

Princess Theatre, Hoyland

Bat Survey Report

11th August 2026



Prepared by:

Middleton Bell Ecology, School House, Green Moor, Sheffield, S35 7DQ

Document ref: MBE/BAT/2026/058/03				
Purpose and Description	Originated	Checked	Reviewed	Date
For Planning	G Slack MCIEEM [REDACTED]	P Middleton [REDACTED]	G Slack MCIEEM [REDACTED]	05/08/2026
Night Vision Aid Screenshots Added	G Slack MCIEEM [REDACTED]	-	-	11/08/2026

Disclaimer

This report is issued to the client for the sole use and for the intended purpose as stated in the agreement between the client and Middleton Bell Ecology Limited (MBE) under which this work was completed, or else as set out within the report. This report may not be relied upon by any other party without the express written agreement of MBE. The use of this report by unauthorised third parties is at their own risk and MBE accepts no duty of care to any such party.

MBE has exercised due care in preparing this report, it has not, unless specifically stated, independently verified information provided by others. No other warranty, express or implied, is made in relation to the content of this report and MBE assumes no liability for any loss resulting from errors, omissions or misrepresentation made by others.

Any recommendations, opinion or finding stated in this report is based on circumstances and facts as they existed at the time that MBE performed the work. Nothing in this report constitutes legal opinion. If legal opinion is required, the advice of a legal professional should be secured.

Contents

1. Summary	3
2. Introduction	4
3. Habitat Assessment.....	4
4. Methodology	6
5. Results.....	8
6. Assessment	13
7. Conclusion	14
8. References	14
Appendix 1. Legislation and Policy Guidance	15
Appendix 2. Roofing and Cladding Membranes	16
Appendix 3. Bat Records.....	18

1. Summary

- 1.1.1 A bat inspection of the former Princess Theatre, Hoyland, was commissioned by Architect John Early in support of a planning application for the conversion of part of the building to create three residential flats.
- 1.1.2 The large former theatre building was a three-storey brick structure with extensive roof voids. The building was located within Hoyland town centre and was surrounded by residential properties, gardens, allotments, parks and scattered trees. A small area of hardstanding was present adjacent to the building. The surrounding habitat was considered to provide below average suitability for foraging and commuting bats, although a range of bat species had previously been recorded within the wider area.
- 1.1.3 The inspection identified a number of features that could potentially be used by roosting bats. These included gaps beneath slipped slates, gaps behind fascia boards and bargeboards, openings within the masonry, gaps between coping stones and the ridge, and a louvred vent providing access into the roof void. No bats or evidence of bat use were recorded during the survey. However, recent roofing works and internal alterations were considered likely to have reduced the visibility of any historic evidence. Overall, the building was assessed as having low bat roost suitability.
- 1.1.4 No active bird nests were recorded during the survey. However, the building was considered suitable for use by nesting birds and nesting activity may occur during the bird breeding season.
- 1.1.5 A dusk emergence survey was undertaken in July 2026. No bats were recorded emerging from the building and no roosts were identified. Overall bat activity was very low during the survey. Activity comprised a small number of common pipistrelle and noctule passes. All records related to commuting or distant activity and no behaviour suggestive of emergence from the building was observed.
- 1.1.6 No further bat surveys were considered necessary. A bat-safe roofing membrane should be used where roofing works are undertaken. As an enhancement, one bat roost feature (a bat box or similar) should be incorporated into the completed development.
- 1.1.7 In relation to nesting birds, works should be planned to avoid impacts on active nests. If nesting birds are found during construction works, the nests should be retained and appropriate ecological advice sought before works continue in the affected area.
- 1.1.8 The recommendations contained within this report remain valid for 24 months from the date of survey. If the project is delayed beyond this period, Middleton Bell Ecology should be contacted to determine whether an update survey is required.

2. Introduction

- 2.1.1 A bat survey of the former Princess Theatre in Hoyland was commissioned by Architect John Early on 28th May 2026. The survey was undertaken to support a planning application for the planned conversion of a large proportion of the roof void to create three residential flats.
- 2.1.2 The legislative context to the survey and assessment reported here is included in Appendix 1.

