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Bat Survey to
81 Hall Ing Lane
Honley
Huddersfield
HD9 6QW



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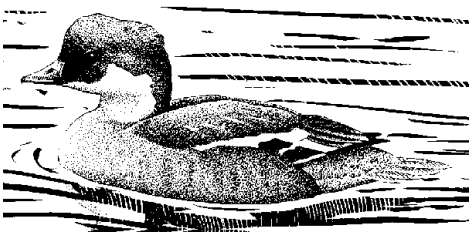

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1. Summary

1.1 A summer bat activity survey to 81 Hall Ing Lane, Honley was commissioned to establish the likelihood of the building being used by roosting bats ahead of proposed development work.

1.2 The activity survey was undertaken at a time of year which is 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 and by undertaking an activity survey.

1.3 The site comprises a Marley stone bungalow that has been extended and modified previously. The roof is pitched and covered with blue slate and the loft space has been converted into habitable space. Both gables have dry verges and are sound and all soffits are UPVC and sealed to the walls and have no bat roost potential. The property is, however, located in a site which is rich in habitat and roosting opportunities and the local bat population is likely to be healthy.

1.4 Despite negligible roosting opportunities, a summer activity survey was also undertaken and this confirmed that no bats are roosting in the building but that bats are active locally.

1.5 There survey did not find any evidence to suggest that bats have used the site as a roost and the proposed extension is unlikely to have any effect on the local bat population. It will not damage or destroy any maternity roosts and will not result in loss or fragmentation of habitat. Lining the stone roof is likely to increase the buildings potential to support bats.

1.6 Due to the negligible roost potential it is considered that there are no statutory constraints to the redevelopment of the site from the presence of a bat roost. No further activity surveys are required.

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2. Introduction

2.1 A bat survey was undertaken to 81 Hall Ing Lane, Honley, HD9 6QW (NGR SE148122) 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 a 4.5m extension on the north elevation.

2.3 The survey took place at a time considered optimal for bat occupancy, therefore, the survey aimed to establish the following

- the presence or absence of bats using the buildings by undertaking an activity survey
- 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.
- Assess the building for use by barn owls and other nesting birds

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 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. No internal inspection was undertaken as the roof void is habitable space.

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 have been applied for with West Yorkshire Ecology and the results are still awaited. .

3.5 This report sets out the findings of a combined daytime and activity survey carried out to the above property on Monday 9th May 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. Survey constraints

4.1 There were no constraints to the survey.

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5. Site Description

5.1 The site consists of a stone bungalow in a wooded valley adjacent to West Wood located in the village of Honley. The site is surrounded by residential dwellings of various ages and is located in excellent foraging habitat. The site is connected to the wider habitat via linear features of valley and woodland edge. The area offers very good roost potential and suitable foraging habitat for bats.

