BAT MITIGATION STRATEGY
at
Union Mills
Tanyard Road
Huddersfield
HD3 4NB

Client:
Acumen Designers & Architects

Client Address:
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JCA Ref:
13809c/AR

Date of Report: 13/01/20

JCA Limited
Arboricultural & Ecological Consultants

Quality Assurance

JCA ref.	Version	Desktop Survey Completed:		Site Surveyed:		Report Completed:		Checked:	
		Date	Name	Date	Name	Date	Name	Date	Name
13809c	V1	n/a	n/a	n/a	n/a	13/01/2020	Amy Reddick	13/01/2020	Joe Earnshaw

This report has been prepared and provided in accordance with the *British Standard 42020: Biodiversity – Code of practice for planning and development 2018* and the *CIEEM's Code of Professional Conduct.*

Risk Assessment Completed	
Bio-security Procedure Completed	
Lone Worker Procedure Completed	

Summary

A report is required at **Union Mills, Tanyard Road** to assess the impacts of the development proposals on bats and provide recommendations for a bat mitigation and enhancement strategy on the site.

The development proposed on this site is the conversion of a mill from commercial use (small businesses) to residential flats.

All bat species and their roosts in the UK are protected under European and UK law. The main item of legislation protecting UK bats is the Conservation of Habitats and Species 2017. In addition to this, bats and their roosts are also protected in England and Wales under the Wildlife and Countryside Act 1981 and The Countryside and Rights of Way Act 2000.

A previous Bat Survey & Report was produced by JCA ltd in 2019; key findings included:

- A common pipistrelle *Pipistrellus pipistrellus* maternity roost located beneath a window on the west gable of the building,
- Two common pipistrelle satellite roosts located beneath windowsills on the south and west aspects of the building,
- A brown long eared bat *Plecotus auritus* feeding perch located within the upper floors of the building,
- High activity by commuting and foraging bats adjacent to the west of the site, along the canal.

As there are confirmed bat roosts within the building on site, work will need to be carried out under a **Natural England European Protected Species (EPS) licence**. An EPS licence can only be applied for once full planning permission is in place.

Based on the current bat activity on and adjacent to the site, it is determined that, in the absence of further mitigation, the development proposals would result in negative impacts to bats on the site and the surrounding area. However, with the inclusion of suitable mitigation, enhancement and the subsequent monitoring of bat usage of the site it is anticipated that to ecological value of the site for bats will be improved.

To prevent impacts to the local bat population, the common pipistrelle roosts will be retained post-development. As the retention of the brown long eared bat roosts is unfeasible, a new roosting feature suitable for brown long eared bats will be created in the form of a roof void with bat access tiles.

In order to prevent negative impacts to bats on and adjacent to the site and in order to enhance the ecological value of the site to bats, wildlife friendly lighting will be included within the development and three bat boxes will be installed on the building. Full details on mitigation and enhancement measures are included within **Section 4.**

Contents

1. Introduction

1.1 Purpose of the Report

1.1.1 A report is required at **Union Mills, Tanyard Road** to assess the impacts of the development proposals on bats and provide recommendations for a bat mitigation and ecological enhancement strategy on the site.

1.2 Scope of the Report

1.2.1 This report is compiled in accordance with the Bat Conservation Trust's (BCT) '*Bat Surveys - Good Practice Guidelines*' (Collins, 2016), the Joint Nature Conservation Committee's (JNCC) '*Bat Workers Manual*' (3rd Edition) (Mitchell-Jones & McLeish, 2004) and Natural England's '*Bat Mitigation Guidelines*' (Mitchell-Jones, 2004).

1.2.2 The recommendations contained within this report are considered to be valid for a period of between 18 and 24 months. After this period, an update to the report and re-assessment of the site may be required in order to inform ecological constraints to any developments proposed, and/or to accompany a planning submission. If the proposed development changes significantly or land use alter substantially, updates may be required in advance of the expiry period of the report.

1.3 Details of Proposed Development

1.3.1 The development proposed on this site is the conversion of a mill from commercial use (small businesses) to residential flats.

