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ECOLOGICAL CONSULTANTS
Limited Liability Partnership

**Former Co-Op Pioneer Building, Peel Street,
Barnsley**

Ecological Survey Report

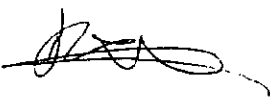
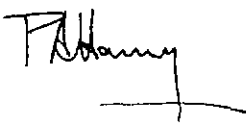
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1 Introduction

1.1 Site Description

The survey site is the former Co-Op Pioneer Building, which is located in Barnsley town centre at Ordnance Survey grid reference SE 342 062. The boundaries of the site are formed by Peel Street to the north, West Way and Pitt Street to the south, Town-end Roundabout to the west and other commercial properties to the east. The survey site is dominated by the former supermarket building and combined multi-storey car park.

1.2 Proposed Works

Lidl UK proposes to clear the site in order to construct a new Lidl store.

1.3 Aims of Study

Baker Shepherd Gillespie was commissioned to undertake a preliminary ecological survey of the site in order to identify any potential ecological constraints on the above proposals.

2 Methodology

2.1 Desk Study

Due to the tight timescale on this commission it was not deemed feasible to contact the local biological records centre.

2.2 Field Survey

The preliminary ecological survey was undertaken by Senior Ecologist David Stiles on 25th May 2010 and involved an external and internal inspection of the building and walkover of the site. Searches were made for evidence of any protected species, with particular focus on bats and nesting birds which, in this instance, were considered to be the most likely species groups to be of concern.

3 Results

3.1 Field Survey

3.1.1 Habitat Description

The building is constructed in red brick and concrete. The western 'half' of the building comprises a two-storey car park with a ramp leading to the upper (roof) level. The former shop space is located on the ground floor of the eastern 'half' of the building. The whole of the roof level is occupied by a car park, with the exception of a flat-roofed projection in the centre, which houses the escalator access to the shop floor, below (see Figure 1).

The northern frontage of the building abuts the pavement along Peel Street (see Figure 2) and most of the southern elevation abuts West Way (see Figure 3). To the west of the building, with access from both Peel Street and West Way, is an area of hard standing which formed the supermarket goods delivery area (see Figures 4 and 5). Although predominantly bare concrete this area does support some vegetation, which has seeded in cracks both around the perimeter and in the centre. This vegetation includes ragwort *Senecio jacobaea*, herb Robert *Geranium robertianum*, ribwort plantain *Plantago lanceolata*, red valerian *Centranthus ruber*, butterfly-bush *Buddleja davidii*, false oat-grass *Arrhenatherum elatius*, ash *Fraxinus excelsior* and sycamore *Acer pseudoplatanus*.

Figure 1: View of the roof top car park looking across West Way from Pitt Street.



Figure 2: The Peel Street shop frontage and car park access (north elevation).



Figure 3: View of the south elevation on West Way.



Figure 4: View of the goods delivery area from the Pitt Street footbridge.



Figure 5: View of the goods delivery area from the Peel Street access.



Figure 6: The retaining wall which forms the boundary with Pitt Street.



The boundary with Pitt Street, to the southeast, is formed by a concrete and stone retaining wall. The top of this wall supports ornamental shrubs and trees including cherry *Prunus* sp. and *Berberis* sp. (see Figures 5 and 6). A footbridge connects the roof top car park with Pitt Street at the top of the retaining wall (see Figure 7).

The western site boundary, which overlooks Town-end Roundabout, supports a small area of amenity managed grassland and four young Norway Maple trees *Acer platanoides* (see Figure 8). A flowerbed against the western elevation of the building supports further ornamental planting, including cherry and hazel *Corylus avellana*.

Figure 7: The footbridge which links the roof top car park to Pitt Street.

