

## Bat Emergence and Re-Entry Surveys (BERS)

**Survey site:**

New Inn, Bridge Street, Penistone, S36 7AH

**Client:**

Mr Rodgers

**Report date:**

18<sup>th</sup> August 2025

**Project:**

This report is prepared to inform a planning application for the proposal described as:

*Conversion of Derelict Out-Building(s) including Construction of Extension into Guest Accommodation & to be used in-conjunction with the existing public house.*

This report is supplementary to the Preliminary Roost Assessment report completed by Arbtech Consulting Ltd (2025).

BERS survey methodology and legislation can be found in the Arbtech Supplement: [BERS Methodology and Legislation - 2024](#).

This report is an addendum to and must be read in conjunction with the Preliminary Roost Assessment completed by Arbtech Consulting Limited (2025) for the same site address. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the consultant for advice.

#### Executive Summary

**Report Validity:** This report is valid for up to 18 months for the purposes of planning/LBC applications. For the purposes of bat licencing, the report is considered 'up to date' and suitable for licence application until the start of the following bat activity season. After those timeframes, some level of updated surveys will be required. The level of survey effort will depend on the specific circumstances of the site.

#### Results

The surveys undertaken to date have indicated that there is a sufficiently low risk of bat roosts being present on site, and works can proceed without any further survey or licence requirements.

#### Background

A preliminary roost assessment was conducted on site by Artbech Consulting Ltd in May 2025. There are two buildings on site which were fully assessed with no limitations. The buildings were both assessed as having moderate habitat value for roosting bats due to numerous lifted tiles and gaps at the gable apex for both buildings. Additionally, B1 has significant damage to the walls and mortar which could provide good refuge to crevice dwelling bats as well as a missing tile on the roof. B2 has a gap in the brickwork which could provide a good access point for both crevice and void dwelling bats and a gap behind a substantial part of the wooden soffit boards. No evidence of roosting bats, such as live animals, droppings or foraging remains, were identified during the survey.

#### Scope of works

The following buildings were subject to emergence/re-entry surveys:

B1 is classed as having **moderate habitat value for roosting bats**. B1 is therefore subject to 2 surveys to confirm presence/absence of roosting bats.

B2 is classed as having **moderate habitat value for roosting bats**. B1 is therefore subject to 2 surveys to confirm presence/absence of roosting bats.

#### Proposed development

Current use of buildings – Disused.

Proposed use of buildings – Guest accommodation.

Structural changes to building – Internal work including repairs to B1 and B2 and extension to connect B1 and B2.

The site surveys were designed and managed by Amber Williams BSc, MSc, MPhil, Graduate Ecologist (Accredited on Natural England Bat Licence Number: 2023-11521-CL18-BAT).

See surveyor locations in the BERS plan in Appendix 1, proposed plan in Appendix 2.					
<i>Limitations</i>	The western elevation of B2 could not be observed due to B2 adjoining onto a neighbouring building at this elevation. Surveyor 5 was situated in the best possible position to observe the southwest of B2. Surveyors utilised radios to distinguish commuting and foraging bats from emerging bats. As B2 is single storey and the adjoining building is two -storey, there are no connecting roof tiles which could result in the building being functionally linked. Furthermore, no crevices within B2 were identified on the walls adjoining the neighbouring building to the western elevation of B2. Therefore, it was reasonable to discount the neighbouring buildings from further survey effort as impacts to B1 and B2 will not effect any bats potentially roosting within neighbouring structures.				
<b>Field Survey</b>					
<b>Dusk Emergence Survey 1</b>					
<i>Building inspection prior to survey</i>	The building was subject to an internal inspection at the beginning of the active bat survey season during the preliminary survey where no evidence of roosting bats were identified. As a result of this recent internal inspection, an updated inspection during the BERS was not required.				
<i>Surveyor and position</i>	<b>Surveyor Position</b>	<b>Name</b>	<b>BERS Experience / Bat Licence</b>	<b>BCT Competency</b>	<b>Elevation</b>
	1 - LEAD	Dale Blackburn	4 Years	Level 2	Observing northeastern elevation of B1
	2	Julie Robinson	1 Years	Level 1	Observing southwestern elevation of B1
	3	Beth Robinson	4 Years	Level 2	Observing northwestern elevation of B2
	4	Matthew Harper	2 Years	Level 1	Observing eastern elevation of B1
	5	Ben Whyman	2 Years	Level 1	Observing southwestern elevation of B2
<i>Weather (start/end)</i>	Temperature (°C): 12			Temperature (°C): 11	

