Whitcher Wildlife Ltd.
Ecological Consultants.

13 OAKFIELD ROAD, BIRKBY.

OS REF: SE 132-182.

BAT SURVEY.

Ref No:- **180238.**

Date: **23rd March 2018.**

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1. INTRODUCTION.

1.1. Plans have been submitted for the conversion of a former stable building located to the west of 13 Oakfield Road, Birkby into a residential annexe. It is also proposed that a canoe store is erected on the northern elevation of the existing residential property. As part of the planning consideration the requirement for a bat survey has been highlighted prior to a decision being made.

1.2. Whitcher Wildlife Ltd was therefore commissioned to carry out a bat survey of the site to establish whether there are any issues that may affect the proposed works.

1.3. This survey was carried out on 22nd March 2018 and this report outlines the findings of that survey and makes appropriate recommendations.

1.4. Appendix I of this report provides additional information on bats and the protection afforded to them and is designed to assist the reader in understanding the contents of this report.

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2. SURVEY METHODOLOGY.

2.1. The buildings were thoroughly checked internally and externally for potential bat roosting sites by looking for the following signs:-

* Holes, cracks or crevices.
* Bat droppings.
* Prey remains.
* Staining on external walls.

2.2. Unless otherwise stated, all lofts were accessed and inspected using a high powered torch and where necessary an endoscope.

2.3. A thorough external inspection was carried out from ground level for any gaps or openings in the roof and ridge tiles, behind soffits and fascia's and in the walls of the structure for suitable roost access points and field signs to indicate possible use by bats.

2.4. All window cills, walls and the ground around the structure were checked for signs of bat droppings or staining to indicate possible use by bats. Where necessary, ladders were utilised to gain access within the limits of health and safety.
Any access constraints encountered are outlined within the following report.

2.5. All survey work was carried out in line with Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition),* with an assessment of the buildings suitability for roosting bats made in accordance with these guidelines.

2.6. The subsequent dusk emergence survey was also conducted in accordance with Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition).* It was conducted by a sufficient number of surveyors to cover all areas of roosting potential, in suitable weather conditions from fifteen minutes before sunset to at least an hour and half after.

2.7. A bat dusk emergence survey was not carried out during this survey as we are outside the bat activity season.

2.8. This survey was carried out by James Campbell MCIEEM. Since 2003 James has had experience in a professional capacity as a Wildlife Consultant carrying out

Ecology Surveys and Phase 1 Habitat surveys and is a full member of CIEEM. James holds licences with several licensing bodies including:-

- Natural England Survey Licences in respect of bats, great crested newts, white clawed crayfish, water voles and barn owls.
- Scottish Natural Heritage Licences in respect of bats and great crested newts.
- Natural Resources Wales Licences in respect of bats and great crested newts.

He has also successfully completed numerous courses run by CIEEM, BCT and FSC regarding protected species and in carrying out Phase 1 Habitat surveys. He is also confined spaces trained and qualified to NVQ Level 2 in tree climbing and aerial rescue.

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3. SURVEY RESULTS.

3.1. Data Search Results.

3.1.1. The Heritage Assessment also shows that the property is located within Birkby Conservation Area which includes many types of properties and businesses for their construction type. This has been addressed by the architects and the proposed plans will take this into account.

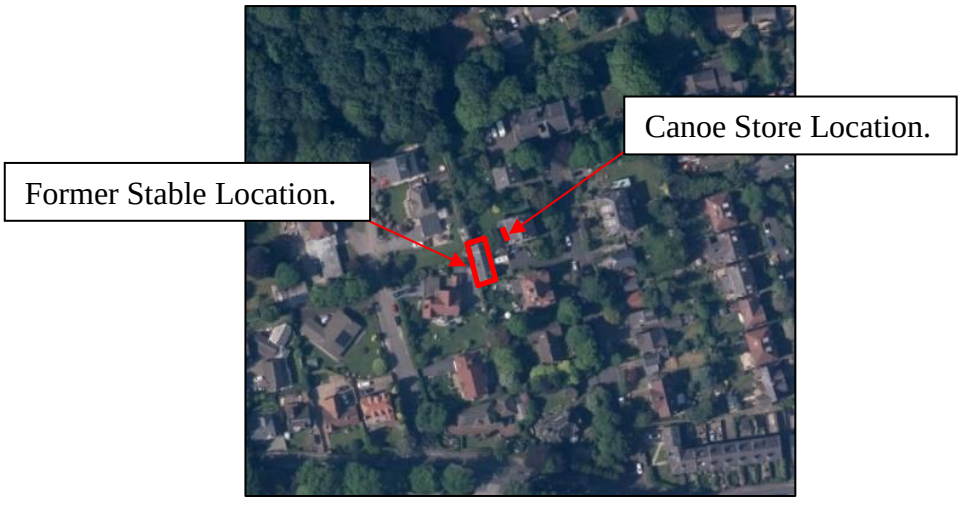
3.1.2. A data search request was submitted to West Yorkshire Bat Group for records of bats within the survey area.

3.1.3. The nearest record of a bat was a whiskered bat, 255m from the survey area at Birkby Grange, Birkby Hall Road to the east of the survey area in 2006. The nearest record of a vesper bat roost was 565m from the survey area at Broombank, Huddersfield to the north west of the survey area in 1998. The other records were identified further afield and will not be affected by the proposed works.

3.2. Site Description.

3.2.1. The survey area is a former stable building located to the west of 13 Oakfield Road, Birkby and the northern elevation of 13 Oakfield Road. Thirteen Oakfield Road is surrounded by residential properties with large gardens and areas of dense woodland.

3.2.2. The photograph below shows the location of the former stable building and the proposed canoe store and the direct surrounding area.