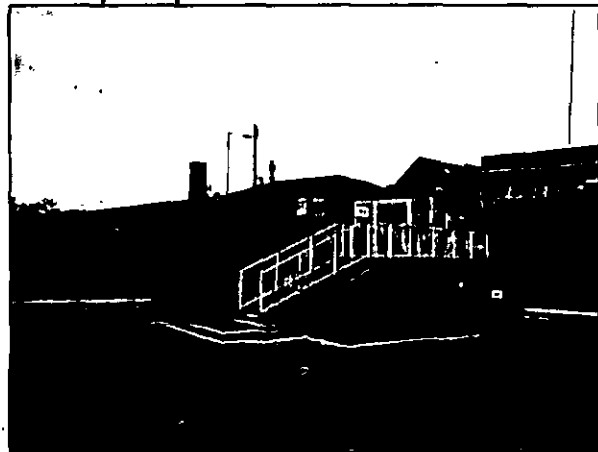


Figure 8: Amenity grassland and trees adjacent to Town-end Roundabout.



3.1.2 Bats

No roof spaces are present. The top of the escalator well at the centre of the building is surrounded by large boxed eaves (see Figures 9 and 10). There are no gaps between the soffits and external walls of the building (a typical location in which bats roost). There are holes in the external corners of the boxed eaves on the south elevation. However these are not considered suitable for roosting bats. No evidence of bats was found inside the building.

There are several holes in the external structure of the east wall of the building, where pipework or wires used to be present (see Figure 11). However, no evidence of bats was found to be associated with these holes.

The retaining wall, which forms the boundary with Pitt Street, is constructed largely in concrete, although a stone-built section is present beneath the footbridge. This stonework and pointing is largely intact, although there are some stones missing in the centre. It is not considered that these areas are suitable for roosting bats as they are relatively exposed and superficial (see Figure 12).

3.1.3 Nesting Birds

The dense ornamental planting along the top of the retaining wall with Pitt Street (see Figure 6) supports several pairs of nesting house sparrow *Passer domesticus*.

A fledgling starling *Sturnus vulgaris* was present on top of the western stairwell for much of the field survey and an adult starling was present in the vicinity. However, there was no evidence to suggest starlings were nesting on site.

The holes in the boxed eaves on the south elevation of the escalator well (see Figure 10) may be suitable for nesting birds. However, there was no evidence to suggest that nests were or ever have been present.

Several of the holes in the east wall of the building, where pipework or wires used to be present, may be suitable for nesting birds. However, no evidence that birds were or ever have nested in these features was present (see Figure 11).

The holes in the stonework of the retaining wall below Pitt Street may be suitable for nesting birds, although none were found to be present during the survey (see Figure 12).

Figure 9: The escalator well in the centre of the building.



Figure 10: A gap in the boxed eave of the escalator well.



Figure 11: One of several holes in the east wall of the building.



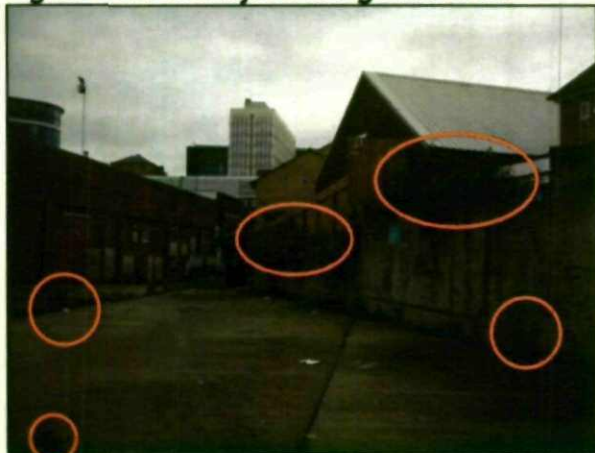
Figure 12: The stone-built section of the retaining wall, with Pitt Street above.



3.1.4 Invasive Species

Butterfly-bush *Buddleja davidii* is present in cracks in the hard standing of the goods delivery area and along the eastern site boundary on the retaining wall (see Figure 13).

Figure 13: *Buddleja* in the goods area.



4 Assessment

4.1 Constraints on Study Information

Due to the quick turn around time requested by the client it has not been possible to consult with the relevant local biological records centre, as would be usual practice for this type of survey. However, in this particular instance, this is not considered to be significant as the features of the site, together with its town centre location, are not considered to present any significant ecological constraints that would benefit from being supported with desk study data.