Figure 1. Site location plan

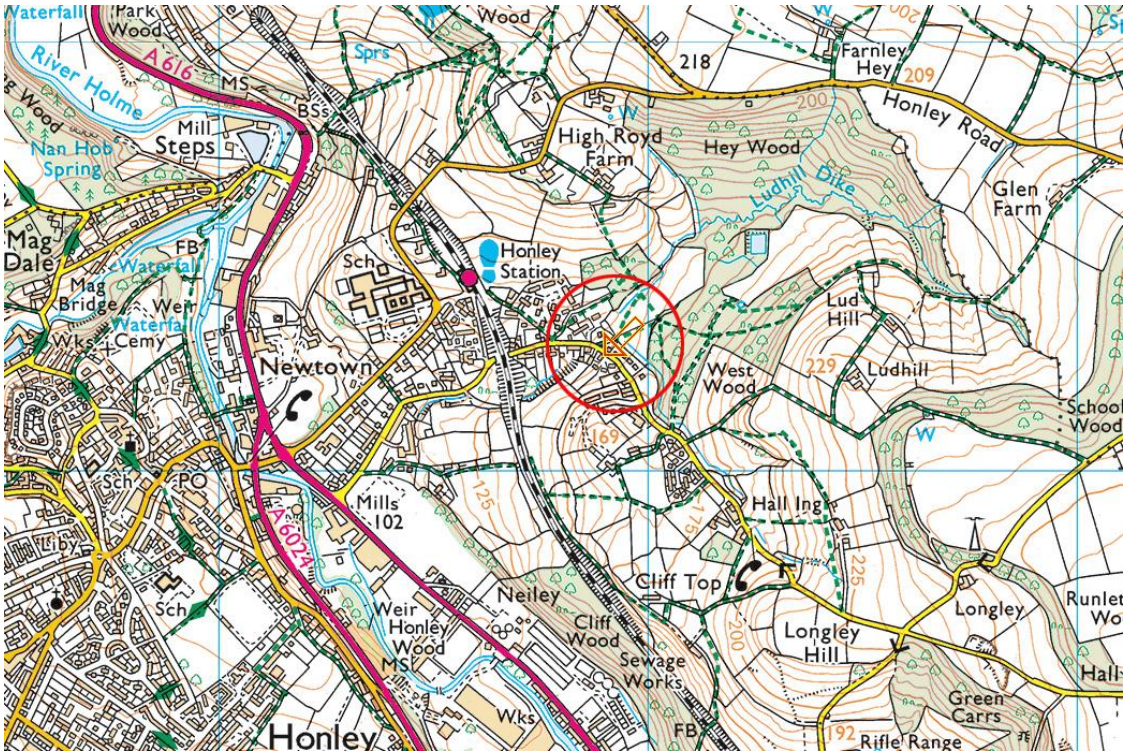



Figure 2 Aerial view of the site, surrounds and buildings surveyed

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6. Activity surveys

7.1 As the survey was undertaken at a time of year considered to be optimal for bat occupancy, a dusk emergence survey was undertaken from 60mins prior to sunset to 90mins after sunset.

7. Desk study

7.1 The results of the desk study are still awaited and are currently taking several weeks to be returned by WYE due to holidays and IT issues which could delay the application. The data searches will be added at a later date if necessary but given the negligible roost potential of the survey building, there will be no records pertaining to the site and likely few records within 300m of the site. Bats are clearly present in the area but as indicated by the activity survey, but they are not in the survey building.

8. Survey results

8.1 The daylight survey.

The building is a stone bungalow that has been extended and modified in recent times.

The walls of the house are made of a Marley stone and are very well pointed and have no gaps or cavities that would be suitable to roosting bats. The gable walls have dry verges that are well sealed and do not have gaps. There are no facia boards and all soffits are UPVC and are sealed to the stonework with mastic. There are no roosting opportunities in the house walls.

The roof has been altered to provide habitable space so there is no internal attic void and the internal ridges are sealed and inaccessible. The roof is covered with blue slate and is sound and in good condition. There are no missing slates and there are no gaps that would allow bats access to beneath the tiles. The ridges are all sound and well bedded in and without any gaps that would allow access to the ridge sections. All windows and doors are UPVC and are tightly sealed into the apertures.

Building is considered to have negligible roost potential

8.2 The emergence survey

Despite having negligible roosting potential, an activity survey was also undertaken from 60 mins prior to sunset until 90mins after sunset using heterodyne and RTE bat detectors. The weather was perfect with a ground temperature of around 16°C and the four days prior to the survey had all had ground temperatures of >14°C

The first bat was recorded at 21:03 which is just after sunset and suggested that the bat had emerged locally. It was observed flying to the west of the survey site hunting in front of the woodland that runs behind Hall Ing Lane. A second bat was seen at 21:06 and then small numbers of bats were recorded in the same area until the end of the survey. The bats most certainly emerged from a roost close by but did not come from the survey site. Bats were recorded feeding along the rear boundary of the survey site as they followed the woodland edge to head out to foraging areas and were also recorded feeding high over the trees to the rear of the site. All species were common pipistrelle.

9. Discussion and analysis

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The daylight survey did not find any evidence to suggest that bats have used the building as a roosting and the roost potential is considered negligible. The sealed soffits, dry verges and slate roof are all barriers to bats and it is highly unlikely that bats could use the building. The building is located in an excellent area for bats and activity is high and it is likely that there will be a good selection of species in the area. No bats were recorded emerging from the survey site

10. Impact assessment

The proposed development of the house is not likely to harm the local bat population and will not damage or destroy known roosts. There will be no loss or fragmentation of habitat and no foraging habitat will be lost.

11. Mitigation measures

There are good numbers of bats in the area and it would be beneficial to incorporate an integral bat roost on the west elevation of the new extension (Ibstock or similar). This should be sited high up beneath the eaves and not be sited over windows.