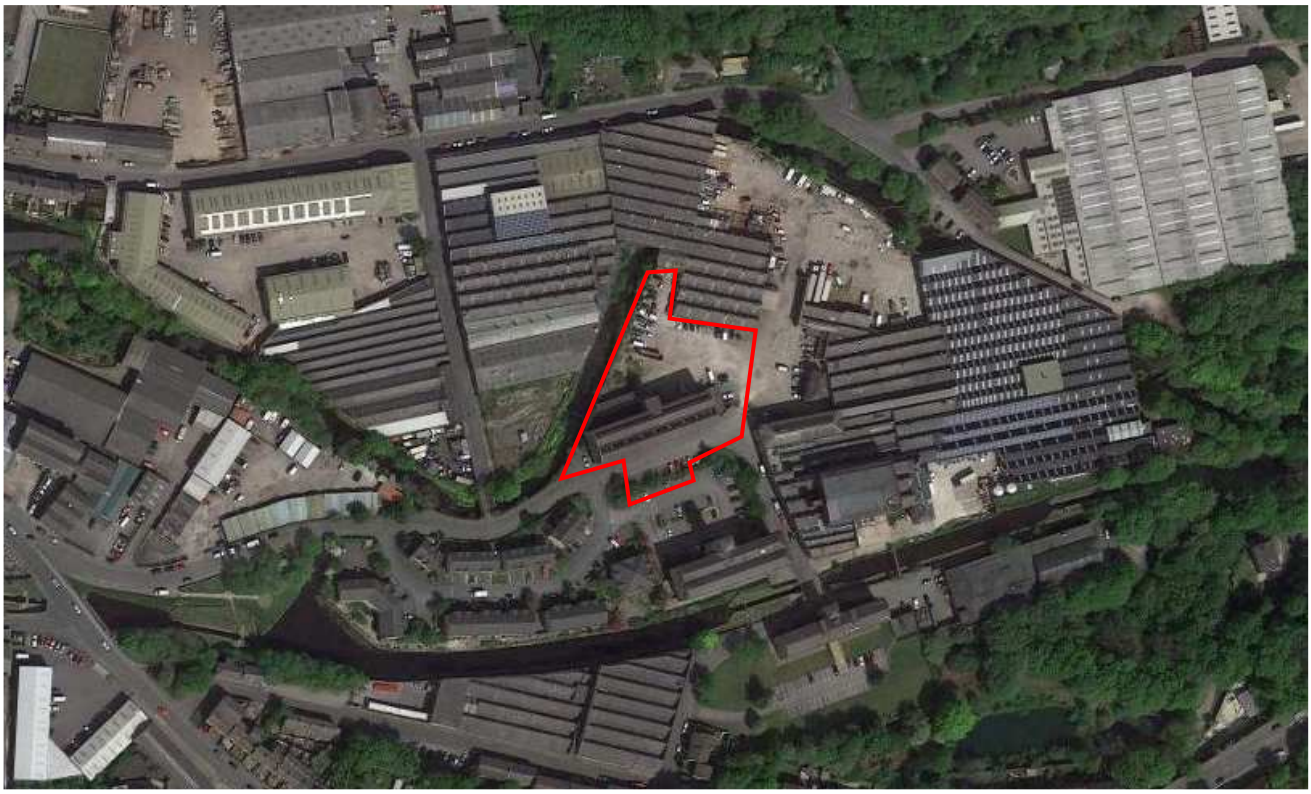
1.4 Site Description

1.4.1 **Union Mills, Tanyard Road** is situated 167m east of Milnsbridge town centre, at grid reference: SE118158.

1.4.2 The site is in commercial use. Within the Union Mill building are a number of small businesses. The surrounding habitat is predominantly hard standing, which is currently used for car parking.

1.4.3 The site is surrounded predominantly by commercial and residential properties. To the east and south of the site are a number of mills which have been converted into residential properties. Adjacent to the west of Union Mills is the River Colne.

Figure 1: Google Maps image of **Union Mills, Tanyard Road** showing the survey site in relation to the surrounding landscape and habitats. Red line indicates site boundary.



Google map image © 2020

2. Background

2.1 Bat Scoping and Activity Surveys

2.1.1 A Bat Survey & Report was carried out by JCA ltd in March 2019 (Butler, 2019). The scoping survey identified a number of features on the site suitable for roosting bats including cracks and crevices in the stonework, gaps between the stonework and roof, slipped or missing roof slates and damaged window frames. Internally, scattered butterfly wings and bat feeding activity was observed throughout the top floor of the building. As the building was assessed as high potential for roosting bats, a further three activity surveys were recommended.

