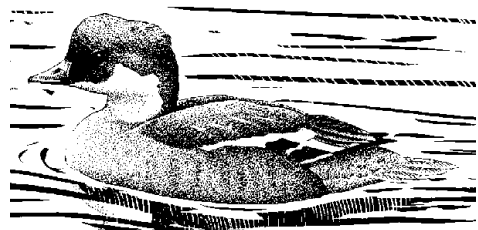


Bat Survey to
Westfields
Westfields Road
Mirfield
W14 94EP



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1. Summary

- 1.1 A winter bat scoping survey to former care home Westfields, Mirfield was commissioned to establish the likelihood of the building being used by roosting bats ahead of proposed demolition work.
- 1.2 The survey was undertaken at a time of year which is sub-optimal for bat occupancy and, therefore, aimed to establish the likelihood of bats in the building by looking for evidence in the form of droppings, scattered prey remains and noting potentially suitable roosting cavities.
- 1.3 The site comprises a large period house that has been converted to council offices/care home and is in a very good state of repair. It is close to amenity parkland but has little in the way of foraging habitat and it is close to many residential dwellings that will also provide roosting sites. The roof has a slate covering but has been re-roofed in recent years and is sound and without gaps and there was no evidence of bats within the roof space. The stone walls do not have gaps though there are some minor gaps where the deep soffits meet the walls. Overall the building is considered to be of low roost potential and there are dwellings close by with much greater potential to support roosting bats.
- 1.4 Although there was no evidence to suggest use by bats, the data searches revealed that bats have previously roosted in the building as recently as 2014. However, extensive demolition of a modern office extension was undertaken in late summer 2014 and there have been no subsequent records of bats since this work. It may be that the demolition has already destroyed the bats roost but this can only be determined by undertaking further activity surveys in summer 2016.
- 1.5 No demolition work should take place until a summer activity survey has been undertaken. The summer survey will consist of at least three visits over a period of three to four weeks and will comprise at least one dawn return survey. If bats are still roosting in the building, the application will be subject to further survey work and will require a European Protected Species licence along with a detailed method statement detailing how the work will be undertaken without harming bats.

2. Introduction

- 2.1 Riva Homes Ltd commissioned a bat survey to the former care home known as Westfields, Westfields Road, Mirfield WF14 9PW (NGR SE115115) in accordance with the Planning Authority's request, to determine whether bats have or are using the property as a roost site.
- 2.2 The current proposal includes demolition of the building and replacing with 9 residential dwellings. In 2014 there was extensive demolition of a large office block that was attached to the building.
- 2.3 The survey took place at a time considered sub-optimal for bat occupancy, therefore, the survey aimed to establish the following
- the likelihood of bats using the buildings
 - identify any potential roosting areas
 - provide an impact assessment of the development on bats
 - define mitigation proposals where required
 - assess the requirement for a protected species licence.

3. Methodology

- 3.1 The building was surveyed in accordance with best practice guidelines by John Gardner, a surveyor with over 30yrs fields experience in searching for bats (Class 1 licence number 2015-15656-CLS-CLS).
- 3.2 The interior and exterior of the building was inspected during daylight using torches and binoculars. All normal signs of bats were looked for including bats, bat droppings, prey remains, scratching and staining of entry and exit holes.
- 3.3 The building was assessed for its degree of potential to support roosting bats including assessing the building design, construction, materials and condition. This combined with an assessment of the location of the site and the surrounding habitat in terms of bat suitability allows an assessment to be made as to the potential of the building to support bats. Factors such as the proximity of good foraging areas (woodland, water bodies) and features that link the site to the wider surrounds such as linear features (hedgerows etc) were also considered.
- 3.4 Data searches were conducted with West Yorkshire Ecology and the results are shown in appendix 2.
- 3.5 This report sets out the findings of an initial daytime survey carried out to the above property on Monday 15th January 2016 and highlights the ecological constraints and opportunities associated with the proposed works and appraises the potential impacts. Appropriate actions to ensure the protection of bats are identified and mitigation measures detailed where appropriate.

4. Constraints

- 4.1 None.

