Whitcher Wildlife Ltd.
Wildlife Consultants.

15 MELVILLE STREET, WOMBWELL.

OS REF: SE 398 030.

BAT SURVEY.

Ref No:- **140381.**

Date: **7th April 2014.**

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1. INTRODUCTION.

1.1. There are plans to demolish an old workshop building at 15 Melville Street in Wombwell.

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. The survey was carried out on 1st April 2014 and this report outlines the findings of that survey and makes appropriate recommendations.

1.4. Appendix I of this report provides back ground information with respect to bats and the legal protection afforded to them.

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2. SURVEY METHODOLOGY.

2.1. The buildings were thoroughly checked internally and externally for potential bat roosting sites in line with L Hundt (2012). *Bat Conservation Trust Good Practice Guidelines* 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 the Bat Conservation Trust, Good Practice Guidelines

2.6. This was not followed by a dusk emergence survey as bats are in hibernation at this time of year.

2.7. This survey was carried out by Ruth Georgiou BSc MCIEEM. Since 2004 Ruth has had experience in a professional capacity as a Wildlife Consultant carrying out ecology surveys and phase I habitat surveys. As a full member of CIEEM Ruth is subject to peer review on an annual basis. Ruth holds Natural England survey licences in respect of bats, great crested newts, white clawed crayfish and barn owls and has held her own or has been named ecologist on site specific licences for badgers, great crested newts and bats. She also holds a degree in Environmental Science (BSc) and has successfully completed a number of courses run by CIEEM, BCT and FSC in the

relative protected species, carrying out phase I habitat surveys and BREEAM assessments.

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3. SURVEY RESULTS.

3.1. Data Search Results.

3.1.1. The South Yorkshire Bat Group was contacted for records of bat roosts within 1km of the survey area.

3.1.2. The results are shown in Appendix II of this report. There are numerous records of bat roosts within the search area; however none are relevant to the site.

3.2. Site Description.

3.2.1. The site is located in the built up town of Wombwell, Barnsley. It is surrounded by other residential buildings, commercial buildings and main roads. There are some allotments and scattered trees in the wider surrounding area.

3.2.2. Aerial map to show the location of the site, indicated by the red arrow, in relation to its surrounding area.



3.2.3. The layout of 15 Melville Street is outlined in red in the aerial plan below. For the purpose of this report the building is split into five sections, labelled A to E.



3.2.4. Section A.



3.2.4.1. Section A is a two storey section of building with a hipped slate roof that is joined at the ridge onto the gable end of an adjacent row of terraced houses. There are

some missing and slipped roof slates and some gaps under the ridge tiles but there is no roof lining under the slates. These features are shown in the photograph below.



3.2.4.2. The walls comprise cavity brick walls that are well sealed. On the front elevation of this section there is one door at ground level and two on the first floor. There are some shallow gaps above the door frames of the two doors at first floor level, as shown in the photograph below.



3.2.4.3. Internally, the first floor of this section of the building is open to the loft space and the underside of the roof slates, as shown in the photograph below.



3.2.5. Section B.



3.2.5.1. Section B is a two storey high flat felt roof section with skylights. The front elevation walls are shown in the photograph below and comprise large double wooden doors on the ground floor and wooden panels along the first floor.

3.2.5.2. To the rear there is a single storey extension (section D) off the ground floor and the wall of the first floor is in a dilapidated condition with corrugated sheets and broken windows, as shown in the photograph below.



3.2.5.6. Internally the building is in poor condition. The roof is leaking and has resulted in ingress of water, which has saturated most of the first floor. The photograph below was taken looking across the first floor.



3.2.6. Section C.



3.2.6.1. Section C is a two storey section of building with a pitched slate roof. The roof is generally in a good condition with just occasional gaps along the ridge, as shown in the photograph below. There is no roof lining under the roof tiles.



3.2.6.2. The walls of this section comprise cavity brick walls that are in good condition with only one small gap on the real gable end visible. There are also some gaps in the brickwork above the ground floor door, however these are shallow.

