains
- Behind pictures, peeling paint / wallpaper, lifted plaster
- Behind / within furniture
- Within chimneys accessible internally

Within loft voids / roof spaces:

- Wall-plate of gable end / dividing walls
- Top of chimney breasts
- Ridge and hip beams and other roof beams
- Mortise and tenon joints
- All beams (free-hanging bats)
- Junction of roofing timbers
- Behind purlins
- Between roof lining and roof tiles

Where bat droppings are present and accessible, samples are taken for DNA analysis if required (for example, if species identification cannot be confirmed by other means).

2.2.2 External building inspection

A systematic search was undertaken of the exterior of all structures to identify potential or actual bat access points and roosting places, and to locate any evidence of bats; this could include live or dead specimens, bat droppings, feeding remains, urine splashes, fur-oil staining and / or squeaking noises.

The following building features were subjected to inspection where present:

- | | |
|---------------------------------|--|
| - Roof and ridge tiles / slates | - Brick / stone-work |
| - Lifted lead flashing | - Hanging tiles |
| - Soffit boxes | - Windows and doors |
| - Gaps under felt | - Raised timber |
| - Weather / barge boarding | - Behind peeling paintwork or lifted rendering |
| - Gaps at eaves | - Vents / grills |

2.3 Survey limitations

The site survey was undertaken at an appropriate time of year when bats are active. As such, any evidence of bats using the building should be evident.

There are no limitations associated with the survey.



3. RESULTS

3.1 Habitat survey and desk Study

3.1.1 Habitats

The habitats on site include a large building (former Social Club, with annex accommodation) and areas of hardstanding.

The immediate surrounding area (<0.5km) comprises residential habitats of Lundwood, with residential housing and main roads. An area of amenity grassland playing field is present immediately to the western site boundary, which is connected to wider 'green' habitats (scrub and grassland) to the north; this directly connects the site to opportunities for foraging and commuting bats. A former railway line (now footpath) is present 260m to the east which will provide a linear commuting / foraging route for bats.

Further afield (<2km), habitats are similar in composition: abundant suburban habitats bisected by roads. However, there is an abundance of valuable foraging and commuting opportunities for bats, particularly associated with the River Dearne; the Dearne Valley Park Local Nature Reserve lies 730m to the south-west. The woodland and riparian habitats associated with the river will provide high quality habitats for bats.

In summary, the site is located in an area with low-moderate opportunities for bats: the habitats surrounding the site immediately to the north and west offer opportunities for foraging and commuting bats, whereas the urban habitats to the south and east are more limited for bats. There are a high number of alternative roosting opportunities within the local area given the high-density of residential buildings. High value habitats, associated with the Dearne Valley, are present >600m to the south of the site.

