



Rider Levett Bucknall UK Ltd.

# Bat Survey DVSA Weighbridge Barnsley

Preliminary Roost Assessment for Bats

2486947

FEBRUARY 2024

**RSK**  
**biocensus**  
EXPERTS IN ECOLOGY

## RSK GENERAL NOTES

---

**Project No.:** 2486947

**Title:** Bat Survey DVSA Barnsley – Preliminary Roost Assessment Report

**Client:** Rider Levett Bucknall UK Limited

**Date:** February 2024

**Office:** Coventry

**Status:** Rev 00

|             |                                                                                     | Technical /<br>Quality<br>reviewer |                                                                                       |
|-------------|-------------------------------------------------------------------------------------|------------------------------------|---------------------------------------------------------------------------------------|
| Author / PM | Kallum Buxton                                                                       |                                    | Tim Clark                                                                             |
| Signature   |  | Signature                          |  |
| Date:       | 26/02/2024                                                                          | Date:                              | 26/02/2024                                                                            |

RSK Biocensus (RSK) has prepared this report for the sole use of the client, showing reasonable skill and care, for the intended purposes as stated in the agreement under which this work was completed. The report may not be relied upon by any other party without the express agreement of the client and RSK. No other warranty, expressed or implied, is made as to the professional advice included in this report.

Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by RSK Biocensus for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

No part of this report may be copied or duplicated without the express permission of RSK and the party for whom it was prepared.

Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK Biocensus.

Switchboard: +44 (0)330 223 1074      Company contact: Enquiries@biocensus.co.uk

## EXECUTIVE SUMMARY

---

1. This report summarises the findings of a preliminary roost assessment (PRA) carried out in connection with the proposed demolition of a weighbridge office on the A61, Upper Tankersley.
2. The 0.005ha site comprises the single building proposed for demolition, located within a lay-by alongside the A61 single carriageway. The site is bordered to the north and west by an industrial estate, to the south by the A61 and agricultural land, and to the east residential and commercial properties.
3. A PRA of the single building was conducted by RSK Biocensus in February 2024. The building was found to have high potential for roosting bats. However, no bats or signs of bats were observed.
4. The loft voids of the structure were unable to be accessed, and due to the high potential of the building to support bats, three emergence and re-entry surveys are recommended to determine whether the building is being used by bats.
5. If roosts are found to be present, avoidance or mitigation measures may be required. The timing of the work for any mitigation will be dependant on the status of the roosts identified (e.g. a maternity or hibernation roost) and when it is likely to be unoccupied. Any damage or disturbance to a bat roost will require a mitigation strategy and a European Protected Species licence from Natural England.

# CONTENTS

---

|                                                                  |           |
|------------------------------------------------------------------|-----------|
| <b>1.0 INTRODUCTION.....</b>                                     | <b>1</b>  |
| 1.1 Purpose of this report .....                                 | 1         |
| 1.2 Landscape context .....                                      | 1         |
| 1.3 Development proposals.....                                   | 1         |
| <b>2.0 METHODS.....</b>                                          | <b>2</b>  |
| 2.1 Preliminary Roost Assessment (PRA) of Built Structures ..... | 2         |
| 2.2 Constraints and limitations.....                             | 3         |
| <b>3.0 RESULTS.....</b>                                          | <b>4</b>  |
| 3.1 Overview.....                                                | 4         |
| 3.2 Bat Roosting Features.....                                   | 8         |
| <b>4.0 EVALUATION AND RECOMMENDATIONS .....</b>                  | <b>10</b> |
| 4.2 Further Survey .....                                         | 10        |
| 4.3 Validity of Data.....                                        | 10        |
| <b>REFERENCES.....</b>                                           | <b>11</b> |
| <b>FIGURES .....</b>                                             | <b>12</b> |
| <b>APPENDIX A – RELEVANT LEGISLATION .....</b>                   | <b>13</b> |
| <b>APPENDIX B – TARGET NOTES .....</b>                           | <b>14</b> |