3.2.6.3. Internally there is a loft space. The loft is approximately 2m in height under the ridge, with loft floor insulation. The roof beams are of a king post design with some extra vertical supporting beams. The beams are very damp and mouldy.

3.2.6.4. There is a window on the rear gable end that makes the loft very light. The loft is also heavily cobwebbed throughout, including along the ridge.

3.2.6.5. Photograph to show inside the loft space of Section C.



3.2.7. Section D.



3.2.7.1. Section D is a single storey flat corrugated roof section with cavity brick walls that are well sealed. The photograph above shows the roof of this section.

3.2.7.2. Internally this section is open to the underside of the corrugated sheets and is open through to the ground floor of Section B.

3.2.8. Section E.



3.2.8.1. Section E is a two storey building; however it is lower in height than Section C, which it is attached to.

3.2.8.2. The roof is a mono-pitched slate roof that is felt lined. There are some occasional slipped slates; however the roof is generally in good condition with no gaps under the slates, as shown in the photograph above.

3.2.8.3. There is some lead flashing where the roof of this section joins onto Section C. This is well sealed.

3.2.8.4. The walls are cavity brick walls that are well sealed. There is some ivy cover on the south east corner of the building.

3.2.8.5. Internally the first floor is open to the underside of the lined roof slates. Access to the first floor was difficult due to the condition of the floor. Most of the floor is missing, making the underside of the roof visible from the ground floor level.

3.3. Survey Results.

3.3.1. All section of the building were assessed for potential for roosting bats and were inspected for the presence of bat field signs. This survey was carried out at a time when bats are in transition between hibernation and summer roosts.

3.3.2. The walls of the building are all well sealed with no opportunities for roosting bats. The small amount of ivy cover on Section E is not assessed to provide suitable roosting habitat for bats.

3.3.3. The gaps above the door frames of the doors on the first floor of Section A were fully inspected using a high powered torch during the survey. The full extent of the gaps was visible and they were found to be shallow with no roosting bats or evidence of roosting bats identified.

3.3.4. The gaps in the brickwork above the ground floor door on Section C are shallow and assessed as being too low to ground level to be suitable for roosting bats. No bat field signs were identified within or around these gaps.

3.3.5. The roof Sections of A and C, where there are gaps under roof slates and ridge tiles, do not have any roof lining. Therefore these gaps can only provide access for bats inside the roof spaces, and do not provide roosting opportunities.

3.3.6. Upon inspection of the loft spaces of Section A and C, these were found to be unsuitable for roosting bats as the roof slates are not lined, and loft C is exposed to daylight and is heavily cobwebbed. If bats had been roosting in these lofts at any time bat field signs would have been evident. No bat field signs were identified.

3.3.7. The roof of Section D, which is lined, is not suitable for roosting bats as there is no access for bats under the roof tiles.

3.3.8. The flat roof sections do not provide any potential for roosting bats.

3.3.9. No other potential for roosting bats was identified within the building and no bat field signs were identified around the exterior or interior of the building.

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4. EVALUATION OF FINDINGS.

4.1. The building of 15 Melville Street, Wombwell offers no potential for roosting bats and no evidence of roosting bats was identified during this survey.

4.2. The works will therefore have no impact on roosting bats and there is no requirement for any further bat surveys or a Natural England EPS licence to cover the works.

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5. RECOMMENDATIONS.

5.1. As a precautionary measure, individual bats can roost almost anywhere on occasional days, Therefore, in the unlikely event that a bat is found during the demolition work it is recommended that all works on site stop and professional advice is sought immediately.

5.2. It is recommended that where possible bat roosting opportunities are provided in any new buildings on the site in the form of bat bricks, bat slates, small gaps in the eaves or small gaps in the ridge.

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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.

Over 15 species of bat have been recorded in Britain. These fall into two families, the horseshoe bats and the 'ordinary bats'. 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 man made structures and will readily use these to roost and to rear their young.

Bats are protected under the Wildlife and Countryside Act 1981, The Habitats Regulations 1994 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. DESK TOP DATA SEARCH RESULTS.

