

Bat Emergence and Re-Entry Surveys (BERS)

Survey site:

Alexandra Working Mens Club, 59 High Street, Royston, Barnsley, S71 4RF

Client:

Mr. Chris Wright

Report date:

9th July 2025

Project:

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

“The demolition of the on-site working men’s club building (B1) and two small outbuildings (B2 and B3).”

[Unsubmitted]

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:

PRA – Arbtech Consulting Ltd, 9th January 2025, B1 – moderate roost value, B2:B4 – negligible roost value – no evidence of bats (i.e., droppings) were recorded.

Number of buildings on site – 4 buildings.

Number of buildings surveyed – 4 buildings





Buildings requiring further survey - B1 (all other buildings assessed as negligible roost value).

Proposed development:



Current use of building – vacant working men's club.



Proposed use of building – N/A – full demolition.



Structural changes to building –full demolition. Type of permission required – full planning permission.	
The site surveys were designed and managed by Jessica Sibley BSc (Hons) MSc, Consultant Ecologist and accredited agent on Class 2 Natural England bat licence: 2024-12491-CL18-BAT, to undertake level 1 activities.	
See surveyor locations in the BERS plan in Appendix 1.	
<i>Limitations</i>	The loft space within B1 is inaccessible as the floorboards directly beneath the loft hatch had been removed when the building was broken into, thus the loft could not be inspected and any evidence of bats (if present), may have been missed. This limitation has been accounted for by the recommendation of the bat emergence surveys which should identify any roosts, via further survey.
Field Survey	
Dusk Emergence Survey 1	
Building B1	
<i>Building inspection prior to survey</i>	Carried out by: Jessica Sibley BSc (Hons) MSc, Consultant Ecologist and accredited agent on Class 2 Natural England bat licence: 2024-12491-CL18-BAT, to undertake level 1 activities. Structures inspected: B1. Bat evidence found: None.
	Photos



					
	B1 - interior		B1 – beneath loft void 1		
					
	B1 - interior		B1 - interior		
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation



	1 - Lead	David Brooks	4 years	Level 2	Observing south and east elevations	
	2	Oliver Dodd	4 years	Level 2	Observing south elevation	
	3	Robert Vessey	2 years	Level 1	Observing south and west elevations	
	4	Grace McCulloch	1 year	Level 2	Observing north and west elevations	
	5	Unmanned IR	N/A	N/A	Observing north elevation	
	6	Liv Stubbington	1 year	Level 2	Observing north and east elevations	
<i>Weather (start/end)</i>	Temperature (°C): 20 Relative humidity (%): 63 Cloud cover (%): 10 Wind (mph): 9 Rain: None			Temperature (°C): 17 Relative humidity (%): 60 Cloud cover (%): 10 Wind (mph): 11 Rain: None		
<i>Equipment used</i>	Equipment	Make	Model	Count		
	NVAs	Nightfox	Whisker	6		
	Additional Illumination	Nightfox	XB5 PRO	6		
	Bat Detector	Wildlife Acoustics	Echo Meter Touch 2	5		
		Magenta Electronics	Magenta Bat4	5		
Two Way Radio	BAOFENG	FV-88E	5			
Results						
Date of survey			Sunset; Start - End			
11/06/2025			Sunset 21:34; 21:19 – 23:04			
Roost reference	Species and numbers	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
N/A	N/A	N/A	B1	N/A	N/A	N/A


Surveyor observations		
<i>Surveyor 1</i>	<p>Emergences observed - 0.</p> <p><u>Summary of general activity:</u></p> <p>Species – N/A.</p> <p>Flight paths – No activity recorded.</p> <p>Foraging areas – No activity recorded.</p>	
<i>IR position 1</i>	<p>Camera position: observing the south and east elevations of B1.</p> <p>Emergences observed: None.</p> <p><u>Summary of general activity:</u></p> <p>Activity was consistent with that observed by the surveyor of position 1.</p>	

<p><i>Surveyor 2</i></p>	<p>Emergences observed - 0.</p> <p><u>Summary of general activity:</u> Species – N/A. Flight paths – No activity recorded. Foraging areas – No activity recorded.</p>	
<p><i>IR position 2</i></p>	<p>Camera position: observing the south elevation of B1. Emergences observed: None.</p> <p><u>Summary of general activity:</u> Activity was consistent with that observed by the surveyor of position 2.</p>	