4.2 Bats

4.2.1 Legislation and Policy Guidance

4.2.2 Bats

Bats are listed as European Protected Species under the Conservation of Habitats and Species Regulations 2010 and are protected under the Wildlife and Countryside Act 1981 (as amended by the Crow Act 2000). Taken together, these make it an offence to:

- a. Deliberately capture or intentionally take a bat;
- b. Deliberately or intentionally kill or injure a bat;
- c. To be in possession or control of any live or dead bat or any part of, or anything derived from a bat;
- d. Damage or destroy a breeding site or resting place of a bat;
- e. Intentionally or recklessly obstruct access to any place that a bat uses for shelter or protection;
- f. Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection;
- g. Deliberately disturb any bat, in particular any disturbance which is likely to (i) impair their ability to survive, breed, reproduce or to rear or nurture their young; or in the case of hibernating or migratory species, to hibernate or migrate; or (ii) to affect significantly the local distribution or abundance of the species to which they belong.

A bat roost may be any structure a bat uses for breeding, resting, shelter or protection. It is important to note that since bats tend to re-use the same roost sites, current legal opinion is that a bat roost is protected whether or not the bats are present at the time.

In addition to this legal protection, seven bat species are listed in the UK Biodiversity Action Plan and are listed as Species of Principal Importance under the provisions of the NERC Act 2006. PPS9 gives guidance on the treatment of Species of Principal Importance and states that local authorities should ensure that they are protected from the adverse effects of development, where appropriate, by using planning conditions or obligations.

4.2.3 Potential Impacts

No evidence of bats was found on site and the structures are not considered to present any potential roosting opportunities to bats. It is not considered that the proposed site clearance will have any impact on bats.

4.3 Nesting Birds

4.3.1 Legislation and Policy Guidance

All nesting birds are protected under the Wildlife and Countryside Act 1981, which makes it an offence to kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. In addition to this, for some rarer species (listed on Schedule 1 of the Act), it is an offence to disturb them while they are nest building or at or near a nest with eggs or young, or to disturb the dependent young of such a bird.

A number of bird species, including house sparrow, are also listed as Species of Principal Importance under the provisions of the NERC Act 2006. PPS9 gives guidance on the treatment of such species and states that local authorities should ensure that they are protected from the adverse effects of development, where appropriate, by using planning conditions or obligations.

House sparrow is a UK BAP (Biodiversity Action Plan) Priority Species and is included on the Red List of Birds of Conservation Concern due to a severe decline in the UK population.

4.3.2 Potential Impacts

Removal of the dense vegetation on top of the retaining wall at the southeast corner of the site is likely to result in the destruction of active house sparrow nests if undertaken during the bird nesting season (mid-March to end-August). This would be an offence under the legislation set out above. Removal of this vegetation would also result in the loss of future nesting opportunities on site.

4.4 Invasive Species

4.4.1 Legislation and Policy Guidance

Butterfly-bush is listed under Schedule 9 (Part 2) of the Wildlife and Countryside Act 1981, which makes it an offence to cause this introduced shrub to grow in the wild, effectively making it illegal to spread the plant during development operations.

4.4.2 Potential Impacts

Any site clearance operations undertaken during the summer months, when butterfly-bush is in flower, have the potential to result in the spreading of the seeds of this plant.

5 Recommendations

5.1 Further Survey

There are no recommendations for further survey.

5.2 Mitigation Measures

5.2.1 Nesting Birds

It is recommended that the dense ornamental planting on top of the retaining wall in the southeast corner of the site (see Figure 6) is retained as this provides habitat for nesting house sparrow, which are a UK BAP and Red List species. If this vegetation does need to be removed, it is recommended that this is undertaken outside of the nesting season, between September and February, in order to avoid destroying active house sparrow nests. The area should then be re-planted with similar vegetation.

As a matter of good practice, it is recommended that the new development incorporates features within the building(s) that are suitable for nesting birds, especially house sparrow, but also birds such as starling and swift *Apus apus* which were seen in the area. These birds typically nest in buildings and are all currently in decline. Inexpensive nest boxes are available from companies such as Schwegler and are widely available in the UK. These self contained units are specifically designed to be built in to the walls or wall plates of buildings and provide nesting opportunities for these urban species. They would also count towards 'ecology points' under BREEAM. It is suggested that a selection of several of the following boxes are incorporated into the design:

Schwegler 1HE open fronted brick box – suitable for house sparrow, starling and pied wagtail

Schwegler brick box type 24 – suitable for house sparrow

Schwegler brick box type 25 – suitable for swift

Schwegler swift box no. 16 or 16s – suitable for swift

5.2.2 Invasive Species

In order to avoid spreading butterfly-bush it is recommended that these plants are cut down to ground level (or removed or killed-off) during the winter when not in flower. Any disturbance during the flowering period is likely to spread seed.