5. Site Description

5.1 The site consists of a large period building with stone walls and blue slate roof. In 2014 there was extensive demolition on site to remove an office extension leaving the current building in almost its original state. The building has been very well renovated and has clearly been reroofed in recent years. It is located in an urban area with limited foraging habitat close by but is within reach of the river valley.

Figure 1. Site location plan

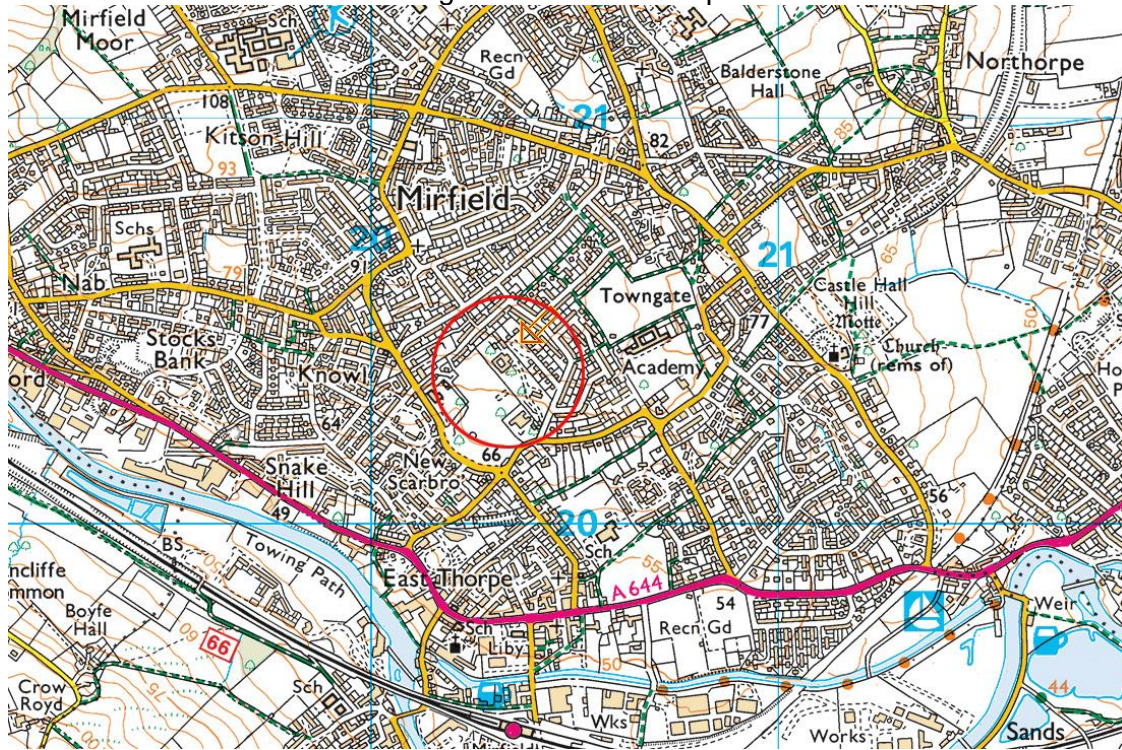


Figure 2 Aerial view of the site, surrounds and buildings surveyed

6. Activity surveys

7.1 No activity surveys were undertaken as the survey was conducted outside the optimal period for bat occupancy.

7. Desk study

7.1 The results of the desk study indicate that the building has been used as a maternity roost in previous years (c.2004/2005) with at least one record for 2014. The data suggests a roost of common pipistrelle and also brown long-eared bat. It is not clear of the roosts were in the section of building that has already been demolished or in the present building. Regardless, this will have ramifications on the application and will necessitate further summer survey work.

8. Survey results

8.1 The daylight survey.

The roof of the house is constructed of large blue slates and is in excellent condition. The roof has clearly undergone remedial works in recent years and this work may well have already excluded any bats. Internally, the roof is felted and sound and there is no light ingress. A careful search of the attic voids did not reveal any bat droppings or scattered prey remains and it is not likely that bats have used the roof space. Externally, the roof is sound and without missing slates and all ridge tiles are in situ and are well bedded and do not have gaps.

The walls are all constructed of large, smooth stone and do not have gaps. There are no features on the walls that would offer bats any roost potential. Around some of the fall pipes are larger openings and these are clearly used by roosting birds which is evidenced by the droppings on the walls. Bats are not likely to use the larger holes, especially with roosting birds present as birds will readily predate bats.