2.1.2 During the subsequent activity surveys a peak count of 28 common pipistrelle *Pipistrellus pipistrellus* bats and two brown long eared *Plecotus auritus* bats were observed utilising the building. Common pipistrelles were observed emerging from and re-entering the building at three locations on the north, south and west aspects, all roost locations were beneath stone windowsills. A peak count of 20 bats were observed entering under a window on the west aspect during the dawn survey on 31/07/2018. A peak count of four common pipistrelles were observed entering under a windowsill on the third floor of the south aspect on 11/07/2018. A peak count of four common pipistrelles were observed entering beneath a windowsill on the north aspect of the building on 31/05/2018. A peak count of two brown long eared bats were observed flying within the interior of the upper floor of the building. Roost locations can be viewed within **Appendix 1**.

In addition to the roosts within the building, high levels of bat activity were recorded along the canal adjacent to the site with common pipistrelle, soprano pipistrelle *Pipistrellus pygmaeus* and Daubenton's bat *Myotis daubentoni* observed.

3. Impact Assessment

3.1 Roost status

3.1.1 It was concluded that the common pipistrelle bat roost on the site comprises a common pipistrelle maternity roost, fragmented between three locations under the stone windowsills. Maternity roosts frequently fragment to occupy several areas of a building or several separate buildings nearby simultaneously, known as satellite roosts (Feyerabend and Simon, 2000). In addition to this, due to the low number of brown long eared bats recorded during the activity surveys, the small amount of feeding evidence observed within the building, and as bats were observed within the building close to dawn, it is anticipated that the brown long eared bat roost is a day roost utilised by a low number of males/non-breeding females.

3.2 Potential Impacts of the Proposed Development

3.2.1 The development proposals are to renovate and convert the mill building, which will include internal works and replacement of the roof. As the common pipistrelle roosts are located below the stone windowsills of the building, the development proposals will not result in destruction of these roosts. However, as renovation and replacement of the existing window frames is required, if this work is carried out during roosting bat season and without further mitigation, this may result in disturbance to roosting bats including lactating females and their young. As the roosts are being retained on site, no impacts to common pipistrelle populations on site or in the local area are anticipated.

3.2.2 As internal works are required to convert the building into residential apartments, this will necessitate permanent destruction of the day roost of brown long eared bat located within the upper floors. In the absence of further mitigation, this could result in the injury or death of individual bats. The removal of a day roost of brown long eared bats will result in a major impact at a site level and minor impact at a local population level.

3.2.3 As the adjacent canal provides suitable commuting and foraging habitat for bats, if any lighting is directed onto this area as part of the proposed development, this has potential to negatively impact upon bats in the local area.

4. Recommendations

Licencing Requirements

4.1.1 As a brown long eared day roost will be destroyed by the development proposals and a common pipistrelle maternity roost will be disturbed during work on the site, work will need to be carried out under a **Natural England European Protected Species (EPS) licence**. An EPS licence can only be applied for once full planning permission is in place.

4.1.2 The EPS licence will include a full method statement to ensure no bats are harmed during development works. An outline method statement for works at **Union Mills** can be viewed in **Appendix 2**.

Bat Mitigation Strategy

4.1.3 To mitigate effects of the development on bats utilising the site and on local bat populations, and to enhance the ecological value of the site to bats, the following measures are to be included within the development:

Retention of Existing Maternity and Satellite Roosts:

4.1.4 The common pipistrelle maternity roost and two associated satellite roosts, located beneath the windows of the building, are to be retained post development of the site. To avoid disturbance to the roosts during the replacement of the window frames work will be carried out between 1st October – 31st April inclusive, outside of roosting bat season when the majority of bats will be absent from the building. Any features suitable for roosting bats, including cracks and crevices around the windows, will be checked with an endoscope by a licenced ecologist immediately prior to work commencing. All work will follow a method statement (**Appendix 2**) to ensure no bats are harmed.

4.1.5 The current bat access points will be maintained beneath the windowsills post-development, therefore preserving the current roosting opportunities for common pipistrelle and preventing negative impacts to the number of bats utilising the site.

4.1.6 Subsequent monitoring of the roosts will be required post-development to ensure the continued use of the roosts for a period of at least five years, this will include an annual emergence/re-entry survey undertaken during maternity season (June – August inclusive). Details of monitoring are provided in **Appendix 3**.