Mr Rogers

New Inn, Bridge Street, S36 7AH

	Relative humidity (%): 63 Cloud cover (%): 0 Wind (mph): 10 mph Rain: <5%		Relative humidity (%): 65 Cloud cover (%): 15 Wind (mph): 10 mph Rain: None	
<i>Equipment used</i>	<b>Equipment</b>	<b>Make</b>	<b>Model</b>	<b>Count</b>
	NVAs	Nightfox	Whisker	5
	Additional Illumination	Nightfox	XB5 PRO	5
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	5
		Magenta Electronics	Magenta Bat4	5
Two Way Radio	BAOFENG	FV-88E	5	
<b>Results</b>				
<b>Date of survey</b>		<b>Sunset; Start - End</b>		
14/07/2025		Sunset 21:30; 21:15 - 23:00		
<b>Building B1</b>				
<b>Surveyor observations</b>				

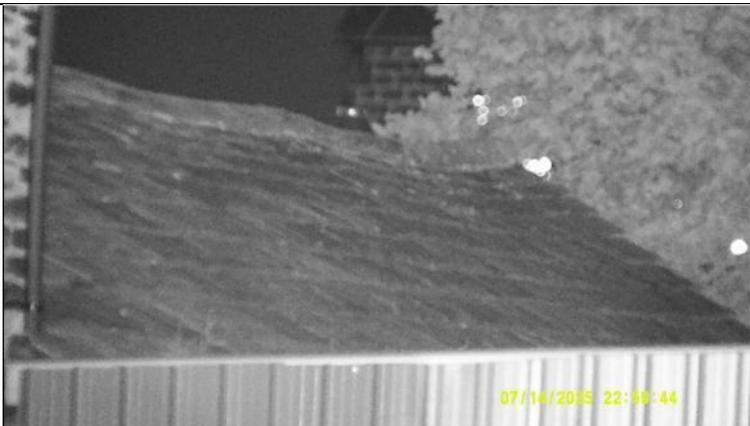
<p><i>Surveyor 1</i></p>	<p><b>No emergences or re-entries were observed during the survey.</b></p> <p>Summary of general activity:                  Species – Common pipistrelle                  Flight paths – N/A                  Foraging areas – N/A</p> <p>Activity began with a common pipistrelle which heard but not seen at 22.16. Subsequently, two more heard but not seen occurrences of common pipistrelles were recorded with one at 22:18 and one at 22:21. No further activity was noted.</p>	
<p><i>IR position 1</i>  <i>Nightfox Whisker</i>  <i>Nightfox XB5 PRO</i></p>	<p>Camera position 1: observing northeastern elevation of B1  <b>Emergences observed: No</b></p> <p>The footage was in line with the observation of surveyor 1. No further bat activity was captured on the footage.</p>	 <p><b>Darkest point of survey – position 1.</b></p>

<p><i>Surveyor 2</i></p>	<p><b>No emergencies or re-entries were observed during the survey.</b></p> <p>Summary of general activity:                  Species – Common pipistrelle                  Flight paths – north over the building (B2) and into the courtyard to forage, over the second building (B1)                  Foraging areas – courtyard between B1 and B2</p> <p>First activity recorded was at 22.10 when two Common pipistrelles were seen foraging around the courtyard between B1 &amp; B2 for several minutes.                  At 22.16 another common pipistrelle was recorded, commuting southeast to north over B2 into the courtyard, again flying between B1 &amp; B2.                  The last bat recorded was a common pipistrelle, seen at 22.22 commuting north over B1 towards Position 2.                  No further activity was recorded.</p>	
<p><i>IR position 2</i>  <i>Nightfox Whisker</i>  <i>Nightfox XB5 PRO</i></p>	<p>Camera position 2: observing southwestern elevation of B1  <b>Emergences observed: No</b></p> <p>The footage was in line with the observation of surveyor 2.                  No further bat activity was captured on the footage.</p>	 <p><b>Darkest point of survey – position 2.</b></p>