Name	Address	Postcode	Comments	Do you support the proposal?
Al Winstanley	Summer Lane	S702NA	Excellent improvement to a Drab Building	Yes
John Mewthby	7, Wharfedale Gardens Adwath	S75 3QA	Good idea	Yes
Mr Denton	2 South St	S706HN	Please come	Yes
L. W. Smith	23, Pardon Lane Penistone Sheffield S36 6FW	S36 6FW	I am impressed by Lidl and their new store is bound to be an asset for Barnsley.	YES

NAME	ADDRESS	POSTCODE	Comments	Do you support this?
Eade Woodcock	5 mulberry avenue Ryhill wakefield	WF4 2BB	Shopped at lidl before in mablethorpe and thought it was good value.	yes
Janice Durham	S. Mulberry Avenue Ryhill Wakefield	WF4 2BB	Excellent Value for Money	yes.
Joyce Nygore	64 Smea Road Kendray Barnsley	S70 3DE	My friends & families shop at Lidl and recommend it for excellent value product.	YES
John Lonsdale		S70 1PX	look forward to lidl for future business ready across shopping.	Yes
GRAHAM WALKER	FLAT 3, 45, HUDDERSFIELD ROAD, BARNSELEY, S75 1DW	S75 1DW	I would definately shop at LIDL for good quality produce at very good prices.	Yes
J. Bodd	18, WAKEFIELD RD STAINCROSS	S75 6JX	Look forward to lidl in Barnsley we bring things back from Skegness	Yes.

Name	Address	Postcode	Comments	Do you support this proposal?
Pearce	14-16 Peel Street	571 205	Wellcome Been to one at Segrass	YES
M. D'Silva	33, CROFTON ST	571 205	3rd Wellcome Been to one at Segrass	YES
S. MATTHEWS	WARRICK ROAD	571 214	Good for Barnsley.	YES
ANDERSON	AVERSLEY NOVEN	571 3DX	Wellcome	YES.
M. DEAN		570 6FG	Long overdue currently use LIDL AT SAFFIELD.	YES
M. McLeod		575 1PX	Well come to Barnsley as soon as possible - have shoped in one in Wals - price & quality good	YES.

Name	Address	Postcode	Comments	Do you support this proposal?
Antonio BARKER	74 ESHTON COURT MAPPLEWELL BARNSELY	S75 5GG	Great design, improves the gateway to Barnsley. This is greatly needed in Barnsley to be created by this venture.	YES

				Do you support the proposal?
CWATSON	42 WINDERMERE BARNESLEY	S71 1EF	Wanted a well stocked store to feed	✓
Penny	Hemmelfield Barnsley S73 0PN	S73 0PN	Look forward to shopping at Lidl.	✓
V. SHARPE	LED BROOK	S75 1HL	SHOPPED AT LIDL PREVIOUSLY GOOD FOOD. LOOKING FORWARD TO SHOPPING AT LIDL AGAIN.	✓
D HIGHFIELD	TOWN CENTRE	S70 2HY	KNOW LIDL HAS A GOOD REPUTATION + BEING IN TOWN CENTRE WILL BE A GOOD ADVANTAGE	✓
I GRAYES	TOWN CENTRE	S70 2HY	WILL MAKE EASIER TO SHOP AND VERY CONVENIENT	✓
J PETERS	WOMBWELL.	S73 8DP	Family with range of produce and quality - look forward to having one closer to home.	✓

Name	Address	Postcode	Comments	Do you support the proposal?
Leslie Kashin	Paragsey	S75 2HU	Good news	✓
Sylvia CROFT	POGMOOR BARNSELY	S75 2DU	Good	✓
L. FARMHURST	Pogmoor Barnsley	S75 2DU	Good News	✓
J. Kaye	POGMOOR	S75 2HU	I hope all goes to plan !!	✓