Creation of Brown Long Eared Bat Roosting Feature:

4.1.7 In order to mitigate the loss of a brown long eared bat day roost within the upper floors of **Union Mills***,* a permanent roosting feature will be incorporated into the

development. Brown long eared bats typically require a flight space; therefore, a new roof void will be incorporated into the development proposals. Roof timbers will be maintained within the void to provide suitable perching features for bats and the roof will be re-lined with 1F bitumen roofing felt. Access into the roof void will be created via the installation of bat access tiles close to the ridge of the roof. This roosting feature is detailed within the development proposals which can be viewed in **Appendix 4**. Further details of the roosting feature will need to be provided as part of the EPS licence.

4.1.8 Subsequent monitoring of the roosting feature will be required post-development for a period of at least five years. Details of monitoring are provided in **Appendix 3**.

Installation of Additional Bat Roosting Features:

4.1.9 In order to enhance the ecological value of the site for roosting bats and in accordance with the NPPF, additional bat roosting habitat will be incorporated into the development. This will consist of three bat boxes of type Schwegler 1FF (or similar alternative) to be installed on the exterior of the building. Bat boxes will be positioned at a height of between 4 – 6 m, with clear flight paths to the entrances. Locations of bat boxes are indicated within **Appendix 4**.

4.1.10 Subsequent monitoring and aftercare of the bat boxes will be required post-development for a period of at least three years. If any boxes are unoccupied after a period of two years these should be relocated to an alternative location. Details of monitoring and aftercare are provided in **Appendix 3.**

Lighting Design:

4.1.11 To prevent impacts to bats foraging and commuting along the canal and to bats roosting within the building on site, no lighting is to be directed onto these areas. In addition to this. wildlife friendly lighting will be used within the development. The guidance prepared below is in line with the information provided by the Institute of Lighting Professionals (ILP, 2018) and includes:

- Dark buffer zones.
- Screening in the form of vegetation, fences and structures.
- Appropriately designated darkened areas.
- Luminaries absent of UV elements.
- LED luminaries with a sharp cut-off, low intensity and good rendition.
- Peak luminaire wavelength at a minimum of 550nm.
- Downward directional luminaires with upward light ratios of 0%.
- Lower light columns to limit light spill.
- Recessed internal light fixtures.

- Window glazing treatments or automated blind systems.
- External security lights fitted with motion sensor or set to a short timer.

Landscape Planting:

4.1.12 In order to enhance commuting and foraging habitat and attract pollinating insects such as butterflies and moths, landscape planting will be included at the borders of the development. Shrubs and tree species planted will be of native providence, of benefit to UK wildlife and not listed as invasive by Schedule 9 of the Wildlife and Countryside Act 1981. Native species to be planted are listed below:

- Rowan *Sorbus acuparia*
- Dog rose *Rosa canina*
- Field maple *Acer campastre*
- Elder *Sambucus nigra*
- Hawthorn *Crateagus monogyna*

4.1.13 In the interests of biosecurity all trees and shrubs will be sourced from a UK based nursery. To ensure the best chance of establishment trees will be planted in accordance with BS8545: 2014 – Trees: From Nursery to Independence in the Landscape (British Standards, 2014). Trees will be standard in size and shrubs will be in 5 litre pots. All trees and shrubs will be selected with the aid of an arboriculturist and/or landscape architect to ensure all specimens planted are of good quality.

4.1.14 Aftercare of trees and shrubs will be required for a period of at least five years and will include:

- Formative pruning (Undertaken outside of nesting bird season (1st March – 31st August inclusive),
- Removal of weeds and grasses from a 1m radius around the base,
- Re-application of mulch,
- Replacement of stakes and cable ties,
- Fortnightly watering during drier months.

Full details of timing of aftercare are provided within **Appendix 3.**

4.1.15 Once planted the aftercare and maintenance of planted areas will be the responsibility of the landowner.

4.1.16 Locations of landscape planting are provided within **Appendix 4.**

5. Conclusion

5.1.1 A brown long eared bat day roost and a common pipistrelle maternity roost with two associated satellite roosts are located within the mill building at **Union Mills.** High levels of bat foraging and commuting activity were also observed over the canal adjacent to the west of the site.

5.1.2 As the common pipistrelle roosts are to be retained post-development and new roosting features are to be created within the roof void of the building to mitigate the loss of the brown long eared roost, significant impacts to bats utilising the site are not anticipated.