## TABLES

|                                                                                                         |   |
|---------------------------------------------------------------------------------------------------------|---|
| Table 1: Categorisation of the suitability of buildings or trees for roosting bats (Collins 2023) ..... | 2 |
|---------------------------------------------------------------------------------------------------------|---|

# 1.0 INTRODUCTION

---

## 1.1 Purpose of this report

- 1.1.1 This report presents the results of a Preliminary Roost Assessment (PRA) comprising a visual assessment for bats, at the DVSA Tankersley Weighbridge, Westwood New Road, A61, Tankersley, Barnsley, S75 3DJ (Ordnance Survey grid reference SK 33929 99251). The survey area included a disused weighbridge office building within a lay-by beside an A-road which is proposed to be demolished.
- 1.1.2 A PRA was therefore carried out to assess potential suitability for bats of the affected building. The survey was carried out on behalf of Rider Levett Bucknall Ltd.

## 1.2 Landscape context

- 1.2.1 The approximately 0.005 ha site is located south of the town of Upper Tankersley, south west of Barnsley, South Yorkshire. The site is solely comprised of a former vehicle weighbridge office within a lay-by on the A61.
- 1.2.2 The site is bordered to the north and west by an industrial estate, to the south by the A61 and agricultural land, and to the east residential and commercial properties. The A61 is flanked either side by mature trees providing a wildlife corridor to blocks of broadleaved woodland to the north east and south west.

## 1.3 Development proposals

- 1.3.1 The design proposals comprised the demolition of the former weighbridge office. No replacement development proposals were provided. The extent of the survey area is presented in *Figure 1*.

## 2.0 METHODS

### 2.1 Preliminary Roost Assessment (PRA) of Built Structures

- 2.1.1 A Preliminary Roost Assessment (PRA) was completed on the building which was to be demolished. The assessment looked at the potential for the building to support roosting bats both on the exterior features and internally. The assessment followed the Bat Conservation Trust (2023) guidelines.
- 2.1.2 The survey was carried out on 02 February 2024 by Ecological Consultant Kallum Buxton (Natural England bat licence 2021-52107-CLS-CLS). Kallum is a member of CIEEM and experienced in carrying out preliminary roost assessments.
- 2.1.3 Buildings were assessed externally and internally to ascertain suitability for roosting bats, taking account of the following factors that influence the likelihood of bats roosting:
- Surrounding habitat: whether there are potential flight-lines and bat foraging areas nearby.
  - Construction detail: the type and construction of architectural features such as attics, soffit boxes, lead flashing and hanging tiles that could be used by roosting bats. Some construction details and materials are more favourable to bat occupation than others.
  - Building condition: whether the building has no roof or has a sound roof without any potential bat-access points.
  - Potential bat-access points: whether there is flight and crawl access.
  - Potential roosting locations: descriptions of all bat-accessible voids, cracks and crevices.
- 2.1.4 The building's potential to support roosting bats was then categorised as defined in Table 1.

*Table 1: Categorisation of the suitability of buildings for roosting bats (Collins, 2023)*

| Category<br>(Potential to support roosting bats) | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|--------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Negligible suitability                           | Negligible habitat features on site likely to be used by roosting bats.                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Low suitability                                  | A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential. |
| Moderate suitability                             | A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely for a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).                                                                                                                                        |

| Category<br>(Potential to support roosting bats) | Description                                                                                                                                                                                                                                                             |
|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| High suitability                                 | A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. |
| Confirmed roost                                  | Bats or evidence of bats recorded during the initial inspection surveys or during dusk/dawn surveys. A confirmed record (supplied by records centre/local bat group) would also apply.                                                                                  |

- 2.1.5 Evidence of roosting bats includes droppings, urine stains, staining from fur-oils, wear marks, feeding remains, dead bats, odour, squeaking and chattering.
- 2.1.6 The buildings were then inspected for evidence of bats. Visual, systematic examinations were made for bats and evidence of bats, both internally and externally, of the following:
- roof slopes and the ridge;
  - wall, window and door surfaces;
  - window and door frames;
  - wall bases;
  - wall ledges and wall tops;
  - cracks, crevices and sheltered voids; and
  - external features such as soffits and lead flashing.