First Name	Address	Postcode	Comments	Do you support the proposal?
Jim Frost	Ken House, 4th Sackville Street Barnsley S70 2BX	S70 2BX	I am very impressed and will support my project which enables a fair range of prices + goods in Barnsley	Yes
Ilwanda	23 Kilday St Barnsley	S70 6LB	Very positive about the proposed provision in Barnsley will be welcome.	Yes
Pt Greenfield	21 Kilday St Barnsley	S70 6LB	I am in favour of any improvement in the area in side	Yes
M E BEASLEY	26, KARACH PLACE BARNSELEY	S70 3DY	LIDL will BE GOOD FOR THE TOWN AND REDEVELOPMENT AND EMPLOYMENT IT IS WELDED IN BARNSELEY. PLANS LOOK VERY GOOD. SHOP EMPTY MYSTERY	VERY MUCH YES
M. M K HUNNINGS	35 CALDER CRESC. BARNSELEY S70 3FF		PROPOSAL LOOK CLEAN, WELCOMING AND SPACIOUS, WELL DONE.	YES
Russell Crofts	67 Wood Park View. BARNSELEY S. YARKS. S71 3NL		Very Positive!	Yes

					Do you support the proposed site?
Mr N GLENNAN	5, Sand Hill Grove Rotherham Barnsley S. Yorks.	S72 7AT.	Reserve Shopper AT HOUGHTON PARK. Looking Forward To Your Opening.	YES.	
MRS J. Gibbs	52 GOODES AVENUE CROOKER BARNSELY S. Yorks.	S15 2NZ.	more money for Barnsley people. create more jobs and something good for the town ideal spot.	Yes.	
Mrs J Gibbs	4, At Leaswath along Ardsley Barnsley	S71 5BS	The rights improvements are pleasing to the eye. The car parking with trees will add pleasant landscaping that is much needed.	Yes	
Mrs. J. Gibbs	7 Blomfield with corner Barnsley	148E 4LE	Good	Yes	
Mrs J Gibbs	11, Caple Street Barnsley	S70 1PS.	looking forward To you opening Good luck	Yes.	
Mrs J Gibbs	40 Victoria Green West Barnsley	S75 2AE	libert Time we had more store	YES	

	Name	Address	Postcode	Comments	Do you support this proposal?
	BRIMBLE	4-3 BRIDGE ST BARNSELEY	S71 1PL	LOOKING FORWARD TO THE OPENING	✓
	W. M. BEDFORD	38 Buxton Close Newledge Barnsley S71 1RZ.	S71 1RZ	looking forward to the opening	✓
	GHIX	35 MYRIE ST S15 2DC	S75 2DC		✓
	J. Adams	Bridge Road Silkstone	S75 4LZ		✓
	J. RAWLINGS	Mt. Vernon Rd, Barnsley	S70 4DL	A good store for the Town Centre. Looking forward to the opening.	✓
	P.V Rawlings	Mt. Vernon Road BARNSELEY.	S70 4DL	will be good for Barnsley. Long way to travel at present to the nearest Lidl store - Stocksbridge.	✓

NAME	ADDRESS	POSTCODE	Comments	Do you support this?
Wendy Green Wendy Green	15, LAITHES CRESCENT BARNLEY S10 2RS	S71 3AF	ABOUT TIME YOU CAME TO BARNLEY	YES!!
KEVIN KEEN	50 VERDUN WAY BARNLEY	S75 2NN	THE ENTRANCE/EXIT SHOULD BE MOVED AWAY FROM THE PEDESTRIAN CROSSING TO AVOID CONFLICT WITH QUEUING TRAFFIC AND TRAFFIC EXITING KFC	YES
J. Hume	Grafton St. Barnley	S70 1AC	BARNLEY NEEDED STORE - CAN'T WAIT.	YES
SPERKINS	450 Doncaster Road Stanfoot S70 3EY		will be good for barnsley with all the jobs which would be good for the town.	YES
S RUSHFORTH	4 SUMMINGDALE AVE DARTON BARNLEY S71 1JB		VERY GOOD FOR THE AREA WILL PROVIDE ADDITIONAL JOBS IN REGION	YES
Mrs Bow. Mrs Robinson	GAWBER		Very Welcome	