

Bat Survey Report
12 Hillhouse Lane, Fartown, Huddersfield.
8th Jan 2015



Prepared by:

Peter Middleton MCIEEM
Peter Middleton

Middleton Ecological Consultancy, 33 Wilthorpe Road, Barnsley S75 1JA

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1. Report summary

- 1.1 The bat survey was commissioned by architect Steve Mitchell on behalf of the client.
- 1.2 The preliminary bat roost assessment survey was conducted on the 8th January 2015.
- 1.3 There were no visible signs of bat presence in the inside or outside of the building and the building has perhaps no suitable features that can accommodate bats, therefore the building has been assessed as having negligible/low bat roost potential.
- 1.4 It was concluded that a European Protected Species licence is not required and no further survey effort is necessary.

2. Introduction

- 2.1 The Building is subject to a planning application and proposed conversion to a two storey building. Middleton Ecological Consultancy were therefore contracted initially to conduct a baseline assessment to confirm presence of bats and to identify roost locations, access points, species present, level of use and the importance of nearby landscape features. This report confirms the findings of the survey carried out by one surveyor.

3 Site description

- 3.1 The site is in the centre of Fartown in Huddersfield adjacent to the A641 Bradford Road. It consists of a modern single storey row of shops. The building(s) are built of brick with flat roofs covered in bitumen felt. The height of one of the shop buildings is higher than the rest and the flat roof overhangs the walls creating a large soffit (see plate 2).

3.2 Habitat assessment

- 3.2.1 The surrounding area is predominantly residential and commercial together with a little amenity grass and trees. There is little in the way of foraging habitat for bats in the immediate vicinity (see plate 1). Table 1 summarises the habitats present, adjacent to and further afield to 12 Hillhouse Lane, Fartown.

Table 1

Name and address: 12 Hillhouse Lane, Fartown, Huddersfield HD1 6EF.			
OS Grid Ref. SE1449 1786		Altitude. 83m	
Local Planning Authority: Kirklees			
Features on site and adjacent to site			
Feature	On site	Adjacent	Comments
Buildings	✓	✓	Residential and Commercial
River bordered by trees			
Standing water			
Bridges tunnels and culverts			
Trees	✓	✓	
Woodland			
Grassland		✓	

Plate 1 Location of site



3.3 Aims of survey

3.3.1 The surveys were conducted to find out the following:

- The presence of bats.
- Where in the building are bats likely to roost.
- Where bats are likely to enter and exit.
- Whether additional survey work is required.

4. Methodology

4.1 Field survey

4.1.1 The following personnel conducted the survey:

Surveyor: Peter Middleton (Class license level 2, CL18 No CLS0 3082)

4.1.2 The following activities were carried out during the surveys.

- A brief inspection and assessment of the site and habitats present to within 300m.
- An extensive examination of all parts of the building both inside and out to record structural features and condition and to record features that may be suitable for roosting bats.
- A thorough search of all sections of the inside of the building for the presence or evidence of roosting bats including droppings, scratch marks and staining.

4.1.3 The following equipment was used or at hand during the survey:

- Cluelite
- Binoculars
- Torch
- Ladder
- Camera
- Endoscope

5. Results

5.1 Desk survey - Data supplied by West Yorkshire Bat Group for a 2km radius of site

Grid Ref	Location Name	Date	Common Name	Abundance	Record Type
SE1355418171	Marshalls, Birkby Grange, Birkby Hall Road, Huddersfield	01/08/2006	Whiskered Bat	1 Count of Adult	Injured
SE1268618336	11 Norwood Park, Birkby, HD2 2DU	14/08/1995	Pipistrellus	Not Recorded Range	Roost (possible)
SE1265417851	6 Ravensdeane, Edgerton, HD3 3DD	15/08/1996	Pipistrellus	21-50 Count of Adult	Roost (maternity)
SE149160	17 King's Mill La, Longley, HD1 3AW	20/09/1996	Pipistrellus	51-100 Count of Adult	Roost (maternity)
SE14361655	Imperial Arcade, Off New Street, Huddersfield, Kirklees	03/10/2005	Pipistrellus	1 Count of Adult	in building
SE142193	Netheroyd Hill Road	08/06/1998	Common Pipistrelle	unknown Count of Adult	Roost (possible)
SE126178	Ravensdeane, Thornhill Road	15/08/1998	Common Pipistrelle	21-50 Count of Adult	Roost (maternity)
SE134166	Greenhead Road	20/05/2001	Common Pipistrelle	21-50 Count of Adult	Roost (maternity)
SE142160	Land at "Sellers" off Chapel Hill, Huddersfield	02/08/2010	Common Pipistrelle		aural bat detector
SE129186	Broombank, Huddersfield HD2 2DJ	27/02/2013	Common Pipistrelle		Roost
SE137188	Marshalls, Birkby Grange, Birkby Hall Road, Huddersfield	05/06/2006	Pipistrelle Bat species	1 Count of Adult	Grounded
SE1317718546	172 Norwood Road, Birkby, Huddersfield	27/07/2006	Pipistrelle Bat species		Roost (excluded)
SE1285417647	Cleveland House Nursing Home, Edgerton, Huddersfield	10/07/2007	Pipistrelle Bat species		Roost
SE1560017800	Timothy Wood Unit	03/08/2007	Pipistrelle		Roost