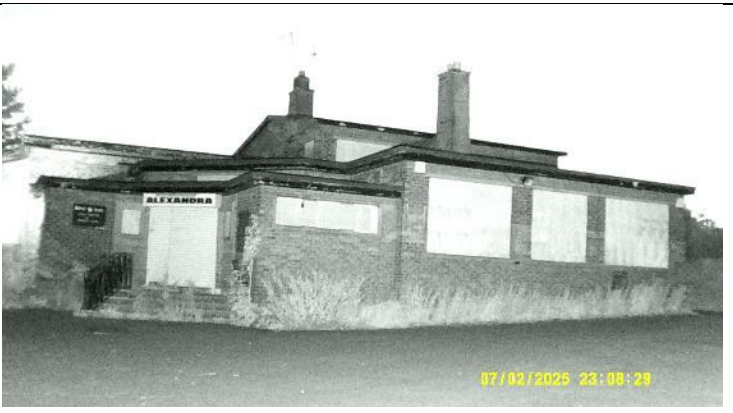
<p><i>Surveyor 3</i></p>	<p>Emergences observed - 0.</p> <p><u>Summary of general activity:</u></p> <p>Species – N/A.</p> <p>Flight paths – No activity recorded.</p> <p>Foraging areas – No activity recorded.</p>	 A photograph showing the exterior of a brick building. The building has several windows that are boarded up with plywood. The roofline is visible, and there is some text on the roof that reads "ALEXANDRA W.M.C.". The building is surrounded by tall grass and some trees in the background.
<p><i>IR position 3</i></p>	<p>Camera position: observing the south and west elevations of B1.</p> <p>Emergences observed: None.</p> <p><u>Summary of general activity:</u></p> <p>Activity was consistent with that observed by the surveyor of position 3.</p>	 A photograph showing the interior of a brick building. The walls are made of brick, and there are several windows that are boarded up with plywood. The ceiling is dark, and there is a light fixture visible. A timestamp in the bottom right corner reads "06/11/2025 21:04:00".



<p><i>Surveyor 4</i></p>	<p>Emergences observed - 0.</p> <p><u>Summary of general activity:</u></p> <p>Species – Common pipistrelle.</p> <p>Flight paths – No specific flight paths recorded.</p> <p>Foraging areas – Foraging along the grassland to the west of B1.</p>	
<p><i>IR position 4</i></p>	<p>Camera position: observing the north and west elevations of B1.</p> <p>Emergences observed: None.</p> <p><u>Summary of general activity:</u></p> <p>Activity was consistent with that observed by the surveyor of position 4.</p>	



<p><i>IR position 5</i></p>	<p>Camera position: observing the north elevation of B1. Emergences observed: None.</p> <p><u>Summary of general activity:</u> Activity was consistent with that observed by the surveyor of position 4.</p>	
<p><i>Surveyor 6</i></p>	<p>Emergences observed - 0.</p> <p><u>Summary of general activity:</u> Species – Leisler's. Flight paths – None recorded, activity heard and not seen. Foraging areas – None recorded, activity heard and not seen.</p>	



<i>IR position 6</i>	Camera position: observing the north and east elevations of B1. Emergences observed: None. <u>Summary of general activity:</u> Activity was consistent with that observed by the surveyor of position 6.				
Field Survey					
Dusk Emergence Survey 2					
Building B1					
<i>Surveyor and position</i>	Surveyor Position	Name	BERS Experience / Bat Licence	BCT Competency	Elevation
	1 - Lead	David Brooks	4 years	Level 2	Observing south and east elevations
	2	Oliver Dodd	4 years	Level 2	Observing south elevation
	3	Robert Vessey	2 years	Level 1	Observing south and west elevations
	4	Beth Robinson	4 years	Level 2	Observing north and west elevations
	5	Matthew Harper	2 years	Level 2	Observing north elevation



		6	Julie Robinson		1 year	Level 1	Observing north and east elevations
<i>Weather (start/end)</i>		Temperature (°C): 15 Relative humidity (%): 63 Cloud cover (%): 0 Wind (mph): 12 Rain: None			Temperature (°C): 13 Relative humidity (%): 70 Cloud cover (%): 0 Wind (mph): 9 Rain: None		
Results							
Date of survey				Sunset; Start - End			
02/07/2025				Sunset 21:37; 21:22 – 23:07			
Roost reference	Species numbers	and	Roost type	Structure reference	Roost location	Access point	Dimensions (for lofts/ internal voids)
N/A	N/A		N/A	B1	N/A	N/A	N/A
Surveyor observations							