3.1.2 Desk study

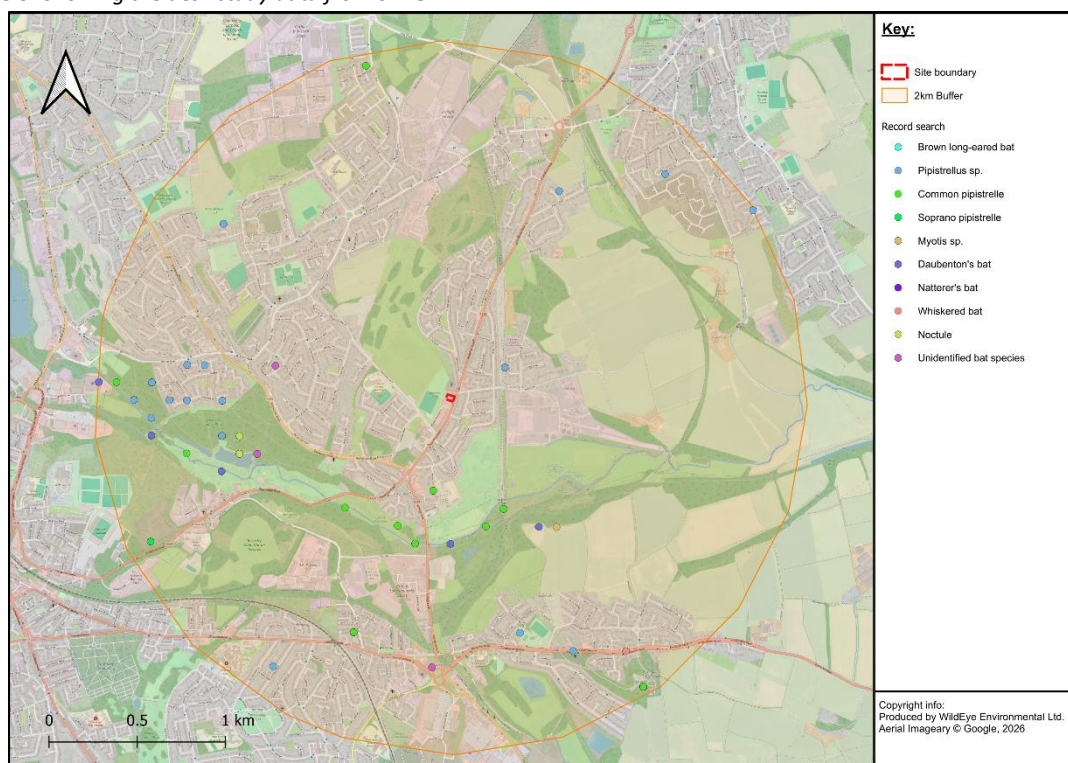
The desk study data from South Yorkshire Bat Group returned records of 7 species of bat within 2km of the site: Brown long-eared *Plecotus auritus*, Common pipistrelle *Pipistrellus pipistrellus*, Soprano pipistrelle *Pipistrellus pygmaeus*, Daubenton's *Myotis daubentonii*, Natterer's *Myotis nattereri*, Whiskered *Myotis mystacinus*, Noctule *Nyctalus noctula*, as well as unidentified *Myotis* and *Pipistrellus* bats.

The closest record is of a *Pipistrellus* sp. maternity roost located c.300m to the north-east of the site from 2007.

Figure 3 below shows all of the bat records from within 2 km of the site.



Figure 3. Showing the desk study data from SYBG



3.2 Building inspections

The building is a former social club with attached annex accommodation. It is of red-brick construction with a complex roof structure; predominantly slate tiled, with some areas of felt and flat roof bitumen. Figure 1 show the site plan and photographs are appended at Appendix 1.

3.3.1 External building inspection

The building was subjected to thorough inspection with high-powered torch and binoculars; where possible, ladders were used to access areas of interest and facilitate an endoscope inspection.

The roof of the building is mostly in excellent condition, with very few PRFs present. There are no suitable gaps between the roof or ridge tiles; some minor gaps are visible beneath the ridge tiles, but when inspected with torch and binoculars, these were found to be superficial and unsuitable for access by bats. The felt roof of the former annex accommodation is also in excellent condition, presenting no opportunities for roosting bats. Due to the complex roof structure, there are various areas of lead (and non-lead) flashing used; however these are well-sealed, presenting no opportunities for bats. A low-level flat roof wraps around the northern, eastern and southern aspects, which is externally lined with bitumen; this is in excellent condition, with no opportunities for bats.

There is a small section of missing mortar at the gable apex of the eastern aspect (facing Pontefract Road), however upon inspection by torch and binoculars, this is found to be superficial and unsuitable for use by bats. Another area of missing mortar is present at the verge pointing on the western aspect (north-facing pitch): This feature leads into a cavity between the roof tiles and bitumen lining creating a suitable cavity for roosting bats (see Photos 8 and 9, highlighted at Figure 1). The feature was inspected with a ladder and endoscope and found to be moderately cobwebbed, with no evidence



of bats. The feature extended beyond the length of the endoscope though and could not be fully inspected.

The eaves and soffits of the building are mostly well-sealed with gaps too narrow for access by bats. The exception is an eastern facing soffit (Photos 4 and 5, and highlighted in Figure 1), where a gap of 1-2cm is present. This feature could not be accessed to complete an endoscope inspection; however no droppings were visible by viewing with torch and binoculars.

The brick walls of the building are in excellent condition, presenting no opportunities for roosting bats. Similarly, the windows and doors are also tightly sealed. Some air-brick vents are present around the building, but the gauge is too narrow for access by bats.

The newly fitted roller-shutter door fitted to the northern aspect is remarkably well sealed. The soffit above this door and surrounding brickwork is also well sealed, with no opportunities for roosting bats.