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Appendix 1: Photographs of the survey site





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roof detail


north elevation (site of extension)

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west elevation (sealed verges)


sealed soffits

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Appendix 2 Data search results

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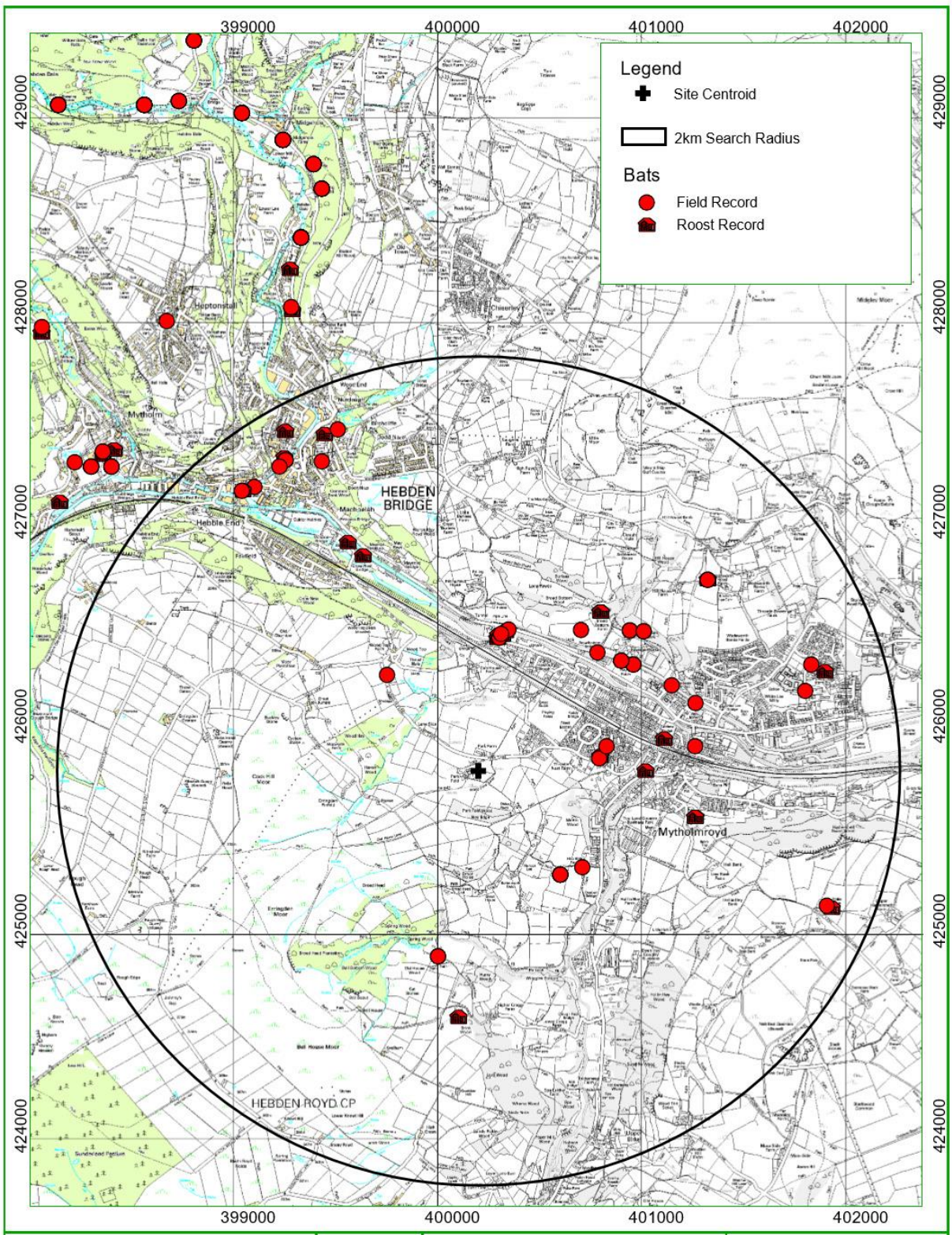
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HEBDEN ROYD CP
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West Yorkshire Ecology Service
FIGURE 1: BAT RECORDS
Registry of Deeds, Newstead Road, Wakefield, WF1 2DE
Ph/Fax: 01924 306 793
Email: ecology@wyjs.org.uk
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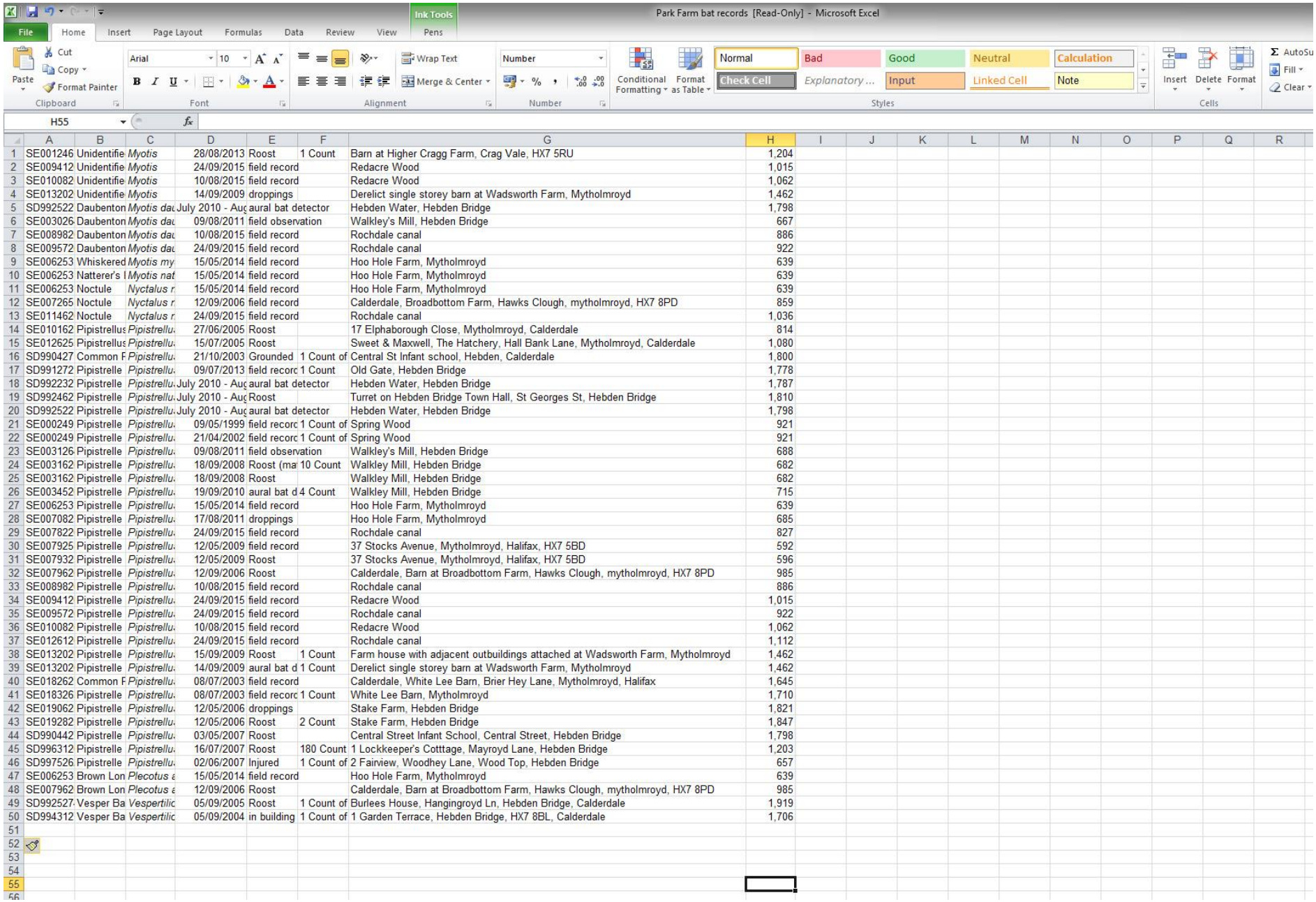