Recorder	Date	GridReference	Address line 1	Address line 2	Type	Notes	Species	Number
English Nature	21/07/2006	SE385045	Aldham Crescent		Roost-maternity	60 bats counted out 15/7Bats gone 20/7	Unknown	60
Eric Bennett	22/09/1992	SE3804	Aldham Junction	Ardsley			Pipistrelle sp.	1
Eric Bennett	07/07/2004	SE385045	Low Laithes Cottages	Ardsley		2 babies found on path recently.	Common pipistrelle	20
Eric Bennett	30/07/2000	SE386045	Low laithes Cottages	Ardsley		Trapped in house, badly injured, died.	Noctule	1
Eric Bennett	14/06/2004	SE388048	Wombwell Lane	Ardsley		Single P.pip in barn. P.pip feeding. Male roost 6-20.	Common pipistrelle	20
Eric Bennett	14/06/2004	SE388048	Wombwell Lane	Ardsley		Probable male roost.	Common pipistrelle	1-5
Eric Bennett	14/06/2004	SE388048	Wombwell Lane	Ardsley	Barn	Dr + bat flyinmg in barn	Common pipistrelle	1
Eric Bennett	19/06/2004	SE388048	Wombwell Lane	Ardsley		Barn Owl nest site. Internal P.pip barn roost.	Common pipistrelle	Unknown
Eric Bennett	19/06/2004	SE388048	Wombwell Lane	Ardsley		Daytime survey visit. Breeding Barn Owl.	Common pipistrelle	0
Eric Bennett	08/07/2000	SE291060	All Saints Close	Silkstone			Pipistrelle sp.	2
Eric Bennett	13/07/2000	SE396032	York Street	Wombwell		Bat found in living area.	Indet small Bat	1
Eric Bennett	08/07/2001	SE3904	Wombwell Lane	Ardsley		Bat found tangled on barbed wire fence	Noctule	1
Natural England	23/07/2007	SE408020	Brampton Crescent	Wombwell	Roost	2 dead bats found inside loft -1 dead in cellar. Known roost.	Unknown	3
English Nature	25/05/2005	SE406021	Derwent Place	Wombwell	Roost	Bats in roof - concerns. EB revisit from2002. 130 counted out -poss others inside. Flat roof over dormer.EB to revisit confirm accesses and suggest adjustments away from windows. Id probable	Probably pipistrelle	130
English Nature	14/01/2003	SE406022	Macro Road	Wombwell		Bats in roof for past three years. Wanted to know if they need to be provided with anything or if they can look after themselves.	Unknown	Unknown
English Nature	09/07/2004	SE406023	Overdale Road	Wombwell		Worried bats in mother's house. Seen flying v close to building. Gen info & advice given. FOB sent. To ring back if needing visit from vol.	Unknown	Unknown
Eric Bennett	08/08/2002	SE406021	Derwent Place	Wombwell	House	Owner count	Indet-prob Pip	30-40
Eric Bennett	01/09/1994	SE4002	Lundhill Road	Wombwell			Pipistrelle sp.	1
Eric Bennett	21/07/2000	SE408027	Myon Factory Wombwell Bypass	Wombwell			Common pipistrelle	1
Eric Bennett	11/06/1905	SE405026	Park Hollow	Wombwell	House		Pipistrelle sp.	230
Eric Bennett	10/08/1991	SE405026	Park Hollow	Wombwell	House		Pipistrelle sp.	85
Eric Bennett	01/07/1991	SE405026	Park Hollow	Wombwell	House		Pipistrelle sp.	50
Householder Unknown	26/06/1994	SE405026	Park Hollow	Wombwell			Indet Bat	230
Eric Bennett	10/08/1991	SE405026	Park Hollow	Wombwell			Pipistrelle sp.	85