There is an access hatch to the cellar at ground level on the eastern aspect. This is tightly sealed and presents no access opportunities for bats.

No evidence of bats was identified during the external inspection. Two areas were identified that may present opportunities for roosting bats (as highlighted in Figure 1).

3.3.2 Internal building inspection

Internally, the building is divided between the former social club and former annex accommodation. The formerly habited parts of the building are well sealed and generally unsuitable for use by bats.

There are two separate loft voids within the building (highlighted in Figure 1):

- The first loft void is located above the former bar (eastern section). It is mostly boarded out and appears to have been used as an office space. There are some areas of damage to the boarding, which permits views to the roof lining (part un-lined, part bitumen felt lined). No light ingress was visible within the loft. No evidence of bats was identified within this void.
- The second void is located above the former annex accommodation. The roof structure features exposed chipboard (to which the external felt is adhered). The roof timbers present few internal roosting opportunities; the only one identified was at the northern apex where the timber meets the wall. This was fully inspected and no evidence of bats was identified. No evidence of bats was identified within the loft.

The rest of the building features vaulted ceilings, with no accessible loft voids.

There is a cellar present beneath the eastern section of the building (former use for drinks storage). As discussed above, there is access to this cellar through an access hatch at ground level on the eastern aspect, however this is tightly sealed with no access opportunities for bats. No other access opportunities were identified.

No evidence of roosting bats was identified during the internal building inspection.



4. POTENTIAL IMPACTS AND RECOMMENDATIONS

4.1 Evaluation of results

The site is located in an area with low-moderate opportunities for bats: the habitats surrounding the site immediately to the north and west offer opportunities for foraging and commuting bats, whereas the urban habitats to the south and east are more limited for bats. There are a high number of alternative roosting opportunities within the local area given the high-density of residential buildings. High value habitats, associated with the Dearne Valley, are present >600m to the south of the site.

The desk study data from South Yorkshire Bat Group returned records of 7 species of bat within 2km of the site. The closest record is of a *Pipistrellus* sp. maternity roost located c.300m to the north-east of the site from 2007.

The building on site is assessed as offering low potential for use by roosting bats. Two areas were identified that may present opportunities for roosting bats:

- An eastern facing soffit with suitable access.
- Gaps in verge-pointing mortar on the western aspect, with potential access to a void between the roof tiles and internal lining.

No evidence of bats was identified associated with these features.

Due to the lack of suitable access points (for bats) to the cellar, the building is not considered to present “classic” hibernation opportunities for bats.

The majority of the building will not be impacted by the proposals, with only internal works proposed. Specifically, the two parts of the building identified as having bat roost potential will not be impacted either directly or indirectly.

The newly fitted roller-shutter door fitted to the northern aspect is remarkably well sealed. The soffit above this door and surrounding brickwork is also well sealed, with no opportunities for roosting bats. As such, it is highly unlikely that these works will have impacted bats.

4.2 Mitigation and compensation measures

The building on site has been assessed as offering low potential to support roosting bats, due to the presence of a low number of PRFs. None of these PRFs are due to be impacted directly or indirectly.

As such, it is considered highly unlikely that the proposed development will impact bats, and it is recommended that no further survey work or mitigation is required with regard to bats for the proposals to proceed.

However, if the proposals change to include works to (or with proximity of) the areas highlighted, further survey or mitigation works may be required.



5 CONCLUSION

The site is located in an area with low-moderate opportunities for bats: the habitats surrounding the site immediately to the north and west offer opportunities for foraging and commuting bats, whereas the urban habitats to the south and east are more limited for bats. There are a high number of alternative roosting opportunities within the local area given the high-density of residential buildings. High value habitats, associated with the Dearne Valley, are present >600m to the south of the site.

The building on site is assessed as offering low potential for use by roosting bats. The majority of the building will not be impacted by the proposals; the PRFs identified will not be directly impacted and are considered sufficiently distanced from the proposed work area that they will not be subjected to indirect impacts.

As such, it is considered highly unlikely that the proposed development will impact bats, and it is recommended that no further survey work or mitigation is required with regard to bats for the proposals to proceed.

However, if the proposals change to include works to (or with proximity of) the areas highlighted, further survey or mitigation works may be required.



6 REFERENCES

CIEEM (2013). Competencies for Species Survey: Bats

Collins, J. (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines*. (4th ed.) The Bat Conservation Trust, London.