Building B2		
<p><i>Surveyor 3</i></p>	<p><b>No emergences or re-entries were observed during the survey.</b></p> <p>Summary of general activity:                      Species – Common pipistrelle                      Flight paths – Flying into the courtyard between B1 and B2                      Foraging areas – Courtyard between B1 and B2</p> <p>The first bat activity recorded was at 22:10 when two common pipistrelle bats were seen flying within the courtyard between B1 and B2. This activity was constant for ten minutes. The last bat activity recorded was at 22:22 when a common pipistrelle was heard but not seen passing. No further bat activity was recorded.</p>	
<p><i>IR position 3</i>  <i>Nightfox Whisker</i>  <i>Nightfox XB5 PRO</i></p>	<p>Camera position 3: observing northwestern elevation of B2  <b>Emergences observed: No</b></p> <p>The footage was in line with the observation of surveyor 3. No further bat activity was captured on the footage.</p>	 <p style="text-align: right; color: yellow; font-size: small;">07/11/2018 22:54:06</p>

Darkest point of survey – position 3.

<p><i>Surveyor 4</i></p>	<p><b>No emergencies or re-entries were observed during the survey.</b></p> <p>Summary of general activity:                  Species – Common pipistrelle                  Flight paths – north into the courtyard and south back to foraging area                  Foraging areas – field south of B2</p> <p>The first bat activity recorded was at 22:05 when a common pipistrelle was heard but not seen. From 22:09 common pipistrelles could be seen and heard foraging in the field south of B2 constantly until 22:30. Occasionally common pipistrelles could be seen flying into the courtyard. The last bat activity recorded was at 22:46 when a common pipistrelle was heard but not seen passing. No further bat activity was recorded.</p>	
<p><i>IR position 4</i>  <i>Nightfox Whisker</i>  <i>Nightfox XB5 PRO</i></p>	<p>Camera position 4: observing eastern elevation of B2</p> <p><b>Emergences observed: No</b></p> <p>The footage was in line with the observation of surveyor 4. No further bat activity was captured on the footage.</p>	 <p><b>Darkest point of survey – position 4.</b></p>

<p><i>Surveyor 5</i></p>	<p><b>No emergences or re-entries were observed during the survey.</b></p> <p>Summary of general activity:                  Species – Common pipistrelle and soprano pipistrelle                  Flight paths – N/A                  Foraging areas – N/A</p> <p>Activity began with a common pipistrelle heard but not seen at 22:17. A soprano pipistrelle was heard but not seen at 22:33. Final activity recorded was a common pipistrelle heard but not seen at 22:49.</p>	
<p><i>IR position 5</i>  <i>Nightfox Whisker</i>  <i>Nightfox XB5 PRO</i></p>	<p>Camera position 5: observing southwestern elevation of B2  <b>Emergences observed: No</b></p> <p>The footage was in line with the observation of surveyor 5 with the addition of an unknown bat foraging in the trees behind the eastern elevation at 22:53 .</p>	 <p>Darkest point of survey – position 5.</p>
<p>Dusk Emergence Survey 2</p>		

<i>Surveyor and position</i>	<b>Surveyor Position</b>	<b>Name</b>	<b>BERS Experience / Bat Licence</b>	<b>BCT Competency</b>	<b>Elevation</b>
	1	Sophie Warbrick	1 Year	Level 2	Observing northeastern elevation of B1
	2	Amal Waheed	1 Year	Level 2	Observing southwestern elevation of B1
	3 - LEAD	Jaden Allcock	1 Year	Level 2	Observing northwestern elevation of B2
	4	Brendon Potgieter	1 Year	Level 1	Observing eastern elevation of B1
	5	Liv Stubbington	2 Years	Level 2	Observing southwestern elevation of B2
<i>Weather (start/end)</i>	Temperature (°C): 23.9 Relative humidity (%): 60.9 Cloud cover (%): 50 Wind (mph): 4 mph Rain: None		Temperature (°C): 19.2 Relative humidity (%): 75 Cloud cover (%): 60 Wind (mph): 5 mph Rain: None		
<i>Equipment used</i>	<b>Equipment</b>	<b>Make</b>	<b>Model</b>	<b>Count</b>	
	NVAs	Nightfox	Whisker	5	
	Additional Illumination	Nightfox	XB5 PRO	5	
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	5	
		Magenta Electronics	Magenta Bat4	5	
Two Way Radio	BAOFENG	FV-88E	5		
<b>Results</b>					
<b>Date of survey</b>			<b>Sunset; Start - End</b>		
12/08/2025			Sunset 20:42; 20:27 - 22:12		
<b>Building B1</b>					