There are no fascia boards but there are deep wooden soffits which, in general, are tightly fitted to the walls but there are gaps present in some areas. These gaps between the walls and soffits are the only areas with any likely roost potential (see photos in appendix 2).

Overall the building has low roost potential

9. Discussion and analysis

The daylight scoping survey did not find any evidence to suggest that bats have used the building and it is considered to be of low roost potential. The roof and walls of the current building have very limited potential and the site is not located in an area particularly good foraging habitat. While the survey suggests the building has limited potential, there are some minor gaps to the soffits and, as the data searches have known roosts from the site, a summer activity survey should be undertaken to completely discharge the building.

Although the current survey suggests low roost potential, the data search suggests that there have been bats roosting in the building in previous years with a record dating as recently as June 2014. It is unclear if these records are still relevant as there has been extensive demolition work during 2014 when a modern extension adjoining the existing building was demolished along with a secondary set of buildings within the grounds. Potentially the bats may have been disturbed and excluded by this activity but only a summer activity survey will confirm this.

10. Impact assessment

Based on the current survey, the proposed demolition of the building could potentially damage or destroy known roosts but there will be no loss or fragmentation of habitat and no foraging habitat will be lost.

Impact on bats will be lessened to some extent as the building is due for demolition by hand so that architectural salvage can take place. This will allow for careful inspection of the building as it is taken down and any bats should be able to escape or be disturbed without harm. However, no work should commence until a summer survey has been undertaken the following precautions should be taken to lessen the impact on any potentially roosting bats.

- A summer activity survey should be undertaken between May and July to confirm that bats are not using the building. The survey will require three visits with at least one dawn return survey to be undertaken using enough surveyors to adequately cover the building.
- If bats are found to still be roosting in the building, then the application will be subject to a European Protected Species licence and a full method statement will be required which details how the demolition will be achieved without harming the bats.

11. Mitigation

As bats have been recorded roosting on the site, permanent roosting features should be incorporated into the new scheme. At least three enclosed bat houses should be included in the proposed scheme (such as those by Ibstock) and they should be included on two south facing elevations and one on a west facing elevation. They should be incorporated high up just below the eaves and should not be sited over windows.

