
Bat Survey Report
11 Olney Street
Slaithwaite
West Yorkshire
HD7 5EG

September 2016

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1 Introduction

1.1 Preamble

Oatlands Ecology was commissioned to carry out an Initial Scoping Survey (Bats) at 11 Olney Street, Slaithwaite as part of a planning application for a first floor front extension.

This report presents the results of the survey and is intended to demonstrate a reasonable effort has been undertaken to ensure the presence, or otherwise, of a bat roost has been ascertained and considered prior to the proposed development.

It is also intended to ensure offences under the Conservation of Species and Habitat Regulations 2010 (European Protected Species) do not take place as a result of the proposed development and to aid the LPA in the execution of their obligations under the NERC Act 2006¹ and the National Planning Policy Framework (NPPF)².

1.2 Location

The property subject to this report is 11 Olney Street, Slaithwaite, HD7 5EG

OS Grid Reference: SE 08000 14282

1.3 Site Description

See Section 5: Photographs

The property is a small, 2 storey, 3 bedroom detached house located in an urban area to the north of Slaithwaite located in a quiet street, surrounded by similar houses.

Although not directly connected, or adjacent to, semi – natural or artificial habitats or potential habitat corridors (tree lines, water courses etc.) it is 100m north of the wooded railway line that runs through the centre of Slaithwaite and east west along the Colne Valley towards both Huddersfield and Marsden.

~350m north of the property (and separated from it by houses and farmland) is Meal Hill a large area of rough grassland, scrub and mixed woodland.

1.4 Outline of the Proposed Development

See Figure 1: Proposed Extension.

The proposal is for a 1st floor outwards extension at the front to enlarge the bedrooms. Refer to Figure 1 and the relevant architects drawing for full details.

¹The Duty is set out in Section 40 of the Act, and states that: “Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”

² NPPF available at:

<http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningpolicyframework/>

2 Methodology

2.1 Desk Study

The West Yorkshire Bat Group was contacted to request records of bats roosts within 1km of the property.

2.2 Initial Scoping Survey

The Initial Scoping Survey was carried out on the 13th September 2016.

External

Using high powered binoculars, all upper exterior surfaces of the property were searched for features with the potential to allow bats access / egress into the buildings (small gaps, holes etc.) and direct evidence of bats.

Evidence for bats was sought mainly in the form of bat droppings although evidence of urine staining on the windows and marks and smoothing beneath potential roost sites was also searched for.

Searched areas included:

- The surfaces of all external walls and the ground at the foot of the wall.
- The area of walls immediately below the guttering.
- All windows including panes, sills and frames.
- The tops of all garden furniture.
- All sheltered areas to the rear of the property i.e. corners, behind pipes and areas of accumulated dust and webs.

Internal

Using a Cree LED headlamp to ensure adequate illumination the roof void was accessed and searched for features with the potential to allow bats access / egress (small gaps, holes etc.) and direct evidence of bats.

A small inspection (dentists) mirror and See-Snake Micro flexible endoscope (7mm camera diameter) was used to survey difficult to view areas and the interior of accessible cracks and crevices.

Searched areas included:

- The joints and corners of the roof frame and tops of purlins and rafters.
- Gable end masonry and the gaps between the walls and adjacent rafters.
- Floors and top of all stored equipment.

Connectivity

Using publicly available aerial photographs and OS maps to look at the property and its connectivity to potentially important foraging areas in the wider landscape the site was also considered in terms of its potential value for foraging bats.

Assessment of Potential

The potential of the property to support bats roosts was considered using the surveyor's considerable experience and training and the criteria outlined in *Appendix 1: Factors Affecting the Probable Use of a Site by Bats*.

3 Results

3.1 Desk Study

The West Yorkshire Bat Group hold records of three (3) bat roosts or possible bat roosts within 1km of the Application Site.

Table 3.1: Bat Records within 1km of Application Site.