Surveyor observations		
<p><i>Surveyor 1</i></p>	<p><b>No emergencies or re-entries were observed during the survey.</b></p> <p>Summary of general activity:                      Species – Common pipistrelle                      Flight paths – Northeast to southeast towards trees to southeast of B1.                      Foraging areas – Courtyard between B1 and B2.</p> <p>The first activity of the survey was a common pipistrelle which was heard but not seen at 21:10. Common pipistrelles were seen commuting northeast to southeast towards the trees to the southeast of B1 at 21:10 and 21:14. Common pipistrelles were heard but not seen 21:23 and 21:33 and seen foraging above courtyard near surveyor 2 on the road opposite B1. The final activity of the survey were two common pipistrelles commuting northeast to southeast towards the trees at 22:08 No further activity was noted.</p>	
<p><i>IR position 1</i>  <i>Nightfox Whisker</i>  <i>Nightfox XB5 PRO</i></p>	<p>Camera position 1: observing northeastern elevation of B1  <b>Emergences observed: No</b></p> <p>The footage was in line with the observation of surveyor 1. No further bat activity was captured on the footage.</p>	 <p>Darkest point of survey – position 1.</p>

<p><i>Surveyor 2</i></p>	<p><b>No emergences or re-entries were observed during the survey.</b></p> <p>Summary of general activity:                  Species – Common pipistrelle (heard but not seen)                  Flight paths – N/A                  Foraging areas – N/A</p> <p>The first activity and only activity of the survey was a common pipistrelle which was heard but not seen at 21:05.</p>	
<p><i>IR position 2</i>  <i>Nightfox Whisker</i>  <i>Nightfox XB5 PRO</i></p>	<p>Camera position 2: observing southwestern elevation of B1  <b>Emergences observed: No</b></p> <p>The footage was in line with the observation of surveyor 2.                  No further bat activity was captured on the footage.</p>	
<p><b>Building B2</b></p>		

Darkest point of survey – position 2.

<p><i>Surveyor 3</i></p>	<p><b>No emergences or re-entries were observed during the survey.</b></p> <p>Summary of general activity: Species – Common pipistrelle Flight paths – N/A Foraging areas – N/A</p> <p>The first bout of activity was a common pipistrelle heard but not seen at 21:05. Common pipistrelles were heard but not seen again at 21:22 and 21:28 which was the final activity of the survey.</p>	
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<p><i>IR position 3</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i></p>	<p>Camera position 3: observing northwestern elevation of B2 <b>Emergences observed: No</b></p> <p>The footage was in line with the observation of surveyor 3. No further bat activity was captured on the footage.</p>	
<p><i>Surveyor 4</i></p>	<p><b>No emergences or re-entries were observed during the survey.</b></p> <p>Summary of general activity: Species – Common pipistrelle (heard but not seen) Flight paths – N/A Foraging areas – N/A</p> <p>The first activity was a common pipistrelle which was heard but not seen at 21:10. A common pipistrelle was heard but not seen again at 21:15. No further bat activity was observed.</p>	

Darkest point of survey – position 3.