## 2.2 Constraints and limitations

- 2.2.1 Physical access to the two loft spaces within the buildings could not be obtained; assessments of the loft spaces were made by a camera on an extending pole.
- 2.2.2 All recommendations made in this report are based on the assumption that the entire present construction will be demolished, and no structures will be erected to replace the current structure. If the plans change significantly, it is recommended an ecologist be consulted to alter the recommendations made in this report.

## 3.0 RESULTS

---

### 3.1 Overview

- 3.1.1 The surveyed building is a stand-alone, brick built, single-story construction with a pitched slate tile roof, with gable ends facing north east and south west. The structure was split into two sections with separated loft voids. The buildings windows were affixed with metal security shutters (Plates 1-4). The structure was in good condition.



Plate 1



Plate 2



Plate 3



Plate 4

- 3.1.2 The interior of the building was separated into four separate rooms: the entry hall (Plate 5), toilet (Plate 6), south west office (Plate 7) and north east office (Plate 8). The two offices had open loft hatches into the separated insulated loft voids (Plate 9, 10).
- 3.1.3 No bat droppings, grease marks, feeding debris or other signs of bat habitation were observed inside the building.



Plate 5



Plate 6



Plate 7



Plate 8



Plate 9



Plate 10

## 3.2 Bat Roosting Features

- 3.2.1 A small section of lifted flashing was observed on the western gable end wall above the roller shutter window cover providing low potential for roosting bats (Plate 11, T1 - Figure 1).
- 3.2.2 On the western gable end wall, a hole was observed within the south east facing aspect soffit box end cap, which allowed entry into the south west loft void of the building, providing high potential for roosting bats (Plate 12, T1 - Figure 1).



Plate 11



Plate 12

- 3.2.3 On the western end gable soffit box, a large hole was observed, allowing access to the southern loft void, and providing high bat roosting potential (Plate 13, T2 – Figure 1).
- 3.2.4 A similar hole was observed on the north west aspect (rear of the building) soffit box, providing flight access to the north east loft void, providing high potential for roosting bats (Plate 14, T3 – Figure 1).