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R
1	SE001246	Unidentifie	*Myotis*	28/08/2013	Roost	1 Count	Barn at Higher Cragg Farm, Crag Vale, HX7 5RU	1,204										
2	SE009412	Unidentifie	*Myotis*	24/09/2015	field record		Redacre Wood	1,015										
3	SE010082	Unidentifie	*Myotis*	10/08/2015	field record		Redacre Wood	1,062										
4	SE013202	Unidentifie	*Myotis*	14/09/2009	droppings		Derelict single storey barn at Wadsworth Farm, Mytholmroyd	1,462										
5	SD992522	Daubenton	*Myotis da*	July 2010 - Aug	aural bat detector		Hebden Water, Hebden Bridge	1,798										
6	SE003026	Daubenton	*Myotis da*	09/08/2011	field observation		Walkley's Mill, Hebden Bridge	667										
7	SE008982	Daubenton	*Myotis da*	10/08/2015	field record		Rochdale canal	886										
8	SE009572	Daubenton	*Myotis da*	24/09/2015	field record		Rochdale canal	922										
9	SE006253	Whiskered	*Myotis my*	15/05/2014	field record		Hoo Hole Farm, Mytholmroyd	639										
10	SE006253	Natterer's I	*Myotis nat*	15/05/2014	field record		Hoo Hole Farm, Mytholmroyd	639										
11	SE006253	Noctule	*Nyctalus r*	15/05/2014	field record		Hoo Hole Farm, Mytholmroyd	639										
12	SE007265	Noctule	*Nyctalus r*	12/09/2006	field record		Calderdale, Broadbottom Farm, Hawks Clough, mytholmroyd, HX7 8PD	859										
13	SE011462	Noctule	*Nyctalus r*	24/09/2015	field record		Rochdale canal	1,036										
14	SE010162	Pipistrellus	*Pipistrellu*	27/06/2005	Roost		17 Elphaborough Close, Mytholmroyd, Calderdale	814										
15	SE012625	Pipistrellus	*Pipistrellu*	15/07/2005	Roost		Sweet & Maxwell, The Hatchery, Hall Bank Lane, Mytholmroyd, Calderdale	1,080										
16	SD990427	Common F	*Pipistrellu*	21/10/2003	Grounded	1 Count of	Central St Infant school, Hebden, Calderdale	1,800										
17	SD991272	Pipistrelle	*Pipistrellu*	09/07/2013	field record	1 Count	Old Gate, Hebden Bridge	1,778										
18	SD992232	Pipistrelle	*Pipistrellu*	July 2010 - Aug	aural bat detector		Hebden Water, Hebden Bridge	1,787										
19	SD992462	Pipistrelle	*Pipistrellu*	July 2010 - Aug	Roost		Turret on Hebden Bridge Town Hall, St Georges St, Hebden Bridge	1,810										
20	SD992522	Pipistrelle	*Pipistrellu*	July 2010 - Aug	aural bat detector		Hebden Water, Hebden Bridge	1,798										
21	SE000249	Pipistrelle	*Pipistrellu*	09/05/1999	field record	1 Count of	Spring Wood	921										
22	SE000249	Pipistrelle	*Pipistrellu*	21/04/2002	field record	1 Count of	Spring Wood	921										
23	SE003126	Pipistrelle	*Pipistrellu*	09/08/2011	field observation		Walkley's Mill, Hebden Bridge	688										
24	SE003162	Pipistrelle	*Pipistrellu*	18/09/2008	Roost (ma	10 Count	Walkley Mill, Hebden Bridge	682										
25	SE003162	Pipistrelle	*Pipistrellu*	18/09/2008	Roost		Walkley Mill, Hebden Bridge	682										
26	SE003452	Pipistrelle	*Pipistrellu*	19/09/2010	aural bat d	4 Count	Walkley Mill, Hebden Bridge	715										