Eric Bennett	25/07/1995	SE405026	Park Hollow	Wombwell			Pipistrelle sp.	1
Eric Bennett	14/07/1988	SE404026	Poplar Road	Wombwell	House		Pipistrelle sp.	8
Eric Bennett	11/08/2001	SE404025	Poplar Road	Wombwell	House		Indet	5
Householder Unknown	29/07/2001	SE404025	Poplar Road	Wombwell			Indet Bat	5
Eric Bennett	11/08/2001	SE404025	Poplar Road	Wombwell			Indet Bat	0
Eric Bennett	14/07/1988	SE404026	Poplar Road	Wombwell			Pipistrelle sp.	1
Eric Bennett	20/07/1988	SE404026	Poplar Road	Wombwell			Pipistrelle sp.	1
Eric Bennett	20/07/1988	SE404026	Poplar Road	Wombwell			Pipistrelle sp.	8
Eric Bennett	24/06/2004	SE401023	Roebuck Street	Wombwell		baby approx 3 weeks, found on path .	Pipistrelle sp.	1
English Nature	24/06/2004	SE402024	Roebuck Street	Wombwell		Baby bat found on wall. EB unable to find roost. LH took bat to MM for care.	Unknown	1
English Nature	18/11/2005	SE402024	Roebuck Street	Wombwell		Bat flying inside school. EB to visit.	Unknown	1
English Nature	21/09/2005	SE409039	Alder Grove	Darfield		Bat flying in bedroom last night. Now behind large secured mirror. DW to visit.	Unknown	1
Karen Larkin	01/06/2012	SE407035	Ings Road, Wombell		Maternity roost	South East facing Gable	Pipistrelle sp.	36
Eric Bennett	14/09/1992	SE405031	Park Hill Lane	Wombwell	Brick Kilns		Daubenton's bat	9
Eric Bennett	14/09/1992	SE405031	Park Hill Lane	Wombwell			Daubenton's bat	2
Eric Bennett	23/09/1992	SE405031	Park Hill Lane	Wombwell			Daubenton's bat	9
Eric Bennett	12/10/1992	SE405031	Park Hill Lane	Wombwell			Daubenton's bat	1
Eric Bennett	09/02/1993	SE405031	Park Hill Lane	Wombwell			Daubenton's bat	1
Eric Bennett	17/03/1993	SE405031	Park Hill Lane	Wombwell			Daubenton's bat	1
Eric Bennett	21/04/1993	SE405031	Park Hill Lane	Wombwell			Daubenton's bat	3
Eric Bennett	27/05/1993	SE405031	Park Hill Lane	Wombwell			Daubenton's bat	1
Eric Bennett	23/03/1994	SE405031	Park Hill Lane	Wombwell			Daubenton's bat	1
Eric Bennett	11/04/1994	SE405031	Park Hill Lane	Wombwell			Daubenton's bat	2
Eric Bennett	29/03/2001	SE405031	Park Hill Lane	Wombwell			Daubenton's bat	2
Eric Bennett	15/01/2002	SE405031	Park Hill Lane	Wombwell			Absent	Nil
Eric Bennett	12/07/2010	SE406030	Park Hill Lane	Wombwell		2 N.noc,	Noctule	2
Eric Bennett	12/07/2010	SE406030	Park Hill Lane	Wombwell		2 P.pip,	Common pipistrelle	2
Eric Bennett	12/07/2010	SE406030	Park Hill Lane	Wombwell		several P.pyg feeding. No emergence	Soprano pipistrelle	Unknown
Eric Bennett	17/08/2010	SE406030	Park Hill Lane	Wombwell		several P.pyg feeding.	Soprano pipistrelle	Unknown
Eric Bennett	17/08/2010	SE406030	Park Hill Lane	Wombwell		2 P.pip	Common pipistrelle	2
Eric Bennett	2010	SE403031	Park Hill Road	Wombwell	House	Roost present reported by owner	Indet	Unknown
Karen Larkin	02/07/2012	SE407035	Wombwell, S73		Count 14	pup Male Maternity roost	Common pipistrelle	1
Eric Bennett	24/06/1999	SE404048	Lugano Grove	Darfield	House		Pipistrelle sp.	+ Dr