Roost Records				
Record Type	Species	Location	Date of record	Distance from Application Site
Roost	Common Pipistrelle	Spa Mill, Clough Road, Slaithwaite	29/08/2001	350m north east
Roost	Pipistrelle species	Ingfield Terrace, Slaithwaite	14/07/2006	350m north east
Maternity roost	Pipistrelle species	Bank Gate Mills, Bank Gate, Slaithwaite	15/07/1989	375m south west

3.2 Initial Scoping Survey

See Section 5: Photographs

Exterior

- All exterior pointing was in very good condition with the eastern side extension rendered with concrete. No gaps suitable for bats were observed.
- All windows and frames were in good condition, sealed with no suitable features for bats observed.
- The roof tiles were slate and in good condition with no gaps or missing / displaced tiles observed. The ridge tiles were sealed with no areas of displaced mortar and no gaps.
- All coping stones on the gables ends were intact and tight with no gaps, holes or other features suitable for bats observed.
- The front guttering (steel) was tight to the wall with no visible gaps behind (between the back of the guttering and the wall).
- There was a small gap running along the length of the rear guttering which may have some limited potential to support a very a small, occasional roost of individual bats. However, despite a thorough search of the exterior wall , windows and ground at the foot of the walls no droppings were observed.

This guttering will not be impacted by the proposed works.

Interior

- The roof void was unconverted and the tiles un-lined and back pointed. The internal pointing (at the internal gable ends) was in very good condition and all roof timbers were tight with no gaps, crevices or cavities with the potential to support bats observed.
- Large accumulations of dust and webs were present across the entire roof frame and floor and walls of the loft– indicating bats are not using these areas and the floors and walls of the roof void.

Evidence of Bats

No evidence of bats (droppings etc.) was observed at any location during the survey.

3.3 Other Ecological Issues

No other ecological issues or concerns (i.e. evidence of breeding birds such as in-active nests) were observed during the survey.

4 Conclusions and Recommendations

4.1 Conclusions

Very few features with the potential to support bats were observed during the survey with the pointing, coping stones, roof and ridge tiles and front guttering in good condition with no features suitable for roosting bats observed.

A close and detailed survey was also carried out within with the roof void which was unlined, back-pointed and covered in very dense accumulations of webs and dust with no features suitable for bats observed.

There was a small gap running along the length of the rear guttering (between the back of the guttering and the wall). However, despite a thorough search of the exterior wall immediately beneath this guttering and further down, the rear windows, the ground at the foot of the walls and the tops of all garden furniture no bat droppings were observed.

This feature will not be impacted by the proposed development.

It is considered highly likely that should either a large maternity roost or a small regularly used bat roost be present within the property, evidence of a roost would have been easily observed during the surveys. No such evidence was observed.

Given the following considerations:

- The paucity of features with the potential to support bats.
- The accessibility of all parts of the property particularly the unconverted, undisturbed and unlined roof void.
- The absence of evidence of bats.
- The small gap behind the rear guttering will not be impacted.

The property was considered to have a Negligible Potential to Support a Bat Roost and the proposed development is considered unlikely to impact upon a bat roost.

Other Ecological Considerations

No other ecological considerations were (i.e. evidence of breeding birds) were observed during the survey.

4.2 Recommendations

Although a bat roost considered unlikely to be present, the following measures are recommended.

- The rear guttering and the gap behind it should remain *in situ* during the works.
- Should bats, or evidence of bats, be observed during the works, all work should cease and either of the following contacted for advice:
 - The Local Authority Biodiversity Officer at Calderdale Council
 - The Bat Conservation Trust: 0345 1300 228.

5 Photographs

Photo 1: Front elevation – showing location of 1st floor extension



Photo 2: Side (west) and front elevation



Photo 3: Side (east) and front elevation – showing rendered side elevation.