3. Habitat Assessment

- 3.1.1 The building was located in Hoyland town centre in South Yorkshire. The survey area comprised the building and a side and rear hard standing area (Figure 1).
- 3.1.2 Houses and gardens, allotments and parks with numerous trees were present in the local area (Plate 1).
- 3.1.3 The site and surrounding area was considered to comprise below average¹ habitat quality for foraging and commuting bats. The area was considered likely to support low levels of bat activity, with the species present largely limited to those tolerant of relatively high levels of artificial lighting.

Figure 1. The site location



¹ The average bat activity level referred to is taken from professional judgement for that area within which Middleton Bell Ecology usually operates comprising Yorkshire and the surrounding counties to the south and west.

Plate 1. The building (outlined red), and surrounding landscape viewed from the southeast



3.1.4 Table 1 summarises the habitats present within, and adjacent to the site.

Table 1. Location and habitat table

Name and address: Former Princess Theatre, West Street, Hoyland, S74 9DU			
OS Grid Ref.: SE3682800577		Elevation: 167 m	
Local Planning Authority: Barnsley Metropolitan Borough Council			
Features on site and adjacent to site			
Feature	On site	Adjacent	Comments
Buildings	✓	✓	
River bordered by trees			Small watercourse c. 345m southeast.
Standing water			Two ponds / reservoirs c. 570 m southeast.
Bridges tunnels and culverts			None.
Trees		✓	Numerous trees within the gardens and parks nearby.
Woodland			None.
Grassland		✓	Amenity grassland present in nearby gardens.

3.2 Aims

3.2.1 The survey was conducted to help determine the:

- Presence/absence of roosting bats within the building.
- Potential roosting areas and roost access/egress points.
- Level of bat roost suitability associated with the building.
- Current or historic use of the building by nesting birds.
- Further survey work or mitigation requirements.

4. Methodology

4.1 Data Consultation

- 4.1.1 A desk study was undertaken with South Yorkshire Bat Group to request bat records for locations within 2 km of the site.
- 4.1.2 A search of the Multi-Agency Geographical Information for the Countryside (MAGIC) website was undertaken to identify historic European Protected Species (EPS) licences obtained for locations within 2 km of the site.

4.2 Field Survey

Internal and External Visual Inspection

- 4.2.1 An inspection of the building was undertaken on 1st June 2026 by Greg Slack (MCIEEM; Class licence WML-A34-Level 4, 2025-84759-CL20-BAT).
- 4.2.2 The following activities were carried out during the initial inspection:
- An examination of all parts of the building to record structural features, condition, and features that may be suitable for use by roosting bats. Particular attention was paid to any holes, crevices or gaps in walls, lintels, windows, and windowsills, gaps/holes in cladding and soffits and to the possibility of finding droppings stuck to walls, floors or other surfaces, or insect remains below features.
 - Any signs indicative of a bat roost presence including live or dead bats, droppings, feeding remains, scratch marks and staining were recorded.
 - An assessment of the bat roost suitability of the building (negligible, low, moderate, high or confirmed roost).
- 4.2.3 The following equipment was used or on hand during the inspection:
- a high powered torch;
 - binoculars;
 - ladders;
 - an endoscope;
 - a camera; and
 - an ultralight drone (DJI Mini 4 Pro).

Nocturnal Survey

- 4.2.4 The nocturnal bat survey was completed on 22nd July 2026. The surveys were completed in compliance with relevant Bat Survey Guidelines (Collins, 2023; and BCT, 2026).
- 4.2.5 Three surveyor positions were covered during the survey. The surveyor positions are shown on Figure 2. The following personnel conducted the nocturnal survey and were equipped with Wildlife Acoustics EM Touch bat detectors and tablet recorders:
- Greg Slack (MCIEEM, Natural England Bat (WML-A34-Level 4, licence number: 2025-84759-CL20-BAT);

- Amanda Murphy (MCIEEM, Natural England Bat (WML-A34-Level 2, licence number: 2025-84969-CL18-BAT);
- John Pearse; and
- Oliver Pearse.