Appendix 1: Photographs of the survey site





west elevation

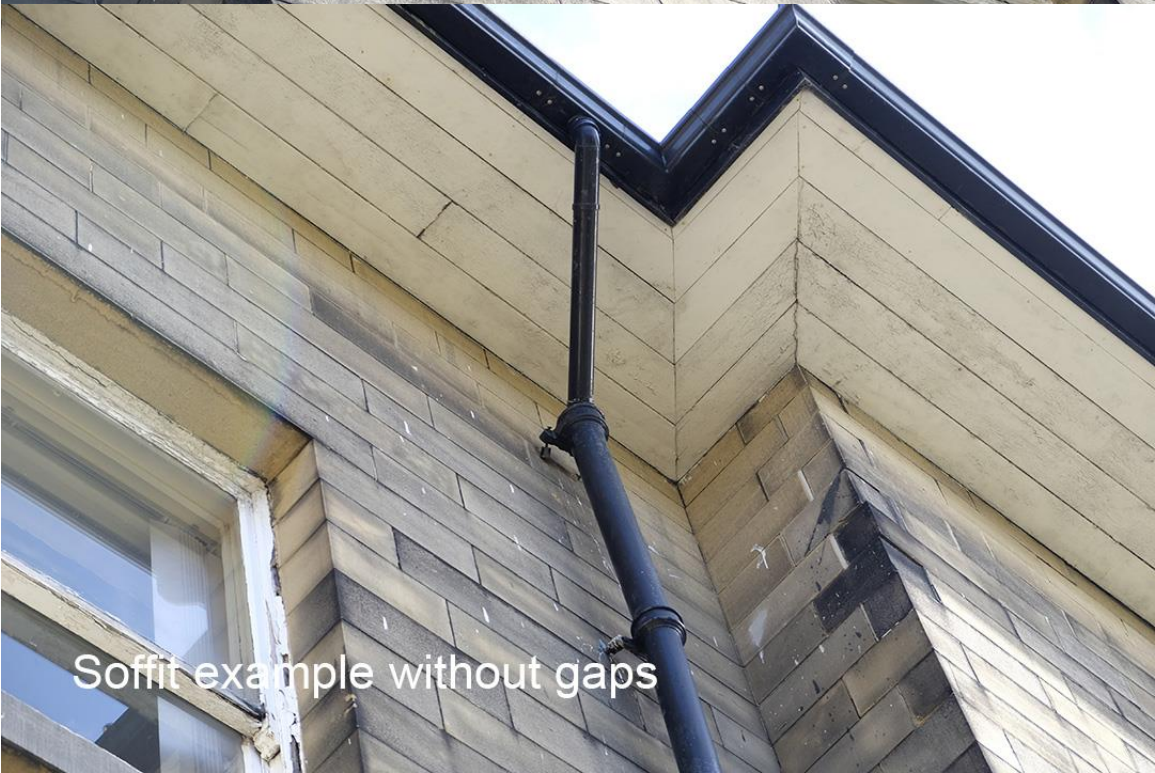


north (rear) elevation



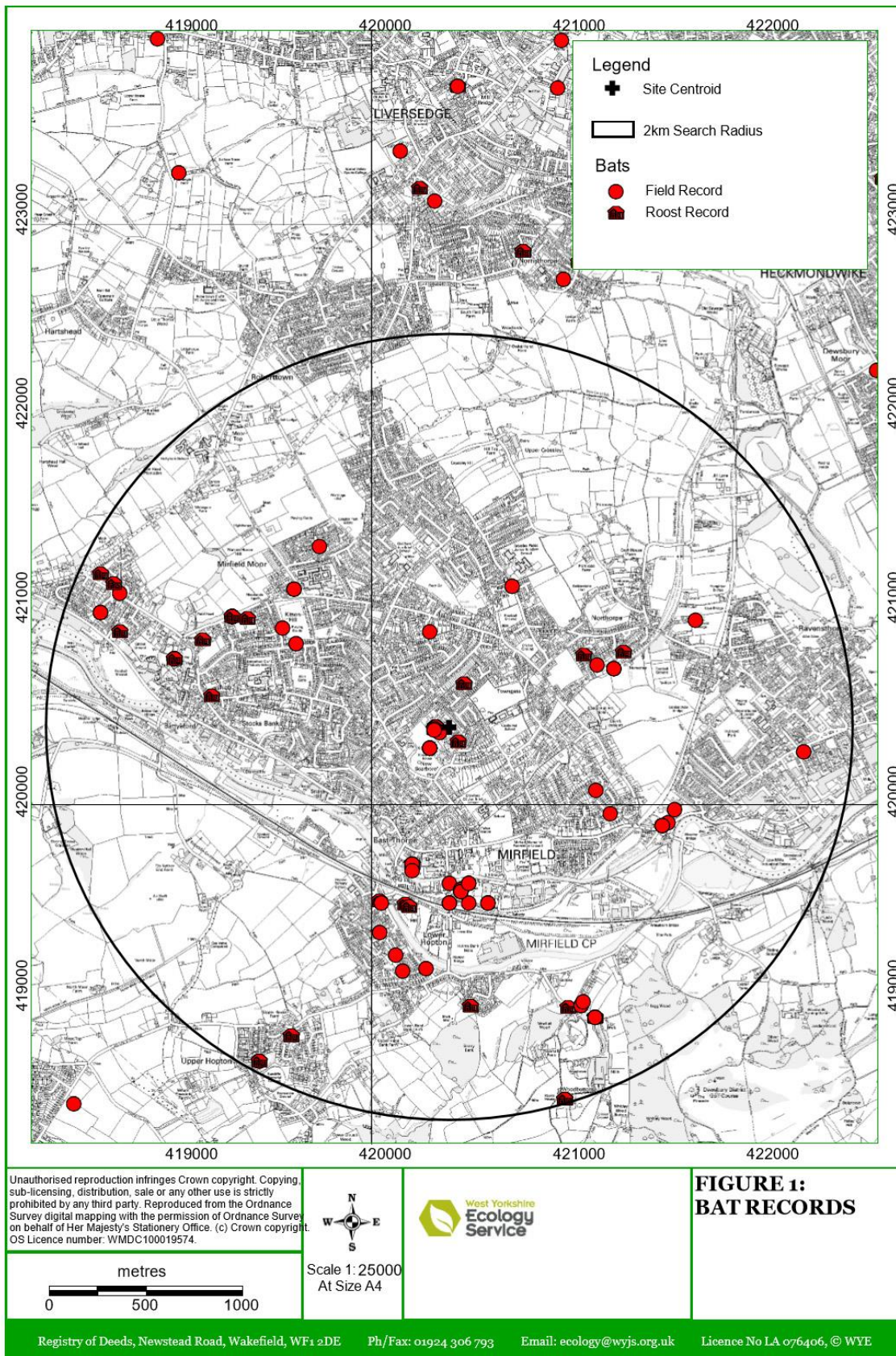
Gaps

typical soffit illustration



Soffit example without gaps

Appendix 2 Data search results



SE2020919700	Unidentified Bat	<i>Myotis</i>	30/08/2013 - 22/09/2013	01/07/2010 Roost	1 Count	St. Paul's Church Mirfield	725
SE2115218909	Natterer's Bat	<i>Myotis nattereri</i>		Roost	1 Count	Bam at Woodlands, Woodbottom, Mirfield, WF14 8HF	1,668
SE19282098	Leisler's Bat	<i>Nyctalus leisleri</i>	27/07/2011 field record		1 Count	173 Kitson Hill Road, Mirfield	1,258
SE1941918683	Leisler's Bat	<i>Nyctalus leisleri</i>	31/06/2013 Roost (possible)		1 Count	49c Jackroyd Lane Upper Hopton	1,975
SE2020819116	Lesser Noctule Bat	<i>Nyctalus leisleri</i>	31/07/2003 Grounded		1 Count of Adult	51 Calder Road, Kirkstall	1,245
SE186210	Noctule	<i>Nyctalus noctula</i>	13/10/2007 aural bat detector		1 Count	9 Manor Park, Mirfield	1,892
SE1898120760	Noctule	<i>Nyctalus noctula</i>	01/05/2010 field record			Community of the Resurrection Mirfield	1,460
SE1959821121	Noctule	<i>Nyctalus noctula</i>	01/04/2011 field record			122 Kitson Hill Road, Mirfield	1,077
SE2046019559	Noctule	<i>Nyctalus noctula</i>	Sep-13 field record			Station Road, Mirfield	843
SE2046119569	Noctule	<i>Nyctalus noctula</i>	01/09/2013 field record		1 Count	Former Veolia Works Lowlands Road Mirfield	833
SE205196	Noctule	<i>Nyctalus noctula</i>	13/09/2013 field record			Lowlands Road, Mirfield, West Yorkshire	806
SE2101218959	Noctule	<i>Nyctalus noctula</i>	01/05/2012 Roost			Wood at side of 23 Boathouse Lane, Mirfield, WF14 8HQ	1,564
