Quarry House, 12a The Dell, Huddersfield

Bat Survey Report

26th May 2017

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Document ref : MEC/Bat/2017/32/1				
Purpose and Description	Originated	Checked	Reviewed	Date
For Planning	P Middleton MCIEEM	R A Bell MCIEEM	-	26/05/17

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1. Summary

1.1.1 The bat survey was commissioned by Russel Holmes of Mike Denton Associates on behalf of the client on 18th May 2017.

1.1.2 The preliminary roost assessment survey was conducted on the 23rd May 2017 followed by a nocturnal (dusk) survey on the same day.

1.1.3 There were no visible signs of bat presence recorded from the surveyed building during the preliminary assessment. On the basis of the number and diversity of potential bat roost features recorded from the building, it was considered to display low bat roost potential.

1.1.4 The emergence survey supported the finding that no bats roost within the building.

1.1.5 It was concluded that a European Protected Species mitigation licence is not required. No further survey effort is necessary (see 8.2), providing that works commence within 24 months of the nocturnal survey date. If works commence after this time then Middleton Ecological Consultancy should be contacted to determine the requirement for an update survey.

2. Introduction

2.1.1 It is proposed to build an extension on the north elevation of Quarry House. Consequently Middleton Ecological Consultancy were contracted to undertake a bat survey of the dwelling by Russell Holmes on behalf of the client on 18th May 2017.

2.1.2 Bat survey works undertaken to date comprise a preliminary roost assessment and single nocturnal survey. The survey aimed to determine the likely presence or absence of roosting bats and to identify roost locations, access points, species present, level of use and the importance of nearby landscape features.

2.1.3 Quarry House comprises a c1910 detached brick built dwelling, located adjacent to a former quarry now known as The Dell in suburban Huddersfield. Only one side of the building will be impacted by the proposed works and there are no plans to remove any trees as part of the proposed scheme.

3. Habitat Assessment

3.1.1 The site is located in a suburban location on the north of the centre of Huddersfield. The dwelling is adjacent to a wooded former quarry containing mature deciduous trees which is largely surrounded by residential development. 250m north of the application site is the somewhat extensive deciduous woodland Upper Fell Greaves with grassland adjacent to the M62 Motorway beyond. Table 1 summarises the habitats present, adjacent to and further afield to Quarry House, 12a The Dell Huddersfield.

Table 1. Location and habitat table

Name and address: Quarry House, 12a The Dell, Huddersfield, HD2 2FD			
OS Grid Ref. SE 1456 1966		**Altitude. 148 m**	
Local Planning Authority: Kirklees			
Features on site and adjacent to site			
Feature	**On site**	**Adjacent**	**Comments**
Buildings	✔	✔	The surveyed dwelling is located in a suburban location near to the periphery of the town.
River			None within 2km of the application site.
Standing water			None within 1.5km of the application site.
Bridges tunnels and culverts			
Trees	✔	✔	The adjacent quarry is full of mature trees.
Woodland		✔	In addition to the adjacent quarry Upper Fell Greave is less than 250m north.
Grassland		✔	Amenity 180m northwest and other grassland 340m southeast

Figure 1. Site location, as indicated by red circle

3.2 Aims

3.2.1 The survey was conducted to help determine the following:

- The presence/absence of roosting bats.
- Potential roosting areas and access/egress points into structure.
- Determine the level of bat roost potential associated with the structure.
- Identify further survey work or mitigation requirements.

4. Methodology

4.1 Data Consultation

4.1.1 Data requested from West Yorkshire Bat Group for locations within a 2km radius of the site. A search of the Multi-Agency Geographical Information for the Countryside (MAGIC) website was undertaken to identify historic European Protected Species (EPS) licences obtained for locations within 2km of the site.