Figure 2. Surveyor Positions



4.2.6 The night vision equipment used during the survey is shown in Table 2, along with the surveyor's initials.

Table 2. Night vision equipment used during the surveys

Surveyor Position	22 nd July 2026
1	AM – Pixfra Arc A613
2	GS – Pixfra Arc A613
3	JP – Canon XA10
4	OP – Nightfox Whisker

4.2.7 The surveys continued from 15 minutes before sunset until 1.5 hours after sunset.

4.2.8 The 'night vision aid' footage was reviewed live on a screen when light levels dropped to a level that the surveyors were unable to see bats in flight. In addition, the recorded footage was checked as required to confirm the observations made by the surveyors.

4.3 Survey Limitations

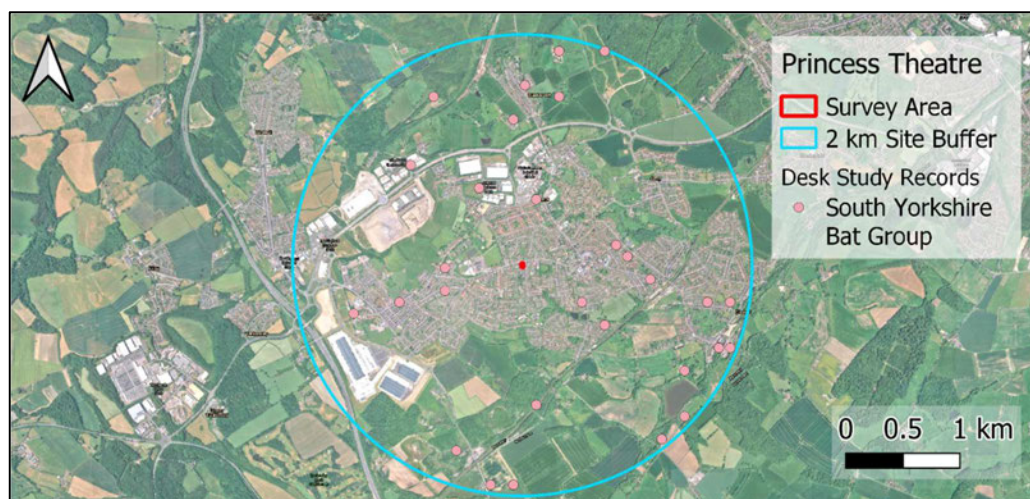
4.3.1 No significant limitations were encountered during the survey.

5. Results

5.1 Data Consultation

- 5.1.1 South Yorkshire Bat Group provided 55 bat records for the surrounding 2 km. The species included in the records comprised: common pipistrelle *Pipistrellus pipistrellus*; soprano pipistrelle *Pipistrellus pygmaeus*; brown long-eared bat *Plecotus auritus*; Daubenton's bat *Myotis daubentonii*; noctule *Nyctalus noctula*; and Leisler's bat *Nyctalus leisleri*.
- 5.1.2 The records were distributed across fringes of Hoyland and the more rural locations in the wider area (Figure 3). The closest record was a common pipistrelle in flight located c. 590 m southeast of the site. The record dated from June 2017.

Figure 3. Distribution of bat records in the vicinity of the site



- 5.1.3 No bat EPS mitigation licences had been issued within 2 km of the site.

5.2 Field Survey

Internal and External Visual Inspection

Building description

- 5.2.1 The former Princess Theatre comprised a large three-storey brick-built building with a stepped dual-pitched roof and a lean-to single storey section on the front elevation (Plate 2). The roof was predominantly covered with Welsh slate although the rear section which was slightly higher was covered with interlocking concrete tiles (having been reroofed in 2025).

Plate 2. The building viewed from the northeast



- 5.2.2 Coping stones were present on the front gable, with verge capping present on the rear and stepped sections of the roof. Plastic guttering was supported by fascia boards. Bargeboards were present beneath the verge capping on the rear elevation.
- 5.2.3 The roof was supported by a combination of king post trusses, modern W-trusses, purlins, rafters and battens (Plate 3). The reroofed southern section was lined with a breathable roofing membrane. The older sections of the roof had been partially lined internally with plastic sheeting below the rafters and purlins in the winter of 2025/2026 to reduce water ingress. Where exposed sections were still visible traditional torching was visible beneath the slates.