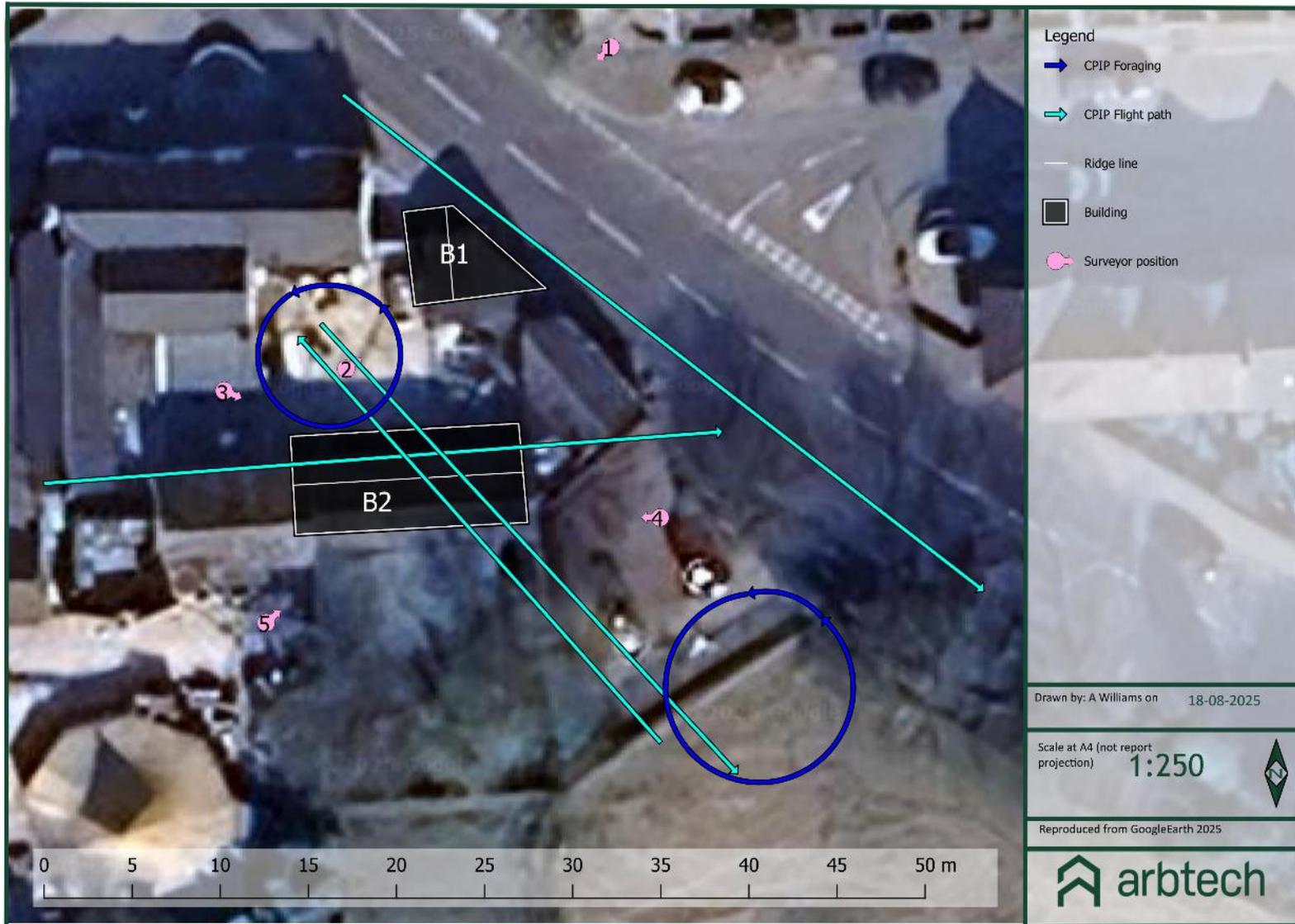
<p><i>IR position 4</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i></p>	<p>Camera position 4: observing eastern elevation of B2 <b>Emergences observed: No</b></p> <p>The footage was in line with the observation of surveyor 4. No further bat activity was captured on the footage.</p>	
<p><i>Surveyor 5</i></p>	<p><b>No emergences or re-entries were observed during the survey.</b></p> <p>Summary of general activity: Species – Common pipistrelle, Noctule (heard but not seen) Flight paths – West to east over B2. Foraging areas – N/A</p> <p>Bat activity started at 21:04 with a common pipistrelle that was heard but not seen. There were frequent common pipistrelle passes between 21:27 and 21:32, most were heard but not seen but it was once observed flying west to east and east to west over B2. Common pipistrelles were heard but not seen at 21:56 and 22:00. Final activity was noctule at 22:04, heard and not seen.</p>	

Darkest point of survey – position 4.

<p><i>IR position 5</i> <i>Nightfox Whisker</i> <i>Nightfox XB5 PRO</i></p>	<p>Camera position 5: observing southwestern elevation of B2 <b>Emergences observed: No</b></p> <p>The footage was in line with the observation of surveyor 5. No further bat activity was captured on the footage.</p>	 <p>Darkest point of survey – position 5.</p>
<p><b>Conclusions, Impacts and Recommendations</b></p>		
<p><i>Survey Results Summary</i></p>	<p>No bats were seen roosting in either building on site.</p> <p>General bat activity on site:</p> <p>Key foraging areas:</p> <ul style="list-style-type: none"> <li>- Courtyard between B1 and B2.</li> <li>- Grassland to south of B2.</li> </ul> <p>Key flight lines:</p> <ul style="list-style-type: none"> <li>- West to east over B2.</li> <li>- South to north over B2 into courtyard.</li> <li>- Northeast to southeast towards trees southeast of B1.</li> </ul> <p>Species observed: Common pipistrelle, soprano pipistrelle (heard but not seen), noctule (heard but not seen).</p>	
<p><i>Impact Assessment</i></p>	<p>The works will result in refurbishment and repair work to B1 and B2, both internal and external, and an extension connecting the two structures. This will result in roof amendments and repairs to enable the extension to be constructed at the southern elevation of B1 and extend south to meet B2.</p>	