SE21081897	Noctule	<i>Nyctalus noctula</i>	01/05/2012 field record			23 Boathouse Lane Mirfield	1,582
SE2115218909	Noctule	<i>Nyctalus noctula</i>	30/08/2013 - 17/09/2013 foraging			Woodlands, Woodbottom, Mirfield, WF14 8HF	1,668
SE2124920710	Noctule	<i>Nyctalus noctula</i>	15/09/2011 field record			25 Church Lane Mirfield	902
SE204196	Pipistrellus	<i>Pipistrellus</i>	13/09/2013 field record		1 Count	Lowlands Road, Mirfield, West Yorkshire	800
SE2046119569	Pipistrellus	<i>Pipistrellus</i>	01/09/2013 field record			Former Veolia Works Lowlands Road Mirfield	833
SE186210	Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	13/10/2007 aural bat detector			9 Manor Park, Mirfield	1,892
SE187211	Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	18/08/2007 aural bat detector			142 Stocks Bank Road, Mirfield	1,834
SE1898120760	Pipistrelle	<i>Pipistrellus pipistrellus</i>	01/05/2010 Roost (transitional)		1 Count	Community of the Resurrection Mirfield	1,460
SE1898120760	Pipistrelle	<i>Pipistrellus pipistrellus</i>	01/09/2013 field record			Community of the Resurrection Mirfield	1,460
SE19282098	Pipistrelle	<i>Pipistrellus pipistrellus</i>	19/09/2013 field record		2 Count	173 Kitson Hill Road, Mirfield	1,258
SE19282098	Pipistrelle	<i>Pipistrellus pipistrellus</i>	01/08/2011 field record		5 Count	173 Kitson Hill Road, Mirfield	1,258
SE19282098	Pipistrelle	<i>Pipistrellus pipistrellus</i>	10/08/2011 field record		2 Count	173 Kitson Hill Road, Mirfield	1,258
SE19282098	Pipistrelle	<i>Pipistrellus pipistrellus</i>	27/07/2011 field record		4 Count	173 Kitson Hill Road, Mirfield	1,258