Photo 4: Rear elevation



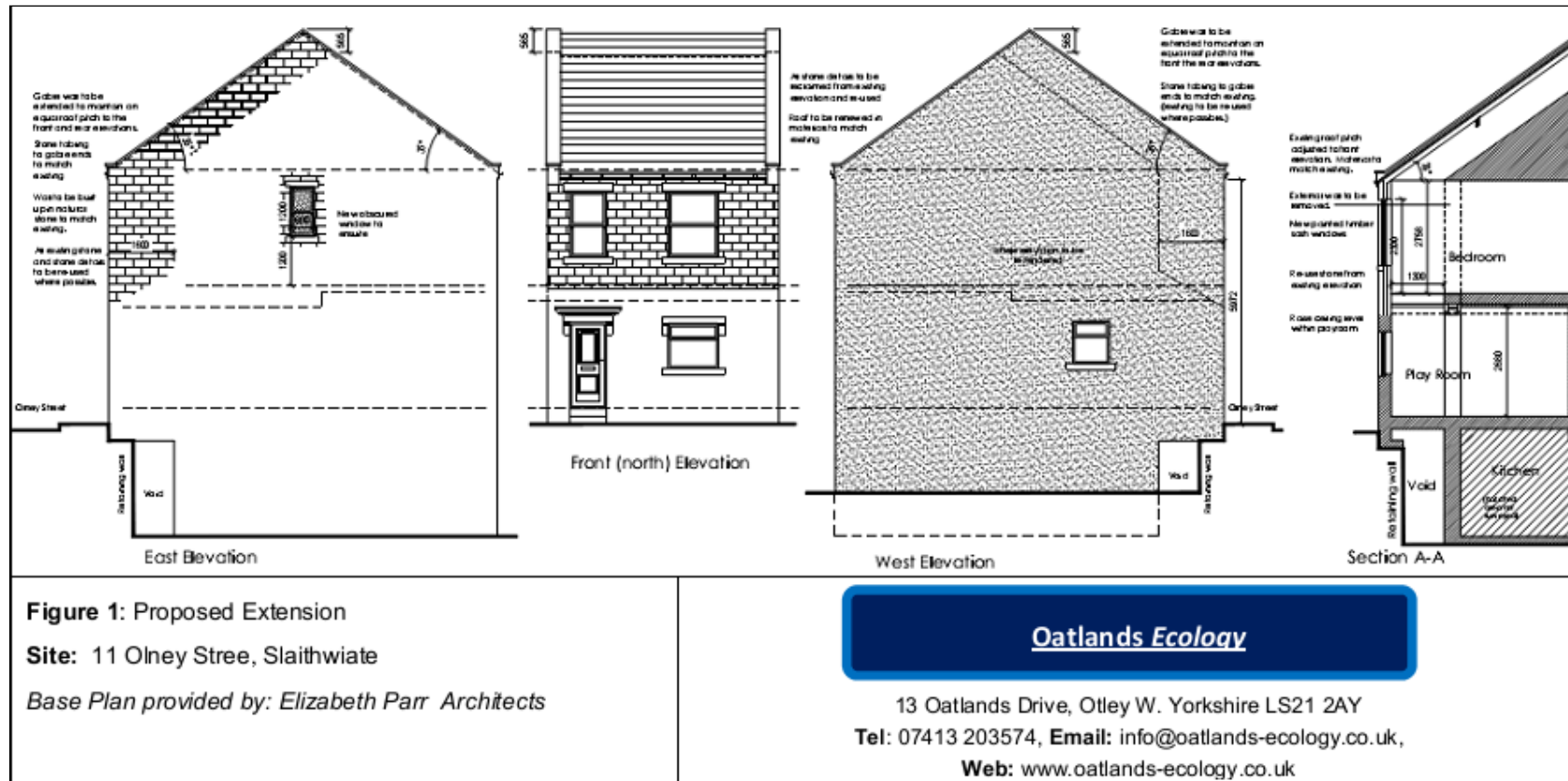
Photo 5: Roof void – showing unlined back-pointed tiles



Photo 6: Roof void – showing stored goods and gable end wall.




6 Figures




Appendix 1: Factors Affecting the Probable Use of a Site by Bats

Factors affecting the probability of a building being used by bats.