Plate 3. The interior of the roof void viewed from the northern end of the building



Plate 4. The interior of the reroofed southern section of the building



- 5.2.4 A square timber louvred vent was present on the southern gable, providing ventilation to a series of metal pipes within the building. Internally, a large gap was present between the vent and the associated pipework (Plate 5).

Plate 5. The louvred vent at the southern end of the building



External inspection

- 5.2.5 The potential bat roost features present comprised gaps below slipped slates, behind fascias and barge boards, gaps in the masonry, and between coping stones and the ridge. The potential roost features are shown in Table 3, and their approximate locations shown on Figure 4.

Table 3. Potential Roost Features Recorded

PRF	Example Photo	Description
A		Gap in the masonry.
B		Louvred vent.

PRF	Example Photo	Description
C		Gap behind barge board.
D		Gap between ridge and coping stones (viewed from inside the roof void).
E	No photo available.	Gap behind fascia.
F		Gap between coping stones.
G		Slipped/missing slate.

Figure 4. Potential roost feature locations



Internal inspection

- 5.2.6 No bats or signs of bats were present within the interior of the building. The recent reroofing at the southern end of the building and the installation of the plastic sheeting below the rafters and purlins at the northern end were considered likely to have been actions which reduced the chance of historic signs of bats being visible.

Nocturnal Survey

22nd July 2026 – dusk emergence survey

- 5.2.7 The temperature at the beginning of monitoring was 21°C, with six oktas cloud cover and a light air (Beaufort Scale 1). The temperature fell to 19°C by the end of the survey, whilst the wind speed remained unchanged and cloud cover increased to eight oktas. No rain was recorded throughout. Sunset was at 21:18.
- 5.2.8 No bats were recorded emerging from the building during the survey and the level of bat activity recorded was very low.
- 5.2.9 The only bat activity recorded comprised a noctule recorded at 21:50 (32 minutes after sunset) and again at 22:04. Common pipistrelle passes were also picked up at 22:05 (47 minutes after sunset), and 22:30. All bat records related to commuting or distant heard-not-seen activity and no behaviour suggestive of emergence from the building was observed.

Nesting birds

- 5.2.10 Although no bird nests were present within the building at the time of the survey, the building was considered suitable to be used by nesting birds.

6. Assessment

6.1 Summary and Evaluation of Findings

- 6.1.1 The bat roost suitability of the building was low reflecting the recent reroofing works and the relatively limited surrounding habitat. The emergence survey recorded very low levels of bat activity and no bats emerging from the building.

6.2 Further Survey, and Recommendations

Further Survey

- 6.2.1 No further survey is considered necessary.

Bat Roost Features

- 6.2.2 It is recommended that a minimum of one bat roost should be included within the proposed development to compensate for the loss of the potential bat roost features identified. The replacement bat roost feature could comprise an integrated bat box, or gap provided behind fascias and barge boards allowing bats access to the wall top.

Roofing Membranes

- 6.2.3 Many breathable roofing and cladding membranes are not safe for bats if they come into contact with them. Should roofing works be undertaken, any roofing membrane used should be one of the products identified as suitable for locations where bats may occur. Further information on the issue of bats and roofing membranes is included in Appendix 2.

Nesting Birds

- 6.2.4 The presence of nesting birds within the building is feasible and it should be noted that active nests are legally protected (Appendix 1). If an active birds' nest is present during the work, it must be retained and a suitably qualified ecologist contacted to advise on a suitable stand-off buffer for the various works proposed.

7. Conclusion

- 7.1.1 The building was considered to have low suitability to support roosting bats and no roosting bats were identified during the inspection or nocturnal survey.
- 7.1.2 The use of a bat safe roof membrane is recommended to protect bats which may use the site in the future.
- 7.1.3 It is recommended that one replacement bat roost feature is included within the proposals as an enhancement.
- 7.1.4 The recommendations included in this report are considered valid for 24 months. If the project is delayed until after this time, Middleton Bell Ecology should be contacted to assess the need for an update survey.