<p>Surveyor 1</p>	<p>Emergences observed - 0.</p> <p><u>Summary of general activity:</u></p> <p>Species – Common pipistrelle.</p> <p>Flight paths – None recorded, activity heard and not seen.</p> <p>Foraging areas – None recorded, activity heard and not seen.</p>	
<p>IR position 1</p>	<p>Camera position: observing the south and east elevations of B1.</p> <p>Emergences observed: None.</p> <p><u>Summary of general activity:</u></p> <p>Activity was consistent with that observed by the surveyor of position 1.</p>	

<p>Surveyor 2</p>	<p>Emergences observed - 0.</p> <p><u>Summary of general activity:</u></p> <p>Species – Common pipistrelle.</p> <p>Flight paths – Above the building in a north westerly direction.</p> <p>Foraging areas – None recorded.</p>	
<p>IR position 2</p>	<p>Camera position: observing the south elevation of B1.</p> <p>Emergences observed: None.</p> <p><u>Summary of general activity:</u></p> <p>Activity was consistent with that observed by the surveyor of position 2.</p>	

<p>Surveyor 3</p>	<p>Emergences observed - 0.</p> <p><u>Summary of general activity:</u> Species – Common pipistrelle. Flight paths – Above the building in a north westerly direction. Foraging areas – None recorded.</p>	
<p>IR position 3</p>	<p>Camera position: observing the south and west elevations of B1.</p> <p>Emergences observed: None.</p> <p><u>Summary of general activity:</u> Activity was consistent with that observed by the surveyor of position 3.</p>	

<p>Surveyor 4</p>	<p>Emergences observed - 0.</p> <p><u>Summary of general activity:</u> Species – Common pipistrelle. Flight paths – Above the building in a north westerly direction. Foraging areas – None recorded.</p>	
<p>IR position 4</p>	<p>Camera position: observing the north and west elevations of B1.</p> <p>Emergences observed: None.</p> <p><u>Summary of general activity:</u> Activity was consistent with that observed by the surveyor of position 4.</p>	

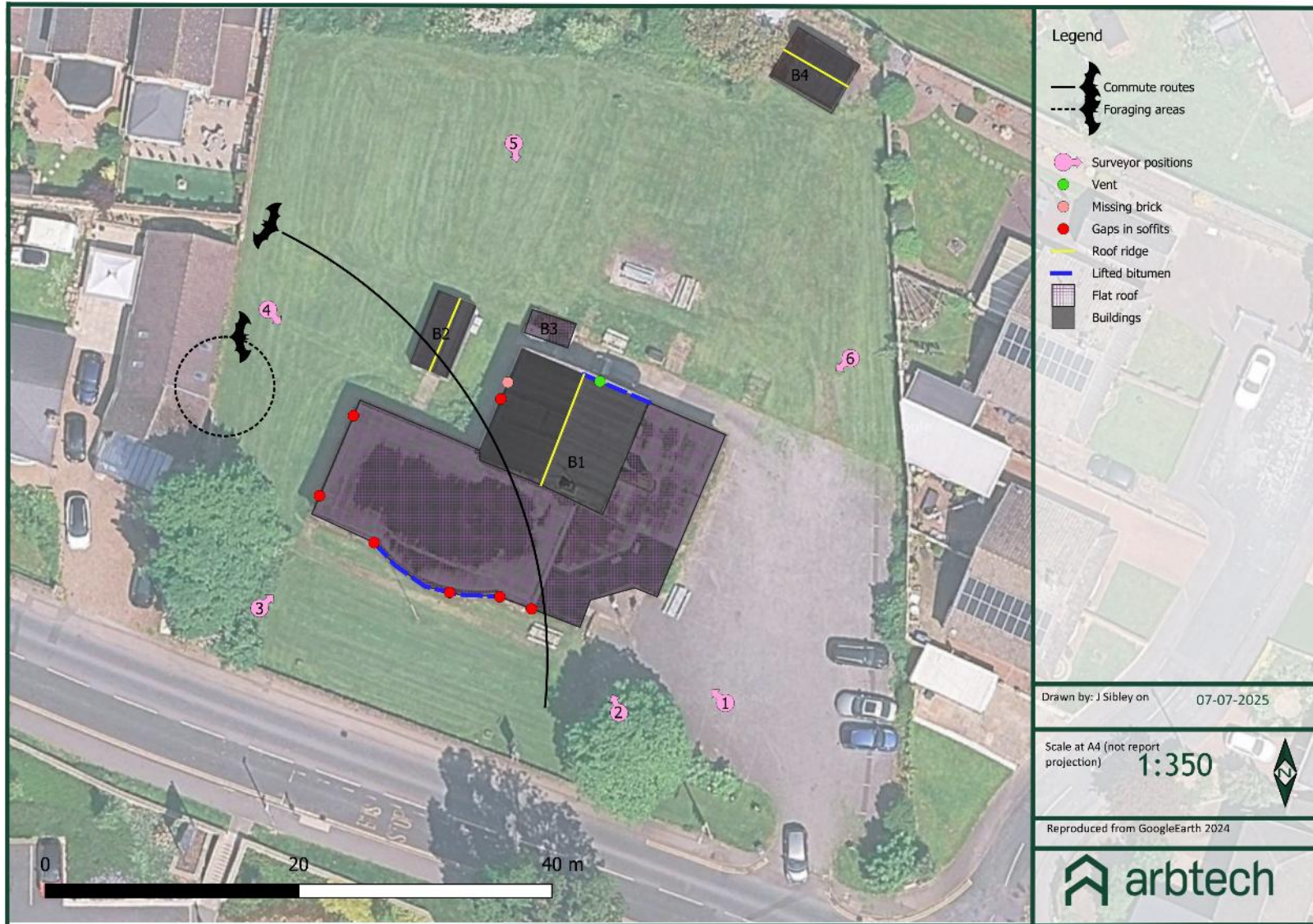
<p>Surveyor 5</p>	<p>Emergences observed - 0.</p> <p><u>Summary of general activity:</u> Species – Common pipistrelle. Flight paths – Above the building in a north westerly direction. Foraging areas – None recorded.</p>	
<p>IR position 5</p>	<p>Camera position: observing the north elevation of B1. Emergences observed: None.</p> <p><u>Summary of general activity:</u> Activity was consistent with that observed by the surveyor of position 4.</p>	