Bat Potential	Locational Features
<p>Higher bat roost potential</p>  <p>Negligible bat roost potential</p>	<ul style="list-style-type: none"> • Disused or largely undisturbed • Hanging tiles or wood cladding, esp. on south facing walls • Rural setting • Close to water or woodland • Pre 20th century / early 20th century construction • Traditional stone or timber construction • Large complex buildings or structures • Suitable foraging areas adjacent or close by • Adjacent commuting corridors / linear features to foraging areas • Gaps between masonry blocks and bricks • Holes in the walls caused by missing bricks and mortar. • Spaces / gaps under the eaves or in soffits • Gaps in the roof tiles and gable ends <hr/> <ul style="list-style-type: none"> • Active industrial setting • Urban setting with few feeding areas • Over 400m from woodland or water • Modern construction of steel and sheet materials • Modern well maintained buildings with few potential access points • Shaded roof (if no other heat source (i.e. boiler) present) • No adjacent vegetation • No suitable foraging areas adjacent or close by • No adjacent commuting corridors / linear features to foraging areas • No / few gaps between masonry • No holes in walls / roof/ soffits/eaves

Adapted from Table 5.1- Bat Mitigation Guidelines (JNCC. 2004) & Table 4.1 Bat Surveys for Professional Ecologists - Good Practice Guidelines (BCT. 2016).

Factors affecting the probable value of development site for bats.

Value for bats	Features within or adjacent to the site
<p>Lower</p>  <p>Higher</p>	<ul style="list-style-type: none"> • No features likely to be used by bats (roosting, foraging or commuting) • No suitable foraging habitat • Small number of potential roost sites in buildings or trees (i.e. probably not maternity roost or hibernacula). • Isolated foraging habitat not connected to the wider landscape by linear features such as water courses, tree lines etc. • Site is close to known bat roosts. • Bats recorded or observed using an area for foraging or commuting close to a potential roost. • Site is connected with the wider landscape by strong linear features that could be used by commuting bats e.g. river valleys, streams or hedgerows. • High quality habitat for foraging bats e.g. broad leaved woodland, tree lines watercourses and grazed parkland • Buildings or trees with many potential roost sites • Presence of structures with particular significance for roosting bats (e.g. mines, caves, tunnels, ice houses & cellars).
<p>Confirmed Presence</p>	<ul style="list-style-type: none"> • Evidence indicates that a building, tree or other structure is used by bats e.g. • Bats seen roosting or observed flying from a roost or freely in the habitat • Droppings, carcasses feeding remains etc. found • Bats heard “chattering” inside the roost on a warm day or at dusk.

Adapted from Table 5.1- Bat Mitigation Guidelines (JNCC. 2004) & Table 4.1 Bat Surveys for Professional Ecologists - Good Practice Guidelines (BCT. 2016).

Appendix 2: Relevant Legislation

Bats

All species of bats and their roosts are legally protected in the UK.

Bats are listed as a “*European Protected Species*” on the European Union’s Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora (1992) – better known as the Habitats Directive.

The directive is implemented in England and Wales by the Conservation of Habitats and Species Regulations 2010 with some protection also being given under the Wildlife and Countryside Act (WCA) 1981³.

Under the combined legislation it is an offence to:

- Deliberately capture, injure or kill a bat.
- Deliberately (or recklessly) damage or destroy a breeding site or resting place (i.e. a roost)
- Deliberately (or recklessly) disturb bats in a way that would impair their ability -
 - i) to survive, breed or to rear or nurture their young
 - ii) to hibernate or migrate
 - iii) to affect significantly the local distribution or abundance of the species

Under the Regulations damage or destruction to a roost is an ‘absolute’ offence (i.e. there are no defences under the law) and roosts are protected whether bats are present or not.

³ In Scotland the Habitats Directive is transposed through a combination of the Habitats Regulations 2010 (in relation to reserved matters) and the Conservation (Natural Habitats, &c.) Amendment (Scotland) Regulations 2007. In Northern Ireland the Conservation (Natural Habitats, &c.) Amendment (Northern Ireland) Regulations 2007 is the primary legislation.