8. References

Bat Conservation Trust (2026) Bat Emergence Surveys using Night Vision Aids – A Technical Guide for Professional Ecologists. The Bat Conservation Trust, London.

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines. The Bat Conservation Trust.

Appendix 1. Legislation and Policy Guidance

Bats

Bats receive protection under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and the Wildlife and Countryside Act 1981 (as amended).

It is an offence to:

- Deliberately capture (or take), injure or kill a bat.
- Intentionally or recklessly disturb bats whilst they are occupying a structure or place used for shelter or protection or obstruct access to any such place.
- Damage or destroy the breeding or resting place (roost) of a bat.
- Possess a bat (live or dead), or any part of a bat.
- Intentionally or recklessly obstruct access to a bat roost.
- Sell (or offer for sale) or exchange bats (dead or alive), or parts of bats.

The Convention on Biological Diversity, signed in Rio de Janeiro, Brazil in 1992, requires member states to develop national strategies and to undertake a range of actions aimed at maintaining or restoring biodiversity. The UK Biodiversity Strategy was produced in response to the Convention.

In England & Wales, the Natural Environment and Rural Communities (NERC) Act, 2006 imposes a duty on all public bodies, including local authorities and statutory bodies, in exercising their functions, “to have due regard, as far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”. It notes that “conserving biodiversity includes restoring or enhancing a population or habitat”. Barbastelle *Barbastella barbastellus*, Bechstein’s bat *Myotis bechsteinii*, brown long-eared bat *Plecotus auritus*, greater horseshoe bat *Rhinolophus ferrumequinum*, lesser horseshoe bat *Rhinolophus hipposideros*, noctule *Nyctalus noctula* and soprano pipistrelle *Pipistrellus pygmaeus* are included as priority species within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. At a more local level there are Local Biodiversity Action Plans for smaller geographical areas which may cover a greater or lesser range of bat species.

Where it is proposed to carry out works which will have an adverse impact on roosting bats a European Protected Species (EPS) licence must first be obtained from Natural England. This requirement applies even if no bats are expected to be present when the work is carried out.

Birds

All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to:

- Intentionally kill, injure or take any wild bird.
- Take, damage or destroy the nest (whilst being built or in use) or eggs of any wild bird.

National Planning Policy Framework

The National Planning Policy Framework for England was revised in 2024. This document states that plans should ‘promote the conservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity’.

Appendix 2. Roofing and Cladding Membranes

Standard roof membranes can cause the death of significant numbers of bats. Traditional bitumen coated roofing felt is recommended where roosting bats are expected to be present.

The problem

Standard non-bitumen coated membranes (including almost all breathable membranes) used below roof slates and tiles present a significant problem for bats. Over time, strands are pulled away from the surface of these materials as bats crawl over them. These fuzzy strands are very strong and can tangle and trap bats, sometimes causing the death of bats over multiple years².

One example we have encountered comprised a pipistrelle roost which formed in a building extension constructed in 2009. Over the course of just 13 years the roofing felt degraded to the extent that it trapped and killed more than 10 bats. Fortunately, the problem in this roost was identified and remedial work was undertaken to replace the roofing membrane in 2022.

Plate A2.1. Four dead pipistrelles tangled in breathable roofing membrane



Although a new roof might be considered to lack potential bat access points, that is often not the case. Roofs covered with stone slates almost always have gaps large enough to be accessed by bats, this is often also the case where imitation stone slates are used. On older buildings the uneven roof timbers and/or building design also often results in gaps on wall tops and between slates. Even on new builds it is often possible for bats to access potential roosts via features such as dry verge capping. Some bats can access a space no wider than a biro pen, therefore it is not surprising that they can find their way into most buildings.

Safe roofing membranes (and membranes behind cladding)

From a bat perspective, the best membrane option for areas where roosts are expected comprises traditional hessian-backed Type 1F bituminous felt. This product has been widely and safely used as a secondary weather barrier since approximately the 1950s/1960s. Wooden sarking has also been used for many decades and if appropriately treated, is safe for

² Wearing S. Essah E., Gunnel K. & Bonser R. (2013) Double jeopardy: the potential for problems when bats interact with breathable roofing membranes in the United Kingdom. Architecture and Environment

use in bat roosts. Wooden sarking also has the benefit of providing additional insulation and is usually breathable.