5.1.3 As additional bat roosting features are to be installed in the form of bat boxes on the building, wildlife friendly lighting is to be utilised throughout the site and landscape planting of native trees and shrubs is to be carried out at the borders of the site. It is anticipated that the development proposals will have no long term negative effects on local bat populations. The inclusion of these features and the subsequent monitoring of bat usage of the site is expected to improve the ecological value of the site for bats.

6. References

British Standards (2014). *BS8545: 2014 – Trees: From Nursery to Independence in the Landscape.* British Standards Institute, London.

Butler, J. (2019). *Bat Survey & Report at Union Mills* [Technical report]. JCA ltd, Halifax. Report Reference: 13809a/JB.

Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition*). The Bat Conservation Trust, London

Feyerabend, F., Simon, M. (2000). *Use of roosts and roost switching in a summer colony of 45 kHz phonic type pipistrelle bats (Pipistrellus pipistrellus Schreber, 1774).* Myotis, 38, 51-59.

Institute of Lighting Professionals (2018). *Bats and Artificial Lighting in the UK*. Bats and the Built Environment Series.

Mitchell-Jones, A.J (2004) *Bat Mitigation Guidelines*. English Nature.

Mitchell-Jones A. J., McLeish, A.P (2004) *Bat Workers Manual 3rd edition.* Joint Nature Conservation Committee (JNCC).

Websites:

Bat Conservation Trust (BCT). <http://www.bats.org.uk/>

Google Maps. **<**http://maps.google.co.uk/**>**

Natural England. < http://www.naturalengland.org.uk/>

Relevant Legislation:

Countryside and Rights of Way Act 2000 <http://www.legislation.gov.uk/ukpga/2000/37/pdfs/ukpga_20000037_en.pdf?view=interweave>

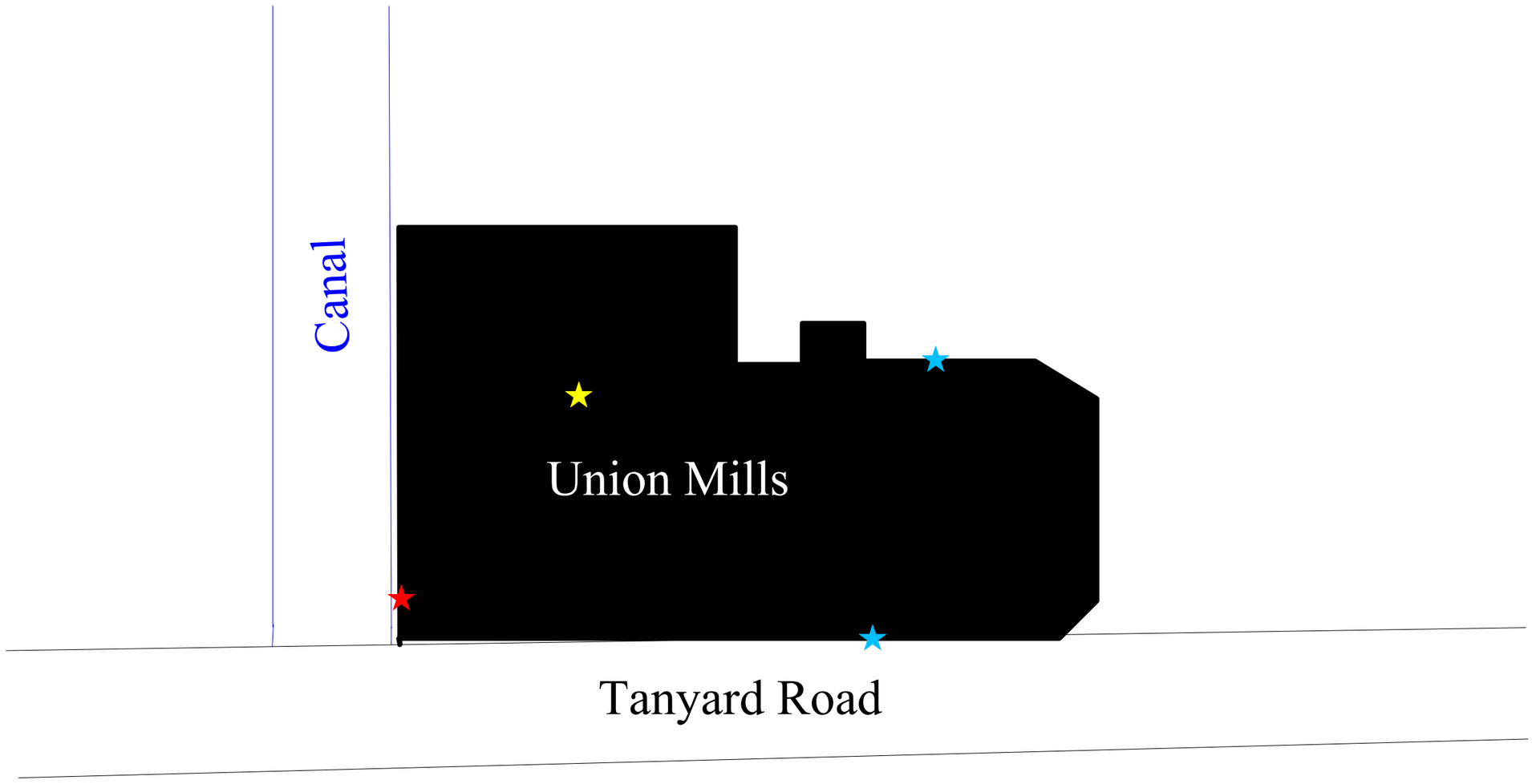
National Planning Policy Framework < https://www.gov.uk/government/publications/national-planning-policy-framework--2>