	<p>No impacts foreseen to roosting bats as a result of this work. The courtyard identified as being utilised by foraging bats will be retained, however, foraging and commuting bats could be impacted by additional lighting on site which can reduce resources for the local population. Only common and widespread species were identified on site, therefore no impacts at population level are anticipated. Impact site level only.</p>
<i>Recommendations</i>	<p>Works can proceed without the need for any further requirements. In the unlikely even bats are found, work must stop and a suitably qualified ecologist will be contacted for further advice.</p> <p><b>Wildlife Sensitive Lighting Strategy</b></p> <p>Bats may commute and forage in the wider area and across the site. Therefore, a wildlife sensitive lighting strategy will be adopted within the proposed development during and post development. This should be designed in accordance with Guidance Note GN08/23 Bats and Artificial Lighting at Night (Institution of Lighting Professionals, 2023). Parameters can be found within the guidance and include avoidance of light spill on to courtyard between B1 and B2 or trees to south of B1, or features which bats may use for roosting, foraging or commuting.</p>
<i>Enhancements</i>	<p>The installation of two bat boxes mounted onto mature trees at the site boundary will provide additional roosting habitat for bats. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction (or facing vegetated areas/gardens), with a clear flight path to and from the entrance, away from and unlit by artificial light, and not above any windows.</p> <p>The bat boxes will be a specification suitable for crevice dwelling species such as Bat Box Beaumaris Midi WoodStone or another alternative brand.</p>

Appendix 1: BERS plan



Appendix 2: Proposed plans

2) GENERAL BUILDING NOTES

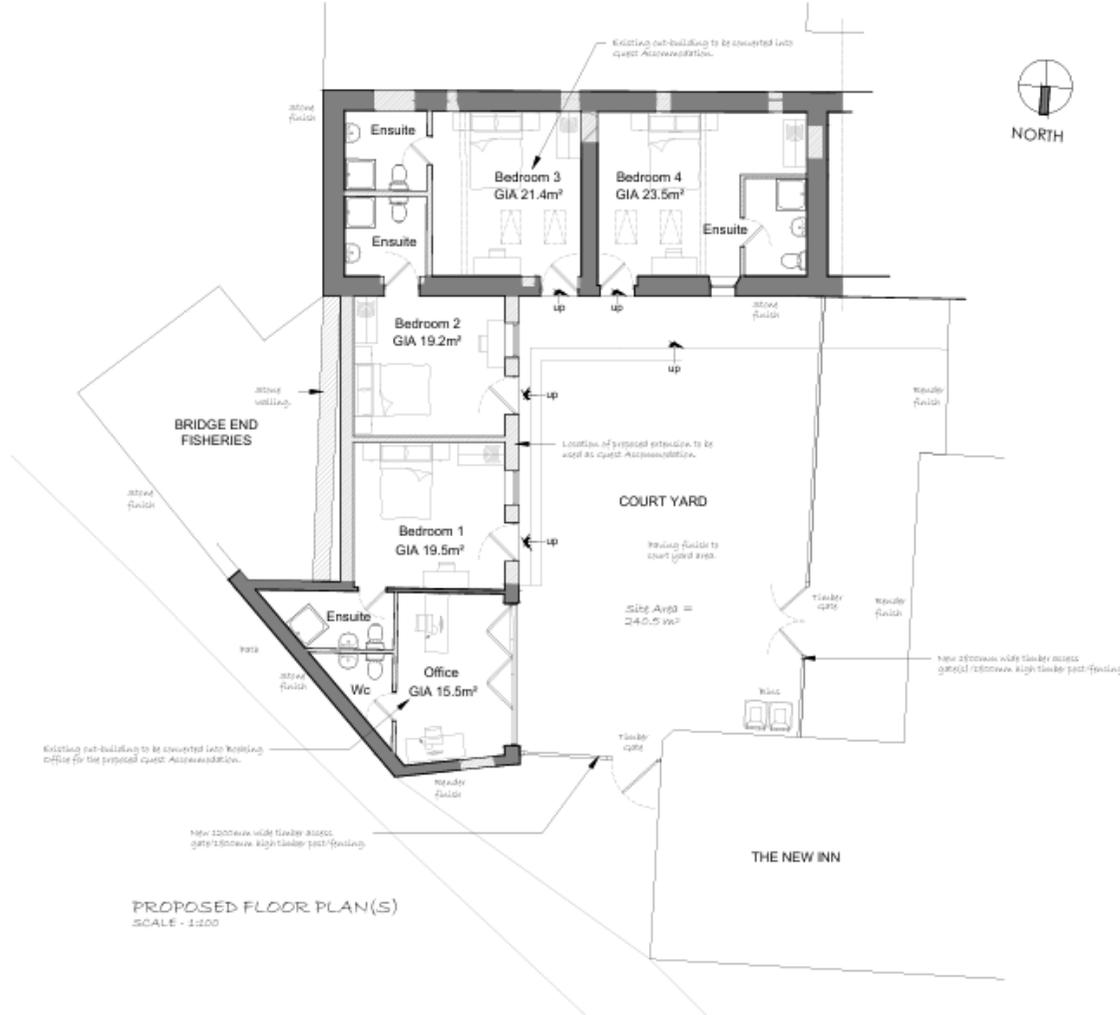
- a) All works to be in accordance with Building Regulations, current editions and amendments and to the satisfaction of the Building Control Authority.
- b) All works within the contract and by the contractor must be carried out in order to comply with all requirements under the Health and Safety at Work Act as satisfied and satisfied.
- c) All works by the contractor must be carried out in accordance with the requirements of all British standards, codes of practice etc. and with the requirements of all relevant and current statutory Authority regulations.
- d) All structural calculations if required to be submitted by client approved structural Engineer and approved as necessary as works proceed to suit any clients requirements.
- e) The contractor must ensure that will be held responsible for the stability of the building structure at all stages of the contract.