27	SE006253	Pipistrelle	*Pipistrellu*	15/05/2014	field record		Hoo Hole Farm, Mytholmroyd	639										
28	SE007082	Pipistrelle	*Pipistrellu*	17/08/2011	droppings		Hoo Hole Farm, Mytholmroyd	685										
29	SE007822	Pipistrelle	*Pipistrellu*	24/09/2015	field record		Rochdale canal	827										
30	SE007925	Pipistrelle	*Pipistrellu*	12/05/2009	field record		37 Stocks Avenue, Mytholmroyd, Halifax, HX7 5BD	592										
31	SE007932	Pipistrelle	*Pipistrellu*	12/05/2009	Roost		37 Stocks Avenue, Mytholmroyd, Halifax, HX7 5BD	596										
32	SE007962	Pipistrelle	*Pipistrellu*	12/09/2006	Roost		Calderdale, Barn at Broadbottom Farm, Hawks Clough, mytholmroyd, HX7 8PD	985										
33	SE008982	Pipistrelle	*Pipistrellu*	10/08/2015	field record		Rochdale canal	886										
34	SE009412	Pipistrelle	*Pipistrellu*	24/09/2015	field record		Redacre Wood	1,015										
35	SE009572	Pipistrelle	*Pipistrellu*	24/09/2015	field record		Rochdale canal	922										
36	SE010082	Pipistrelle	*Pipistrellu*	10/08/2015	field record		Redacre Wood	1,062										
37	SE012612	Pipistrelle	*Pipistrellu*	24/09/2015	field record		Rochdale canal	1,112										
38	SE013202	Pipistrelle	*Pipistrellu*	15/09/2009	Roost	1 Count	Farm house with adjacent outbuildings attached at Wadsworth Farm, Mytholmroyd	1,462										
39	SE013202	Pipistrelle	*Pipistrellu*	14/09/2009	aural bat d	1 Count	Derelict single storey barn at Wadsworth Farm, Mytholmroyd	1,462										
40	SE018262	Common F	*Pipistrellu*	08/07/2003	field record		Calderdale, White Lee Barn, Brier Hey Lane, Mytholmroyd, Halifax	1,645										
41	SE018326	Pipistrelle	*Pipistrellu*	08/07/2003	field record	1 Count	White Lee Barn, Mytholmroyd	1,710										
42	SE019062	Pipistrelle	*Pipistrellu*	12/05/2006	droppings		Stake Farm, Hebden Bridge	1,821										
43	SE019282	Pipistrelle	*Pipistrellu*	12/05/2006	Roost	2 Count	Stake Farm, Hebden Bridge	1,847										
44	SD990442	Pipistrelle	*Pipistrellu*	03/05/2007	Roost		Central Street Infant School, Central Street, Hebden Bridge	1,798										
45	SD996312	Pipistrelle	*Pipistrellu*	16/07/2007	Roost	180 Count	1 Lockkeeper's Cotttage, Mayroyd Lane, Hebden Bridge	1,203										
46	SD997526	Pipistrelle	*Pipistrellu*	02/06/2007	Injured	1 Count of	2 Fairview, Woodhey Lane, Wood Top, Hebden Bridge	657										
47	SE006253	Brown Lon	*Plecotus a*	15/05/2014	field record		Hoo Hole Farm, Mytholmroyd	639										
48	SE007962	Brown Lon	*Plecotus a*	12/09/2006	Roost		Calderdale, Barn at Broadbottom Farm, Hawks Clough, mytholmroyd, HX7 8PD	985										
49	SD992527	Vesper Ba	*Vespertilio*	05/09/2005	Roost	1 Count of	Burlees House, Hangingroyd Ln, Hebden Bridge, Calderdale	1,919										
50	SD994312	Vesper Ba	*Vespertilio*	05/09/2004	in building	1 Count of	1 Garden Terrace, Hebden Bridge, HX7 8BL, Calderdale	1,706										
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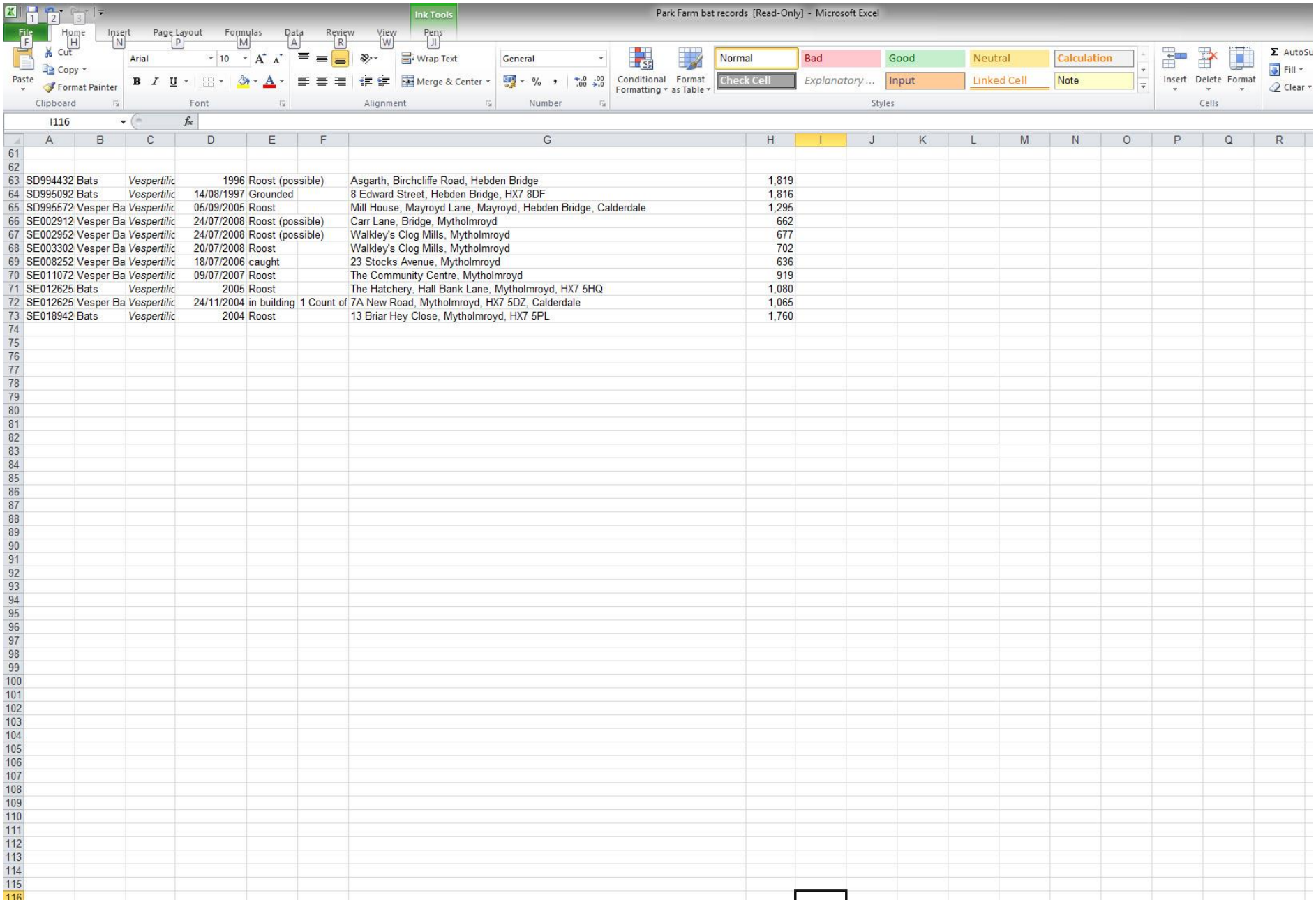