SE19282098	Pipistrelle	<i>Pipistrellus pipistrellus</i>	27/07/2011 Roost (single adult)		1 Count	173 Kitson Hill Road, Mirfield	1,258
SE1935720968	Pipistrelle	<i>Pipistrellus pipistrellus</i>	27/07/2011 Roost		1 Count	173 Kitson Hill Road, Mirfield	1,185
SE1941918683	Pipistrelle	<i>Pipistrellus pipistrellus</i>	01/06/2013 field record			49c Jackroyd Lane Upper Hopton	1,975
SE1959821121	Pipistrelle	<i>Pipistrellus pipistrellus</i>	01/04/2011 field record			122 Kitson Hill Road, Mirfield	1,077
SE2003819510	Pipistrelle	<i>Pipistrellus pipistrellus</i>	Jul-14 Roost		2 Count	Calder Road 12 Mirfield	960
SE2004119347	Pipistrelle	<i>Pipistrellus pipistrellus</i>	28/09/2011 field record			Near Lower Hopton, Mirfield	1,112
SE2005019500	Pipistrelle	<i>Pipistrellus pipistrellus</i>	Jul-14 foraging		1 Count	Hill Top Farm, Lingards Road, 12 Slaithwaite	965
SE2012419230	Pipistrelle	<i>Pipistrellus pipistrellus</i>	01/05/2010 field record			Hopton United Reform Church, Lower Hopton	1,201
SE2016019147	Pipistrelle	<i>Pipistrellus pipistrellus</i>	Jun-14 foraging			Wheatley Drive, 22 Lower Hopton	1,275
SE203203	Pipistrelle	<i>Pipistrellus pipistrellus</i>	18/06/2014 field record			Westfields	141
SE203203	Pipistrelle	<i>Pipistrellus pipistrellus</i>	03/06/2014 field record			Westfields	141
SE203209	Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	19/07/2007 aural bat detector			34-40 Lee Green, Mirfield	510
SE2032320393	Pipistrelle	<i>Pipistrellus pipistrellus</i>	Jun-14 foraging			Westfields Assessment Centre Mirfield	77
SE204195	Pipistrelle	<i>Pipistrellus pipistrellus</i>	13/09/2013 field record		1 Count	Mirfield, West Yorkshire	900