The Conservation of Habitats and Species Regulations 2017 <https://www.legislation.gov.uk/uksi/2017/1012/contents/made>

Wildlife and Countryside Act 1981 <http://jncc.defra.gov.uk/page-3614>

Appendices

Appendix 1: Map of Roost Locations



Appendix 1:
Bat Roost Locations

ADDRESS: Union Mills, Tanyard Road, Huddersfield, HD3 4NB
JCA REF: 13809c/AR

Not to scale

Key	
★	Common pipistrelle maternity roost - Located beneath windowsill on gable
★	Common pipistrelle satellite roost - Located beneath windowsills on the north and south aspects
★	Brown long eared bat day roost - Located throughout the upper floors of the mill

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Appendix 2: Outline Bat Method Statement for Work at Union Mills

To ensure no bats are harmed during the development works, the following method statement will be followed:

1. Prior to the commencement of works, three bat boxes of Schwegler 1FF (or similar alternative) should be erected onto the building.

2. Work to the window frames will be undertaken outside of bat roosting season (1st April – 31st October inclusive) when bats are most likely to be absent from the roosts.

3. Contractors and site personnel will be given a 'toolbox talk', to ensure they are aware of the signs of bats, the species of bat likely to be found, relevant legislation and how to respond if bats are encountered.

4. Prior to work commencing, a walkover of the site will be undertaken to inspect any features suitable for roosting bats with an endoscope.

5. The ecologist will then supervise the removal of any roost features including the removal of roof tiles, which will be undertaken by hand, and any work on the window frames of the building.

6. If any bats are encountered during the work, they will be captured by the suitably licensed ecologist. Bats will either be contained within a well-ventilated box with a soft cloth and shallow water dish and then released in suitable weather condition; or transferred to one of the bat boxes installed on the building.

7. When the ecologist is satisfied that all features with potential for roosting bats have been removed safely or are no longer at risk from disturbance, then work may continue unsupervised. However, in the event that a bat is encountered during the remainder of the work then all work must cease, and the licensed ecologist contacted immediately.

A Natural England Protected Species (EPS) licence will be required prior to work commencing on the site. An updated method statement will be provided as part of the EPS licence.

Appendix 3: Schedule of Work and Details of Aftercare

Appendix 3: Schedule of Work and Details of Aftercare

Action to be carried out	Time of year											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Installation of bat boxes on the building (Prior to work commencing on the site)												
Work to replace window frames of the mill												
Tree and shrub planting as detailed by the mitigation plan												
Aftercare of trees including removal of stakes and cable ties, reapplication of mulch, formative pruning and the removal of any encroaching weeds (Annually; years 1-5)												
Replacement of any trees which have failed to establish (Annually; years 2-5)												
Licenced ecologist to check bat boxes and bat loft for signs of use, relocate bat boxes if unsuccessful after two years. Emergence/re-entry survey carried out on retained roosts to check status (Annually; years 2-5)												

Appendix 4: Bat Mitigation Plan

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W E

S

Union Mills

BM 88.48m

El Sub Sta

Car Park

Car Park

New Brown Long Eared Bat Roost to be created within void of building with 4x bat accsess tiles close to ridge of roof