	1&2, Bradley Mills Road, Huddersfield		Bat species		
SE1268618336	11 Norwood Pk, Birkby, Huddersfield	27/07/1995	Vesper Bat species		Roost (possible)
SE1442419717	25 The Fairway, Fixby, Huddersfield, HD2 2 HU	23/03/1998	Vesper Bat species		Roost (possible)
SE1355418712	Kingswood, 278 Halifax Old Road, Huddersfield, HD2 2SP	02/04/2001	Vesper Bat species		Roost
SE1337116685	52 Greenhead Road, Gledholt, Huddersfield, HD1 4EZ	15/05/2001	Vesper Bat species	12 Count of Adult	Roost
SE15731648	Moldgreen Junior School, Huddersfield, Kirklees	09/06/2003	Vesper Bat species	1 Count of Adult	field record
SE15341880	Fartown High School, Huddersfield, Kirklees	25/09/2003	Vesper Bat species	1 Count of Adult	in building
SE14661819	Kirklees MBC, Highways & Transportation Svs, Flint Street, Fartown, Huddersfield, HD1 6LQ, Kirklees	05/04/2004	Vesper Bat species	1 Count of Adult	Casualty
SE14541728	Halfords, Bradford Road, Huddersfield, HD1 6HU, Kirklees	17/09/2004	Vesper Bat species	1 Count of Adult	in building
SE1595517681	125 & 127 Brown Royd Avenue, Rawthorpe, Huddersfield, Kirklees	18/01/2005	Vesper Bat species	6 Count of Adult	Roost (hibernacula)
SE1500319474	49 Crest Hill Road, Brackenhall, Huddersfield, Kirklees	01/07/2005	Vesper Bat species		Roost (possible)
SE1615217879	24 Brown Royd Avenue, Rawthorpe, Huddersfield, Kirklees	30/08/2005	Vesper Bat species		Roost (possible)
SE1453019240	38 Netherwood Close, Fixby, Huddersfield, Kirklees	09/10/2005	Vesper Bat species	3 Count of Adult	Roost
SE1405616841	The Nursery, Huddersfield Tech College, North Road, Huddersfield, Kirklees	29/11/2005	Vesper Bat species		Roost
SE1477916933	Huddersfield Sports Centre, Southgate, Huddersfield	25/01/2006	Vesper Bat species	1 Count of Adult	Roost

SE1286317713	The Coach House, 5 Halifax Road, Edgerton	21/06/2006	Vesper Bat species	1 Count of Adult	in building
SE1388919455	7 Cambourne Drive, Fixby, Huddersfield	11/04/2007	Vesper Bat species	1 Count of Adult	in building
SE1342718744	286 Halifax Old Road, Huddersfield	17/07/2007	Vesper Bat species	1 Count of Juvenile; 3 Count of Adult	Roost (possible)
SE1571918047	33 Springbank Road, Huddersfield	03/08/2007	Vesper Bat species		Roost
Grid Ref	Location Name	Date	Common Name	Abundance	Record Type

5.2 Preliminary daytime assessment

5.2.1 The buildings were internally and externally inspected for bats using a high powered lamp. The potential of the building to accommodate bats was assessed along with a search for signs (e.g. droppings, moth wings, scratch marks, staining etc) or bats that were present. Particular attention was paid to any crevices or gaps in walls, lintels, gaps between beams and joists and to the possibility of finding droppings stuck to walls, floors or other surfaces, or insect remains below beams, among a number of other factors and signs indicative of a bat roost.

Plate 2 Shop fronts - North elevation



Plate 3 **West elevation**



5.3 Inside inspection of building

- 5.3.1 The buildings have a flat roof therefore there is no roof-space to inspect. The building is therefore unsuitable for Brown long-eared bats *Plecotus auritus*.

Plate 4



5.4 Outside inspection of building

- 5.4.1 The buildings are of a modern construction and the brickwork is consequently mostly devoid of features except for where the west elevation of the building has moved/subsided. The brickwork has a relatively large vertical crack under the soffit and on inspection with the aid of a ladder it was possible to see through the crack to the inside of the building (see plate 4). The crack was mostly cobwebby. The soffits of the building were intact and without any features except for a short

section on the east elevation adjacent to Bradford Road. Here, the soffit board was sagging has a consequence of the roof leaking.

