

Bat Survey to
18 St Marys Crescent
Netherthong
Huddersfield
HD9 3XP



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1. Summary

- 1.1 A winter bat scoping survey to 18 St Marys Crescent, Netherthong was commissioned to establish the likelihood of the building being used by roosting bats ahead of proposed extension works.
- 1.2 The survey was undertaken at a time of year which is outside the optimal season for bat occupancy and, therefore, aimed to establish the *likelihood* of bats using the building by looking for evidence in the form of droppings, scattered prey remains and noting potentially suitable roosting cavities as well as assessing the likely impact of the work on bats.
- 1.3 The site comprises a detached brick bungalow with Marley roof tiles. The building is in a residential estate but is within very easy reach of good foraging areas. The current proposal involves an extension to the rear (north) elevation.
- 1.4 The building has limited roosting potential and there was no evidence to suggest use by bats. Furthermore, the proposed extension is to the north elevation which is the least favoured side of a building in terms of roosting bats. The building is categorised as being of low importance to bats and, although winter surveys can only ever be a likelihood assessment, it is considered that bats are not using the building. There are several houses nearby with cedar lap coverings to the south and west gables and these are far more likely to provide roosting sites for bats.
- 1.5 There are no statutory constraints to the redevelopment of the site from the presence of a bat roost. No further activity surveys are required.

2. Introduction

2.1 A daylight bat scoping survey was undertaken to 18 St Marys Crescent, Netherthong, Huddersfield HD9 3XP (NGR SE136099) 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 is for a small extension to the north elevation.

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 building by undertaking a scoping 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 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 (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, dead baby 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 This report sets out the findings of a combined daytime and return survey carried out to the above property on Tuesday 10th January 2017 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 None.

5. Site Description

5.1 The site consists of a detached bungalow with integral ground floor garage located in a residential estate but close to good woodland and pasture which is considered ideal foraging habitat. The surrounding gardens are mature and there is some cover around the site and also several house with very appealing opportunities for roosting bats. There are linear features to allow bats to commute through the area.

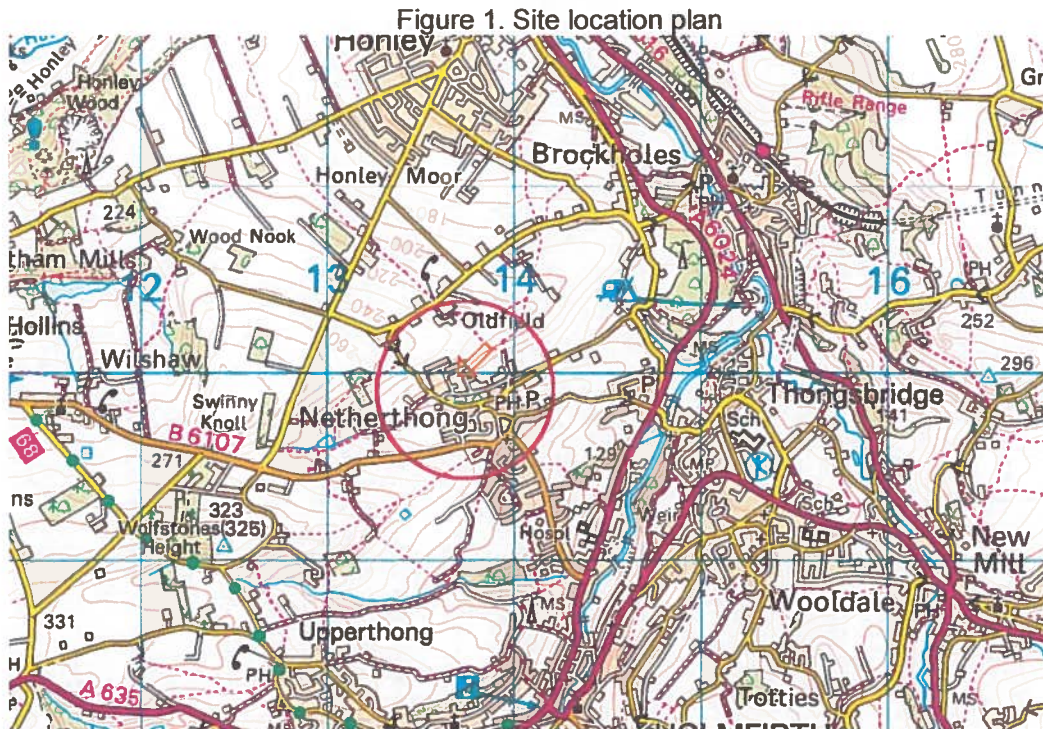


Figure 2 Aerial view of the site, surrounds and buildings surveyed

6. Desk Study

A desk study has been requested from WYE but due to an office move, the results have not been returned after 10 days and therefore, the report is being issued ahead of receiving the report. It is highly unlikely that there will be any records relating to the survey site though there may be records for surrounding area. However, most data searches simply return records where bat surveyors have been active rather than where bats occur. Surveyor experience suggests there will be at least one maternity roost of common pipistrelle on the estate, even if the data search provides a nil return.

7. Activity surveys

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

8. Survey results

8.1 The daylight survey

The property is set on a residential housing estate but within easy reach of good foraging areas. The building is a brick bungalow with Marley roof tiles.

The roof is a traditional pitched roof and is in sound condition and there were no missing tiles or gaps to the ridges. The flashings were all sound and did not have any raised edges or gaps. The roof void is habitable space so no internal inspection was possible. There are two dormers, one on front and rear, and these dormers have cedar lap coverings. These areas can be very favourable to roosting bats but close inspection did not reveal any obvious gaps that would allow access to bats.

The walls are constructed from brick and do not have any structural cavities or gaps that would offer potential roost sites. The replacement UPVC boxed eaves are tightly sealed to the walls and do not offer any gaps or entry points. The west gable has a mastic seal to the apex and the east gable did not have any gaps. The large double dormer on the south elevation did not have gaps in the wooden covering but there are suitable small gaps in areas of raised flashing. The rear dormer on the north elevation did not have any raised flashing.

All windows and doors are UPVC and do not offer any potential access to bats.

The building has some minor roost potential on the south dormer but the building is considered to be of **low** roost potential.

There were no trees or other structures within the grounds that would be of potential roosting interest to bats.

9. Discussion and analysis

9.1 The scoping survey results suggest the building has low roost potential due to the lack of access points around the soffits and gables. There are gaps in the flashing of the south dormer window but this is not likely to be disturbed during the proposed extension works. All proposed works are to the north elevation which is the least favoured aspect of a building in terms of bat roosts as bats most often choose a south facing elevation as they do not use nesting material. There are several houses close by that have large cedar lap boards to the gable walls and these areas are highly favoured by bats.

There is no evidence to suggest that bats have used the building as a roost though it is in a very good area.

10. Impact assessment

It is considered that the proposed extension is unlikely to have any effect on the local bat population and is not likely to destroy or damage nursery roosts. There will not be any major loss of foraging and there will be no fragmentation of habitat. Extending the north elevation and increasing the dormer size is unlikely to have any effect on bats that may use the area in the summer months.

11. Mitigation measures

Normally, some type of permanent roost feature would be specified to be included in the new build. However, as the extension is a small project and affects only the north elevation, there are limited benefits to including a permanent roost feature.

Appendix 1: Photographs of the survey site





east gable



east gable (typical soffit detail)



east gable





north elevation



nort elevation dormer



north elevation (flashing detail)