4.2 Field Survey

Preliminary roost assessment

4.2.1 The following personnel conducted the survey:

- Peter Middleton (Class license WML-A34-Level 4, 2016-25236-CLS-CLS)

4.2.2 The following activities were carried out during the surveys in compliance with relevant Bat Survey Guidelines (Collins 2016):

- 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. 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. All and signs indicative of a bat roost presence including live or dead bats, droppings, feeding remains, scratch marks and staining were recorded.

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

- Clulight
- Binoculars
- Endoscope
- Ladders
- Camera

Nocturnal survey

4.2.4 In accordance with the best practice guidance recommendations (Collins, 2016); a single two person dusk emergence survey was undertaken by Peter Middleton (Class license WML-A34-Level 4, 2016-25236-CLS-CLS) and Carl Dixon on 23rd May 2017. Surveyors were positioned to cover all elevations of the surveyed building and were equipped with Wildlife Acoustic EM Touch full spectrum bat detectors.

4.3 Survey Limitations

4.3.1 No limitations were identified, with all survey works undertaken in accordance with best practice guidance (Collins, 2016).

5. Results

5.1 Data Consultation

5.1.1 West Yorkshire Bat Group supplied 21 bat records for locations within 2km of the site 14 of which were roosts or possible roosts. The closest record comprised a possible vesper bat roost of an unknown number recorded in 1998 from a location approximately 80m northwest of the site. Only four of the records were identified to species and these included three recent records of single common pipistrelle *Pipistrellus pipistrellus* roosts plus a grounded whiskered bat *Myotis mystacinus* from 2006.

5.1.2 No bat EPS mitigation licences have been issued for locations within 2km of the site.

5.2 Field Survey

Preliminary roost assessment

5.2.1 No evidence of bat roosting was recorded during the preliminary roost assessment and a moderate number but low diversity of potential bat roost features were recorded from the surveyed building. The building and potential roost features are described below.

Plate 1. The east elevation of the surveyed building

External inspection

5.2.2 Quarry House is a c1910 detached two storey brick built dwelling with a pitched concrete tile roof with ridge and hips. The south and east elevation are cement rendered as is the three single storey extension which occupy three sides of the building. The south and east elevation extensions have mono pitched concrete tile roofs whilst the north elevation extensions contain a small mono pitched concrete tile roof and a somewhat large flat bitumen felt covered roof (see Plates 1 & 2).

Plate 2. The south elevation of the surveyed building

5.2.3 The building walls were found to be devoid of features with potential to accommodate bats because of cement render on two sides and well maintained brickwork on the remainder. The roof tiles are relatively new and consequently the mortar bed beneath ridge and hip tiles is in good condition. Therefore the only feature on the roof is perhaps under the flashing of the chimney where the sheet lead is a little lifted. A narrow crack was noted at the wall top under the soffit at the northwest corner of the building (see Plate 4) and the south and west extensions have a gap behind the fascia.

However, the west elevation fascia was easily inspected with the aid of a torch and it was found to be a little too wide (50mm) for crevice dwelling bats and somewhat 'cobwebby'. No bats were found. The south elevation extensions fascia was again inspected with the aid of a torch and the wall top was only one centimetre above the bottom edge of the fascia which is likely to make the feature less suitable for crevice dwelling bats because of the large void (see Plate 3).

Plate 3. South elevation extension Wall top here behind fascia

Plate 4. Northwest corner Crack at wall top here

Internal inspection

5.2.4 Inspection showed that the loft-space of the building has an access platform and 100mm of glass fibre insulation at ceiling height. The roof has 'close boarding' beneath the tiles and the ridge board was found to be very 'cobwebby'. A moderate amount of mouse droppings were present throughout the loft-space but no signs of occupation by bats were found.

5.2.5 On the basis of the number of bat roosting opportunities associated with the building, the structure was considered to display low bat roosting potential.

Nocturnal survey

5.2.6 **Dusk survey, 18th May 2017 (sunset 21.14)** – The temperature at the beginning of monitoring was 15°C with a force 1 westerly wind and a clear sky. The conditions remained the same throughout the survey.