SE204195	Pipistrelle	<i>Pipistrellus pipistrellus</i>	18/09/2013 field record	1 Count	Mirfield, West Yorkshire	900
SE2046019559	Pipistrelle	<i>Pipistrellus pipistrellus</i>	Sep-13 foraging		Station Road, Mirfield	843
SE2046119569	Pipistrelle	<i>Pipistrellus pipistrellus</i>	09/07/2008 field record		Former Veolia Works Lowlands Road Mirfield	833
SE2050918965	Pipistrelle	<i>Pipistrellus pipistrellus</i>	Apr-14 Roost	1 Count	43, Gregory Springs Mount Mirfield	1439
SE205195	Pipistrelle	<i>Pipistrellus pipistrellus</i>	13/09/2013 field record	1 Count	Mirfield, West Yorkshire	905
SE206195	Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	Unknown aural bat detector		5-7 Lowland Road, Mirfield, WF14 8LU	921
SE206195	Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	16/07/2008 aural bat detector		Gillbridge Works, Mirfield	921
SE2072421136	Pipistrelle	<i>Pipistrellus pipistrellus</i>	June 2014 - September 2014 foraging		Wellhouse Farm Barn, Wellhouse, Mirfield	803
SE21081897	Pipistrelle	<i>Pipistrellus pipistrellus</i>	01/05/2012 field record		23 Boathouse Lane Mirfield	1582
SE2115218909	Pipistrelle	<i>Pipistrellus pipistrellus</i>	30/08/2013 - 22/09/2013 Roost	1 Count	Barn at Woodlands, Woodbottom, Mirfield, WF14 8HF	1668
SE211520082	Pipistrelle	<i>Pipistrellus pipistrellus</i>	Unknown aural bat detector		48 Blake Hall Dne Mirfield	819
SE21231996	Common Pipistrelle	<i>Pipistrellus pipistrellus</i>	Aug-14 foraging		20 Blake Hall Road, Mirfield, WF14 9NS	937
SE2124920710	Pipistrelle	<i>Pipistrellus pipistrellus</i>	02/06/2008 injured	1 Count of Adult Male	25 Church Lane Mirfield	902
SE215199	Pipistrelle	<i>Pipistrellus pipistrellus</i>	15/09/2011 field record		Swann Inn	1205
SE215199	Pipistrelle	<i>Pipistrellus pipistrellus</i>	03/06/2014 field record		Swann Inn	1205
SE215199	Pipistrelle	<i>Pipistrellus pipistrellus</i>	12/06/2014 field record		Mirfield	1205
SE215199	Pipistrelle	<i>Pipistrellus pipistrellus</i>	11/06/2013 field record		Mirfield	1205
SE2153019914	Pipistrelle	<i>Pipistrellus pipistrellus</i>	Jun-14 foraging		Swan Inn, 962, Huddersfield Road, Mirfield	1227
SE2156319981	Pipistrelle	<i>Pipistrellus pipistrellus</i>	Jun-14 foraging		Huddersfield Road (land off) 894 Mirfield	1233
SE2046019559	55 KHz Pipistrelle	<i>Pipistrellus pipistrellus</i> 55KHz	Sep-13 foraging		Station Road, Mirfield,	843
SE19282098	Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>	27/07/2011 field record	1 Count	173 Kitson Hill Road, Mirfield	1258
SE205196	Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>	13/09/2013 field record	1 Count	Lowlands Road, Mirfield, West Yorkshire	806
SE2115218909	Soprano Pipistrelle	<i>Pipistrellus pygmaeus</i>	30/08/2013 - 17/09/2013 foraging		Woodlands, Woodbottom, Mirfield, WF14 8HF	1668
SE19542092	Pipistrelle Bat species	<i>Pipistrellus sp.</i>	09/05/2007 Casualty	1 Count of Adult	23 Farrar Drive, Mirfield	1003
SE1958418813	Pipistrelle Bat species	<i>Pipistrellus sp.</i>	10/08/2007 Roost		2 Mill Park, Hopton Lane, Upper Hopton, Mirfield	1783
SE203230398	Pipistrelle Bat species	<i>Pipistrellus sp.</i>	18/06/2007 Roost (maternity)		Westfields Family Placement Unit, Westfields Road, Mirfield	77
SE203230398	Pipistrelle Bat species	<i>Pipistrellus sp.</i>	18/06/2007 Roost (maternity)	not recorded Range	Westfields Family Placement Unit, Westfields Road, Mirfield	77
SE2033020410	Pipistrelle Bat species	<i>Pipistrellus sp.</i>	30/06/2004 Roost (maternity)	1 Count of Adult	Children & Families Dept, Westfields Road, Mirfield, Kirkstiles	71
SE2099618485	Pipistrelle Bat species	<i>Pipistrellus sp.</i>	11/07/2005 Roost (possible)	1 Count of Adult	Wakefield, The Barn at Royds House, Woodbottom, Lower Hopton, IV	2,004
SE2109018990	Pipistrelle Bat species	<i>Pipistrellus sp.</i>	06/08/2007 Casualty	1 Count of Adult	19 Boathouse Lane, Mirfield	1568
SE22223028	Pipistrelle Bat species	<i>Pipistrellus sp.</i>	24/09/2007 Casualty	1 Count of Adult	1 Charles Street, Ravenshorps, Dewsbury	1,829
SE1898120760	Brown Long-Eared Bat	<i>Plecotus auritus</i>	01/05/2010 field record	1 Count of Adult	Community of the Resurrection Mirfield	1,460
SE19282098	Brown Long-Eared Bat	<i>Plecotus auritus</i>	27/07/2011 field record	1 Count	173 Kitson Hill Road, Mirfield	1,258
SE2020819667	Brown Long-Eared Bat	<i>Plecotus auritus</i>	01/07/2010 field record		St Paul's Lock	757
SE2020819701	Brown Long-Eared Bat	<i>Plecotus auritus</i>	Jul-10 aural bat detector	7 Count of Adult	St Paul's Church, Mirfield	724
SE2032920410	Brown Long-Eared Bat	<i>Plecotus auritus</i>	Jun-14 Roost		Westfields Assessment Centre Mirfield	71
SE2099618485	Brown Long-Eared Bat	<i>Plecotus auritus</i>	11/07/2005 Roost (maternity)	3 Count of Adult	Wakefield, The Barn at Royds House, Woodbottom, Lower Hopton, IV	2,004
SE203203	Long-eared Bat species	<i>Plecotus sp.</i>	10/06/2014 field record		Westfields	141
SE186212	Vesper Bat species	<i>Vesperugo</i>	16/05/2002 Roost		Kirkstiles, Bracken Close, Mil-Field	1,965
SE1866721149	Vesper Bat species	<i>Vesperugo</i>	29/06/2005 Roost		18 Bracken Close, Mirfield, Kirkstiles	1,883