Appendix 4: Bat Mitigation Plan

ADDRESS: Union Mills, Tanyard Road, Huddersfield HD3 4NB
JCA REF: 13809c/AR

SCALE: 1:500	PAPER SIZE : A3

Key

	New Tree Planting
	New Shrub Planting
	Schwegler 1FF Bat Box (or similar alternative)
	Retained Bat Roost Locations
	Lighting Buffer Zones

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Appendix 5: Author Qualifications

Principal Consultant and Managing Director

Jonathan Cocking
F.R.E.S., Tech. Cert. (Arbor.A), PDipArb (RFS) FArborA CBiol MSB. MICFor.
Jonathan is a Registered Consultant and Fellow of the Arboricultural Association and sits on its Professional Committee. He has 31 years experience in the Arboricultural profession and served for eight years as Senior Arboriculturist with a large local authority before establishing JCA in 1997. Jonathan has since developed JCA's portfolio of services and its extensive client base. He is a Chartered Biologist, a Chartered Arboriculturalist and an Expert Witness with much experience of litigation work.

Technical Director

Toby Thwaites
BSc (Hons), HND (Arboriculture).
Toby joined JCA in 1998 after graduating in Ecology at the University of Huddersfield and has since graduated in Arboriculture at the University of Central Lancashire. A former JCA team leader and Consulting Arboriculturist, Toby is now Technical Director and oversees all office and on-site activities at JCA and is on hand to offer technical support and advice.

Consulting Staff: Ecology

Charis Russell-Smith, Ecologist
BSc Wildlife Conservation (Hons) & GradCIEEM.
Charis joined JCA in 2019, bringing with her 5 years' experience in ecological consultancy and two Natural England protected species class licences (Great Crested Newt Class I and Bat Class II). Her professional specialism is in bats and their ecology, having extensive experience of bat surveys, mitigation and call analysis. She is also competent at conducting preliminary ecological appraisals and phase II protected species surveys. Charis is an experienced ecologist who is able to collate accurate fieldwork data and deliver robust ecological evaluations, assessments and reports.

Amy Reddick, Ecological Consultant
MSc Conservation Biology & Associate CIEEM member
Amy joined JCA's ecology department in 2020 after working for an ecological consultancy in Yorkshire for the past 4 years. She possesses a Natural England Class II Bat Licence to handle bats and has experience undertaking surveys for various protected species including badgers, great crested newts, barn owls and otters. She is confident in identifying a range of botanical species and habitats in order to produce robust Preliminary Ecological Assessments. During her time as a consultant Amy has developed in depth knowledge of UK wildlife and habitat legislation and their relevance when assessing the impacts of development proposals. Amy has a CSCS card and a Wilderness first aid certificate.

Amanda Beck, Ecological Officer
Cert/He in Field Ecology, Diploma Field and Conservation Ecology, CIEEM member.
Amanda joined JCA's ecology department in 2018, previously working as a freelance Ecological Consultant in North Wales and as a trainee Ecologist in South Wales. She has a background surveying for botanical, amphibians, birds, terrestrial and marine mammals along with small mammal trapping and invertebrate research work on SSSI sites. She has practical experience in habitat management and creation while working as a volunteer for North Wales Wildlife Trust and currently volunteers with Yorkshire Wildlife Trust. She is a member of the Butterfly Conservation Trust, Bat Conservation Trust, Clwyd Bat Group and the British Hedgehog Preservation Society. Amanda is DBS checked and holds a Natural England level 1 bat licence.

Joe Earnshaw, **Trainee Ecologist**
BSc (Hons), MSc Biodiversity and Conservation.
Joe joined the ecology department of JCA in 2018 after taking part in JCA's student training programme. He initially obtained a bachelor degree in Animal Management from Askham Bryan College, York. He has since furthered his education and brings to the company an MSc in Biodiversity and Conservation from the University of Leeds. Joe has expertise in aquatic invasive species identification and control.

The advice which we have prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and bona fide opinions.

Signed

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Amy Reddick *BSc (Hons) Wildlife Biology, MSc Conservation Biology, ACIEEM*
13th January 2020

Proofread by

.....

Joe Earnshaw *BSc (Hons), MSc, Qualifying CIEEM Member*
13th January 2020

For and on behalf of ***JCA Ltd***

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- Code for Sustainable Homes
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- Veteran Tree Management

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- Tree Health Checks
- Disease Mitigation and Control

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