Plate 13

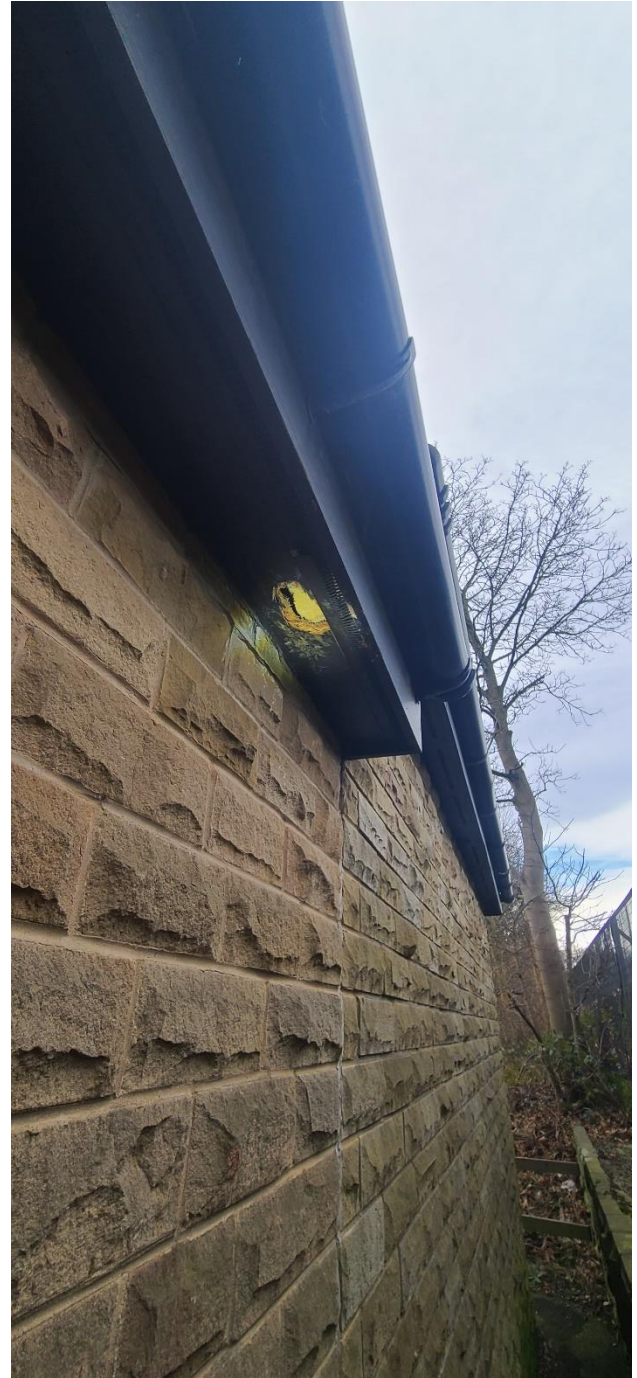


Plate 14

## 4.0 EVALUATION AND RECOMMENDATIONS

---

- 4.1.1 The building provides high potential for roosting bats due to the two openings providing flight access to the loft voids coupled with the opening in the soffit box. Additionally, the lifted flashing provides low potential. Combined with the current unused state of the building, the loft voids provide excellent roosting habitat for bats.
- 4.1.2 The building has excellent flight links, nestled into a woodland corridor with direct connectivity to larger woodland blocks in the adjacent area.
- 4.1.3 Although no bats or signs of bats were observed using the loft voids, full access was not available, and survey via camera did not provide conclusive evidence of lack of use by bats.

### 4.2 Further Survey

- 4.2.1 Due to the high potential of the building to support bats, it is recommended that three emergence or re-entry surveys are conducted to identify whether bats are using the building or potentially absent. These surveys are also used to categorise the type of roost (if bats are present) and to inform possible future licence applications.
- 4.2.2 These surveys must be carried out within the bat active season (May to September inclusive), with at least one survey between May and August, at least two weeks apart.

### 4.3 Validity of Data

- 4.3.1 Unless the site changes significantly, the surveys carried out for this report should remain valid for at least 18 months, and potentially up to 3 years (CIEEM 2019).

## REFERENCES

---

Chartered Institute of Ecology and Environmental Management (2019), *Advice Note on the Lifespan of Ecological Reports & Surveys*. CIEEM, Winchester, Hampshire.

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



## APPENDIX A – RELEVANT LEGISLATION

---

### Bats

All species of British bat are protected by The Wildlife and Countryside Act 1981 (as amended) extended by the Countryside and Rights of Way Act 2000. This legislation makes it an offence to:

- possess, sell, offer or expose for sale, or have in their possession or transports for the purpose of sale, any live or dead bat or any part of, or anything derived from a bat (or be responsible for adverts suggesting the intention to do this).
- intentionally or recklessly obstruct access to a bat roost; and
- intentionally or recklessly disturb a bat while it occupies a bat roost.

Bats are also European Protected Species listed on The Conservation of Habitats and Species Regulations 2017 (as amended). This legislation makes it an offence to:

- deliberately capture, injure or kill a bat;
- deliberately disturb bats, including in particular any disturbance which is likely (a) to impair their ability - (i) to survive, to breed or reproduce, or to rear or nurture their young; or (ii) hibernate or migrate, where relevant; or (b) to affect significantly the local distribution or abundance of the species to which they belong.
- damage or destroy a breeding site or resting place of a bat; and
- possess, control, transport, sell, exchange a bat, or offer a bat for sale or exchange.

All bat roosting sites receive legal protection even when bats are not present.

## APPENDIX B – TARGET NOTES

---

T1 – Lifted flashing and hole in soffit box.

T2 – Hole in underside of soffit box.

T3 – Hole in underside of soffit box.



**INVESTORS  
IN PEOPLE**

RSK Biocensus is owned by RSK Environment Ltd

Registered office

Spring Lodge, 172, Chester Road, Helsby, Frodsham, England, WA6 0AR, UK

Registered in England No. 04364279

[www.rsk.co.uk](http://www.rsk.co.uk)