SE187209	Vesper Bat species	Vesperilionidae	22/07/2002	Roost		Kirklees, Stockbank Dme	1,767
SE1912720858	Vesper Bat species	Vesperilionidae	23/07/2003	Roost		9 Woodsome Avenue, Mirfield, Kirklees	1,349
SE1917320568	Vesper Bat species	Vesperilionidae	19/01/2005	Roost (possible)		Kirklees, Battyeford Chapel, Nab Lane, Mirfield	1,235
SE1958418811	Bats	Vesperilionidae	2007	Roost		2 Hill Park, Hopton Lane, Mirfield, WF14 8GB	1,785
SE19612084	Vesper Bat species	Vesperilionidae	15/07/2003	field record		112 Priory Way, Mirfield, Kirklees	902
SE19732134	Vesper Bat species	Vesperilionidae	27/09/2006	Casualty	1 Count of Adult	36 Northway Gardens, Mirfield	1,153
SE2017319492	Vesper Bat species	Vesperilionidae	07/01/2005	Roost		Calderdale, Ledgard Bridge Mills, Newgate, Mirfield	935
SE2019119480	Bats	Vesperilionidae	07/01/2005	Roost		Kirklees, Ledgard Bridge Mills, Newgate, Mirfield	943
SE2033020410	Vesper Bat species	Vesperilionidae	27/06/2005	Roost (maternity)	1 Count of Juvenile	Westfields, Westfield Road, Mirfield, Kirklees	71
SE20352038	Vesper Bat species	Vesperilionidae	18/08/2003	Grounded	1 Count of Adult	Children & Families Unit, Westfields, Mirfield, Kirklees	54
SE2044520332	Vesper Bat species	Vesperilionidae	1995	Roost (excluded)		1 Westfield Court, Mirfield, WF14 9PT	81
SE2047620632	Vesper Bat species	Vesperilionidae	24/07/2003	Roost		7 Fernhurst Way, Mirfield, Kirklees	244
SE2109320781	Vesper Bat species	Vesperilionidae	03/06/2003	Roost		6 St Mary's Avenue, Kirklees	789
SE2116220730	Vesper Bat species	Vesperilionidae	1999	in building		27 St Mary's Walk, Mirfield, WF14 0GB	828
SE2128820794	Vesper Bat species	Vesperilionidae	1999	Roost		23a Shillbank View, Northrop, Mirfield, WF14 0QC	978
SE21672096	Vesper Bat species	Vesperilionidae	18/05/2006	Grounded	1 Count of Adult	27 Eastfield Road, Mirfield	1,385