<p>Surveyor 6</p>	<p>Emergences observed - 0.</p> <p><u>Summary of general activity:</u></p> <p>Species – Common pipistrelle.</p> <p>Flight paths – None recorded, activity heard and not seen.</p> <p>Foraging areas – None recorded, activity heard and not seen.</p>	
<p>IR position 6</p>	<p>Camera position: observing the north and east elevations of B1.</p> <p>Emergences observed: None.</p> <p><u>Summary of general activity:</u></p> <p>Activity was consistent with that observed by the surveyor of position 6.</p>	

Conclusions, Impacts and Recommendations	
<i>Survey Results Summary</i>	<p>No roosts were recorded.</p> <p><u>General bat activity on site:</u></p> <p>Key foraging areas – along the on-site grassland west of B1.</p> <p>Key flight lines – above B1, south to northwest.</p> <p>Species observed – Common pipistrelle, Leisler's.</p> <p><u>Hibernation suitability:</u></p> <p>Low – shallow crevices internally of the building which were thoroughly inspected with no droppings present thus low risk - no further surveys required.</p>
<i>Impact Assessment</i>	<p>No impacts foreseen to roosting bats. 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 to 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><u>Lighting Strategy:</u></p> <p>The increase in lighting from the proposed development is not anticipated to have any significant impact on commuting or foraging bats. However, as with all development, measures should be taken to minimise unnecessary light spill, particularly near vegetated areas or potential bat features. Lighting design should refer to the principles set out in Guidance Note</p>

	GN08/23: Bats and Artificial Lighting at Night (Institution of Lighting Professionals, 2023), which includes avoiding light spill onto habitats that bats may use for roosting, foraging, or commuting.
<i>Enhancements</i>	<p>The installation of two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be erected along the retained buildings or site trees. Bat boxes should be positioned 3-5m above ground level (at the eaves of buildings), facing in a south or south-westerly direction, 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 Beaumaris Woodstone Bat Box for crevice dwellers (attach to the side of the buildings) or Vivara Pro Woodstone Bat Box (trees) or Eco bat box (trees), or a similar alternative brand.</p>

Appendix 1: BERS plan



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Draft	0.1	Jessica Sibley BSc (Hons) MSc, Consultant Ecologist	07/07/2025
Proof	0.2	Ashleigh Domblides BA (Hons), Consultant Ecologist	08/07/2025
Final	1.0	Jessica Sibley BSc (Hons) MSc, Consultant Ecologist	09/07/2025