At the time of writing (and to our knowledge) three products have passed the 'snagging propensity' test; and are approved by Natural England for use in bat roosts. This test attempts to replicate the wear and tear which results from bats crawling over the membrane. The approved products are: TLX BatSafe^{3,4}, SIGA Majcoat 350, and Partel Exoperm Duro 300 Fuse. Although they have passed this test, it is unclear how these membranes will degrade in the medium and long term, particularly in larger bat roosts. Therefore we do not recommend that they are used for roosts with multiple bats, and particularly for large (maternity roosts). An additional product, SIGA Majcoat 200 SOB Diffusion, passed the test for its upper surface only. This product should not be used in known bat roosts or locations where bat mitigation is to be installed. Although none of these products are considered to be as safe as traditional Type 1F bituminous felt, they may provide an option for roofs where future bat use cannot be ruled out, and a breathable solution is required.

Additional considerations

In recent years a fairly substantial proportion of the lofts we have surveyed which had existing breathable felt, were found to have been damaged by wasps (Plate A2.2). The wasps appear to have chewed holes in the felt and formed nests. This doesn't appear to be a problem associated with traditional bitumen coated roofing felt. Any holes within roofing felt are likely to significantly reduce its functionality as a secondary weather barrier. Where bats or birds come into contact with breathable roofing membranes, they can also damage it causing it to leak, they can also significantly reduce the breathability of the felt in that location.

Plate A2.2. Damage to a breathable roofing membrane adjacent to a wasp nest



Traditional bituminous Type 1F roofing felt is a non-breathable product and therefore ventilation is required. Sufficient ventilation can be usually be achieved, even in buildings with vaulted ceilings, however, some consideration during the design stage is required. Products to increase the ventilation within roofs where bituminous Type 1F felt has already been installed are also available.

³ <https://www.gov.uk/government/publications/bats-apply-for-a-mitigation-licence#full-publication-update-history:~:text=Use%20of%20safe%20roofing%20membranes>

⁴ TLX BatSafe requires all joints and cut edges to be taped in order to prevent the fraying of bare edges.

Appendix 3. Bat Records

In accordance with best practice and the requirements of bat licensing, bat records collected during surveys are supplied to the relevant biological record centres and bat groups. The records to be supplied in accordance with this survey are shown below.

Date	Species	Site Address	OS Grid Reference	Notes
22/07/2026	Common pipistrelle	Princess Theatre, Hoyland	SE3682800577	In flight record
22/07/2026	Noctule	Princess Theatre, Hoyland	SE3682800577	In flight record

Appendix 4. Night Vision Aid Screenshots

Where available night vision aid screenshots from the approximate darkest point of the night are given in the plates below.

22nd July 2026

Plate A4.1 Surveyor Position 1 – field of view at the darkest point of the survey



Plate A4.2 Surveyor Position 2 – field of view at the darkest point of the survey



Plate A4.3 Surveyor Position 3 – field of view at the darkest point of the survey

Not available.

Plate A4.4 Surveyor Position 4 – field of view at the darkest point of the survey

Not available.

Note: Night vision aids were used at all four surveyor positions throughout the period when natural light levels were insufficient for reliable visual observation. Unfortunately, the recorded footage from Surveyor Positions 3 and 4 was deleted before representative screenshots from the darkest part of the survey were retained. Screenshots from these positions are therefore not available retrospectively.

The screenshots from Surveyor Positions 1 and 2 demonstrate the image quality achieved by the Pixfra thermal imaging cameras at the darkest point of the survey.

As shown on Figure 2, the survey positions provided overlapping or complementary views of the building. The distance between Surveyor Position 3 and the furthest part of the northern elevation not covered by the camera at Position 1 was approximately 22 m. The equivalent distance between Surveyor Position 4 and the area not covered by the camera at Position 2 was approximately 5 m. Surveyor Positions 3 and 4 were approximately 30 m apart.