6. Assessments

6.1 Summary and evaluation of findings

- 6.1.1 No bats were found roosting in the building during the preliminary daytime assessment and there were no signs of bat occupation. There are no suitable features inside or out that could realistically accommodate bats considering its location. The soffit feature is unsuitable because it is dripping wet and adjacent to a busy road and street lights. The crack in the brickwork (plate 4) is also unlikely to be suitable as it is fairly low down, and it continues through to the inside and is somewhat 'cobwebby'. The cavity of the wall is also unlikely to be suitable as Pipistrelle bats prefer to hibernate in a crevice which the cavity is not. Furthermore, the building is almost certainly unsuitable as a consequence of it being in a well-lit area and on the confluence of two roads. The building(s) therefore have been assessed as having only negligible/low bat roost potential.

6.2 Survey limitations

- 6.2.1 A daytime bat survey is used only to determine whether bats are present and if a more detailed survey is required in preparation for a protected species license application. A dusk/dawn bat activity survey in the summer months when bats are most active can give a much greater indication of the level of use of the building, in addition to the species present, roosting locations and access and exit points.
- 6.2.2 Large or complex buildings require a number of surveyors equipped with appropriate bat detectors and monitoring devices to ensure that the range of frequencies used by British Bats are covered, thus ensuring that no bat species are overlooked during the dusk survey. The 'Frequency Division' detector is a broadband detector i.e. all frequencies used by British bats can be heard at the same time. The heterodyne detector can only monitor one frequency at a time but by continually rotating the frequency dial between 35 and 50 kHz, this covers many of the species likely to be found roosting inside a building. Rotating the dial through all frequencies at regular intervals allows the surveyor to identify the specific frequency of the call.

6.3 Legislation and policy guidance

- 6.3.1 Bats receive protection under the Conservation of habitats and Species Regulations 2010 (and 2011 Amendment Regulations) and the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats &c.) Regulations 1994.

6.3.2 It is an offence to:

- Deliberately capture (or take), injure or kill a bat.
- Intentionally or recklessly disturb a group of bats where the disturbance is likely to significantly effect the ability of any significant group of animals to survive, breed, rear or nurture their young or likely to significantly effect the local distribution or abundance of the species, whether in a roost or not.
- 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 parts.

6.3.3 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.

6.3.4 Individual Species Action Plans (SAPs) have been developed to address the causes of decline for those species that have been identified as priorities for UK conservation action. Country-level lists contain species considered of national importance in biodiversity strategies. The current list includes Bechstein's Bat, Greater Horseshoe Bat, Lesser Horseshoe Bat, Barbastelle, Noctule, Soprano Pipistrelle and Brown long-eared bat. 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.

6.3.5 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".

6.3.6 Where it is proposed to carry out works which will have an adverse impact on bats or on a bat roost, a European Protected Species (EPS) license must first be obtained from Natural England, even if no bats are expected to be present when the work is carried out.

6.3.7 An EPS license application requires details of the proposed works, the bats which may be affected and the mitigation proposed to maintain the favourable status of

bats in the region. The application is usually drawn up on behalf of the client by a specialist ecological consultant. The consultant is likely to be required to check that work is proceeding in accordance with the method statement and to also carry out monitoring of the impact on bats for sometime after completion of the works.

- 6.3.8 When considering an application, the Natural England licensing section may consult with the local planning authority and specialist conservation staff. This process may take a considerable length of time. Natural England presently states that it aims to make a decision on an application within 30 working days of receipt. There is no guarantee that a license will be granted and no fast track process to obtaining a license. Applications can only be made once planning permission has been granted (where appropriate).
- 6.3.9 EPS licenses can only be issued if Natural England is satisfied that there is no satisfactory alternative to the development and that the action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.
- 6.3.10 NPPF: 11 Conserving and enhancing the natural environment. The planning system should contribute to and enhance the natural and local environment by:
- Protecting and enhancing valued landscapes, geological conservation interests and soils.
 - Recognising the wider benefits of ecosystem services.
 - Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

7. Recommendations

- 7.1 No bats were recorded roosting on site during the survey works and consequently there is no compulsory requirement for mitigation. However, in order to enhance the ecological value of the site and in accordance with the aims of planning policy NPPF: 11, it is usually suggested that the developer integrate bat roosting features into the new development. However, in this case, considering the sites location and the low ecological value of the surrounding habitat, it is not considered worthwhile.

8. Conclusion

- 8.1 There were no visible signs of bat occupation on either the inside or outside of the building and it has no suitable features that can realistically accommodate bats, especially considering its location. Consequently, the building has been assessed as having negligible/low bat roost potential.
- 8.2 No further survey effort is necessary for the buildings subject to the planning application and therefore a European Protected Species License is not required.
- 8.3 Works should proceed with caution and vigilance for unexpected bat presence, as single bats can roost almost anywhere. Consequently, the initial removing of the roof above the wall of the west elevation should be undertaken under the watching brief of a suitably qualified ecologist in order to that the cavity of the wall can be inspected.
- 8.4 Bats are extremely unlikely to be present because of the reasons described in this report. However, the precautionary measures are recommended.

References

Bats and Lighting. Bat Conservation Trust.

Bat Conservation Trust, 2007. Bat Surveys, Good Practice Guidelines.

Mitchel- Jones AJ, 2004, Bat Mitigation Guidelines, English Nature.