5.2.7 At 21.15 a common pipistrelle *Pipistrellus pipistrellus* approached from the north and began to forage around the trees in the rear garden of the property. A noctule *Nyctalus*

noctula foraged overhead at 21:23 and three common pipistrelles foraged around the trees in the rear garden almost continuously thereafter. No bats emerged from the building being monitored.

6. Assessment

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. Whilst the building is located in a suburban location with good foraging habitat for bats, the building has been well maintained and has been re-roofed. The building is therefore considered to display low bat roost potential overall.

6.1.2 No bats emerged from the building during the single nocturnal survey and all the bats observed were seen to approach from the north beginning one minute after sunset which suggests their roost is very close to the application site. The survey is therefore considered to be an accurate account of the status of bats at the site.

6.2 Legislation and policy guidance

6.2.1 Bats receive protection under the Conservation of Habitats and Species Regulations 2010 (and 2011 Amendment Regulations (as amended)) and the Wildlife and Countryside Act 1981 (as amended).

6.2.2 It is an offence to:

- Deliberately capture (or take), injure or kill a bat.
- Intentionally or recklessly disturb bats whilst they are occupying a structure or place used for shelter or protection, or obstruct access to any such place.
- 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.

6.2.3 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.

6.2.4 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". Barbastelle (*Barbastella barbastellus*), Bechstein's (*Myotis bechsteinii*), brown long-eared, greater horseshoe (*Rhinolophus ferrumequinum*), lesser horseshoe (*Rhinolophus hipposideros*), noctule (*Nyctalus noctula*) and soprano pipistrelle (*Pipistrellus pygmaeus*) bats are included as priority species within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. 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.

6.2.5 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.

6.2.6 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.

6.2.7 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).

6.2.8 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.

6.2.9 NPPF: 11 Conserving and enhancing the natural environment. The planning system should contribute to and enhance the natural and local environment by:

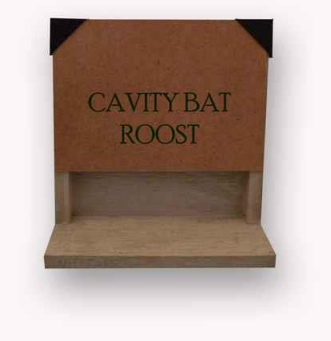
- Protecting and enhancing valued landscapes, geological conservation interests and soils.
- Recognising the wider benefits of ecosystem services.
- Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

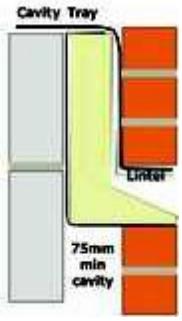
6.2.10 It is an offence under the Wildlife and Countryside Act 1981 (as amended) to take, damage or destroy an active bird nest.

6.3 Recommendations/enhancements

6.3.1 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 suggested that bat roosting features are added as part of the re-development. It is advised that one Cavity Bat Roost is installed integral to the fabric of the development high on a south or west facing wall (see Figure 2). For further information on appropriate bat roost features contact Middleton Ecological Consultancy.

Figure 2 Cavity Bat Roost





6.4 Conclusion

6.4.1 There were no visible signs of bat occupation on either the inside or outside of the surveyed building and it was considered to offer low bat roost potential. No evidence of bat roosting was recorded during a subsequent bat emergence survey.

6.4.2 No further survey effort is necessary for the building providing the recommendations provided in this report are enacted and works commence within 24 months of the survey date. If works are to commence after this date then Middleton Ecological Consultancy should be contacted to determine the requirement for update survey.

6.4.3 Works should proceed with caution and vigilance for unexpected bat presence, as single bats can roost almost anywhere. If bats are subsequently discovered, work should be stopped and further advice sought without delay.

7. References

Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines. The Bat Conservation Trust.

Gunnel K, et al 2013, Designing for Biodiversity: A technical guide for new and existing buildings, RIBA Publishing.

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