Department for Environment, Food and Rural Affairs (2026) Multi-Agency Geographic Information for the Countryside (MAGIC) website: <https://magic.defra.gov.uk/> [last accessed 23/03/2026]

MHCLG (2023). National Planning Policy Framework (NPPF).

Mitchell-Jones and McLeish (2004). *The Bat Workers' Manual*. JNCC.



7 APPENDICES

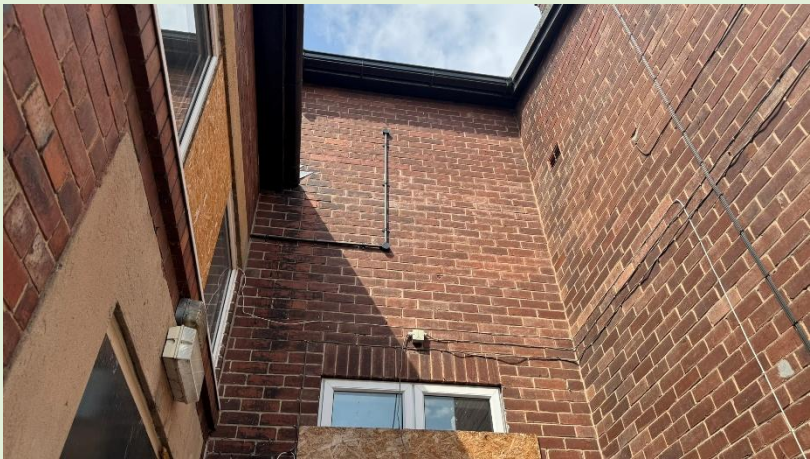
4.1 Appendix 1 – Photographs

	Photograph	Description
1.	 A photograph showing the front elevation of a red brick building with a gabled roof and a chimney. A red car is parked in front of the building. The sky is overcast.	The front elevation of the former social club; east facing
2.	 A photograph showing the roof of the eastern elevation of the building, which is covered in grey tiles. The roof is in good condition. A street with cars and a person is visible in the background.	The roof of the eastern elevation; in good condition
3.	 A photograph showing the eastern section of the northern elevation of the building, viewed from the flat roof. The building is made of red brick and has a white-framed window. A street with other buildings is visible in the background.	The eastern section of the northern elevation from the flat roof.



4.		An eastern facing elevation adjacent to the easternmost part of the building; soffit is visible where a gap is present; suitable for use by bats, but not accessible to fully inspect. No evidence of bats was visible through binoculars and torch.
5.		Another photo showing the east-facing soffit with suitability for bats.
6.		The northern elevation; showing the former annex accommodation.



7.		The eaves of the annex accommodation; these were tightly sealed.
8.		The western elevation; the verge pointing at the roof line is partly missing mortar, providing potential access points for bats.
9.		A close up of the missing mortar on the western elevation roof line (accessed by ladders and endoscoped); the feature extends into the gap between roof slates and internal lining, beyond the length of the endoscope, however no evidence of bats was identified.



10.		Showing the roof of the former annex accommodation (western elevation)
11.		Western elevation; facing onto the amenity playing fields to the west.
12.		Southern section of the western elevation



13.	 A photograph showing the southern elevation of a brick building, viewed from a flat roof. The building has a red brick wall with a light-colored stone or concrete band running horizontally. The roof is dark and appears to be made of slate or tiles. The soffits are well sealed.	Southern elevation, viewed from the flat roof; the soffits are well sealed.
14.	 A photograph of a cellar interior. The walls are made of concrete blocks. A former access point for barrel delivery is visible, which was tightly sealed, presenting no access for bats. A green gas cylinder and some equipment are on the floor.	The cellar; showing the former access point for barrel delivery; this was tightly sealed, presenting no access for bats.
15.	 A photograph of the interior of a former social club. The room has a high ceiling with exposed wooden beams and a large, curved wooden bar in the center. A blue ping pong table is visible in the foreground. The walls are white, and there are some shelves and equipment in the background.	The internal view of the former social club.



16.		Unlined section of the loft of the former social club.
17.		Bitumen felt lined section of the former social club.
18.		Chipboard lined section of the former annex accommodation (facing north).



19.



Chipboard lined section of the former annex accommodation (facing south).