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61																		
62																		
63	SD994432	Bats	*Vespertilio*	1996	Roost (possible)		Asgarth, Birchcliffe Road, Hebden Bridge	1,819										
64	SD995092	Bats	*Vespertilio*	14/08/1997	Grounded		8 Edward Street, Hebden Bridge, HX7 8DF	1,816										
65	SD995572	Vesper Ba	*Vespertilio*	05/09/2005	Roost		Mill House, Mayroyd Lane, Mayroyd, Hebden Bridge, Calderdale	1,295										
66	SE002912	Vesper Ba	*Vespertilio*	24/07/2008	Roost (possible)		Carr Lane, Bridge, Mytholmroyd	662										
67	SE002952	Vesper Ba	*Vespertilio*	24/07/2008	Roost (possible)		Walkley's Clog Mills, Mytholmroyd	677										
68	SE003302	Vesper Ba	*Vespertilio*	20/07/2008	Roost		Walkley's Clog Mills, Mytholmroyd	702										
69	SE008252	Vesper Ba	*Vespertilio*	18/07/2006	caught		23 Stocks Avenue, Mytholmroyd	636										
70	SE011072	Vesper Ba	*Vespertilio*	09/07/2007	Roost		The Community Centre, Mytholmroyd	919										
71	SE012625	Bats	*Vespertilio*	2005	Roost		The Hatchery, Hall Bank Lane, Mytholmroyd, HX7 5HQ	1,080										
72	SE012625	Vesper Ba	*Vespertilio*	24/11/2004	in building	1 Count of	7A New Road, Mytholmroyd, HX7 5DZ, Calderdale	1,065										
73	SE018942	Bats	*Vespertilio*	2004	Roost		13 Briar Hey Close, Mytholmroyd, HX7 5PL	1,760										
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