2) APPROVED DOCUMENT A STRUCTURES

- a) All structural details and calculations if required to be submitted for approval to Building Control Authority by client approved structural Engineer.

Materials as proposed -

- Walls - construction of above, finish to plaster ready finish to exterior.
- Doors - Timber framed doors, Powder coated aluminium framed bi-folding doors.
- Windows - Timber framed glass units.
- Roof - New slate/stone roof/ slate roofing finish.
- Finish/ cladding - vinyl guttering fixed to brackets and downpipes to suit.



PROPOSED FLOOR PLAN(S)  
SCALE - 1:200

1800 2011

RISC

1. RESTRICTED ACCESS TO SITE
2. SITE WELFARE REQUIREMENTS
3. SITE CLEARANCE
4. INSTALLATION OF TEMPORARY AND RE-REQUIRED SERVICES
5. NEW FOUNDATIONS
6. WORKING AT HEIGHT

NOTES

All efforts have been made in preparing existing site. However the contractor / builder is responsible for checking all given dimensions on site prior to building / works.

Extent of building envelope indicated for reference.

Proposed - Application for Planning Permission - Conversion of existing out-building(s) including construction of extension into quest Accommodation and to be used in conjunction with the existing Public House to meet the applicants requirements and as illustrated on the application drawings.

Existing use class - and existing - existing out-buildings part of an Existing Public House Building for retail use.

Proposed use class - C1 - guest House/Accommodation to be used in conjunction with the existing Public House/retailing establishment.

PLANNING ISSUE

tractus:dma  
architectural design  
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The New Inn  
1800 2011  
Bridge Street  
Preston, S36 7AH  
Proposed Floor Plan(s)

Item	Rev	Date
AM	01	03/2015
PL-00	05-060	11/2015

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Version control			
Status	Issue	Name	Date
Draft	0.1	Amber Williams BSc (Hons) MSc MPhil Graduate Ecologist	18/08/2025
Proof	0.2	Jonathan Kewell; 10 Years' Bat Survey Experience, L2 Accredited for N. Evans	19/08/2025
Draft	0.3	Amber Williams BSc (Hons) MSc MPhil Graduate Ecologist	22/08/2025
Second Proof	0.4	Jonathan Kewell; 10 Years' Bat Survey Experience, L2 Accredited for N. Evans	22/08/2025
Final	1.0	Amber Williams BSc (Hons) MSc MPhil Graduate Ecologist	22/08/2025