3.3. Daytime Survey Results.

As there were two separate areas surveyed during this survey they have been dealt with separately for the purposes of this report.

3.3.1. Former Stable.

3.3.1.1. The former stable is currently used for storage and was generally in a good state of repair. The photograph below shows the eastern elevation of the former stable on the left and shows the western elevation of the former stable on the right.

3.3.1.2. The northern elevation of the building was single storey and the southern elevation of the building was two storey which was interconnected.

3.3.1.3. The building was constructed from tight fitting dressed stone which was solid with no cavity. The building has tight fitting brick on the internal walls.

3.3.1.4. The roof of the two-storey elevation is pitched with a dormer on the eastern elevation. The roof was covered with tight fitting blue slate with tight fitting capped angle ridge tiles. There were stone coping stones on the northern and southern gable ends and the eastern gable end which are generally tight fitting with only shallow mortar loss which could be thoroughly investigated during this survey. There was dense ivy on the southern wall and gable end. This could not be thoroughly inspected during this survey but will not provide a suitable habitat for roosting bats.

3.3.1.5. The roof of the single storey elevation was also pitched and connected to the northern wall of the two storey section with tight fitting lead flashings. The single

storey section has a gable end on the northern elevation. The roof was covered with tight fitting blue slate with tight fitting capped angle ridge tiles. There are stone coping stones on the northern gable end which are generally tight fitting with only shallow mortar loss which could be thoroughly investigated during this survey. There was a thin layer of ivy on the northern wall and gable end which could be thoroughly surveyed during this survey.

3.3.1.6. Externally where the top of the wall meets the roof was tight fitting metal guttering on stone corbels with no gaps or crevices suitable for roosting bats.

3.3.1.7. Inside the northern elevation of the building the roof was constructed from a rafter and purlin design frame which was lined with wooden sarking, leaving a small loft space which could not be inspected during this survey as shown in the photograph opposite.

3.3.1.8. Inside the southern elevation of the roof the roof was open with a rafter and purlin design frame with no lining. The roof space had large amounts of cobwebs in the ridge and the wall tops as shown in the photograph opposite.

3.3.1.9. There were no bat field signs or bat roosts identified internally or externally during this survey.

3.3.1.10. There were no nesting birds identified internally or externally during this survey.

3.3.2. Proposed Canoe Store.

3.3.2.1. The surveyed building was a three storey structure which was rendered on the northern western and southern elevation with dressed stone on the eastern elevation. The grounds around the northern elevation of the building was well tendered grass and garden with no substantial trees near to the proposed canoe store.

3.3.2.2. The surveyed area of the building was the northern wall which was in a good condition with tight fitting coping stones on the northern gable end.

3.3.2.3. There were no bat field signs or bat roosts identified internally or externally during this survey.

3.3.2.4. There were no nesting birds identified within this area during this survey.

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4. EVALUATION OF FINDINGS.

4.1. Former Stable.

4.1.1. There were no bat field signs identified internally or externally during this survey.

4.1.2. The building was generally in a good condition and will not provide a suitable habitat for roosting bats as there are no substantial cracks or crevices. The impact on bats has been assessed as negligible due to the condition of the roof and the stonework. Therefore, no further survey work in connection with bats is recommended in connection with the proposed works.

4.1.3. The ivy on the southern and northern walls and gable ends will not provide a suitable habitat for roosting bats. However, will provide a suitable habitat for nesting birds during the nesting bird season which extends from March to September.

4.2. Proposed Canoe Store.

4.2.1. There were no bat field signs or bat roosts identified on the northern elevation of the house where the proposed canoe store is to be constructed.

4.2.2. The building was in an immaculate condition and will not provide a suitable habitat for roosting bats as there are no substantial cracks or crevices. The impact on bats has been assessed as negligible due to the condition of the roof and the stonework. Therefore, no further survey work in connection with bats is recommended in connection with the proposed works.

4.2.3. There were no nesting birds identified within the survey area during this survey and no potential nesting sites were identified during this survey.

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5. RECOMMENDATIONS.

5.1. As solitary bats can seek temporary refuge almost anywhere it is recommended that in the unlikely circumstance a bat is identified during the proposed works these precautions should be followed. All personnel being briefed on the identification of bats. A toolbox talk on bats has been included at the end of this report to aid in this matter.

5.2. To enhance the biodiversity of the site and the direct surrounding area, bat roosting potential could be provided using bat boxes or bat bricks on the former stable building, the surrounding trees or the existing house.

5.3. The vegetation within the survey area will provide a suitable habitat for nesting birds. All vegetation clearance should be carried out outside the nesting bird season which extends from March to September, weather dependant. If any of the vegetation is to be affected during the nesting bird season the works should be preceded by a thorough nesting bird survey carried out by a suitably knowledgeable person. If a nest is identified during this survey the nest should be left undisturbed until the young have fledged.

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Prepared by:	
James Campbell MCIEEM.	Date: 23rd March 2018.

Checked by:	
Jenny Whitcher Roebuck MCIEEM.	Date: 23rd March 2018.

6. REFERENCES.

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Appendix I. BAT INFORMATION.

Ecology

There are currently 18 species of bat residing in Britain, 17 of which of which are known to breed here. They are extremely difficult to identify in the hand and even more so in flight.

All appear to be diminishing in numbers, probably due to habitat change and shortage of food, caused by pesticides, as insects are their sole diet.

As their diet consists solely of insects, bats hibernate during the winter when their food source is at its most scarce. They will spend the winter in hollow trees, caves, mines and the roofs of buildings.

Certain species, particularly the pipistrelle (the commonest and most widespread British bat) can quickly adapt to man-made structures and will readily use these to roost and to rear their young.

Surveys

During walkover surveys, bat roosts can be identified by looking for:

- Suitable holes, cracks and crevices within any building, tree or other structure.
- Bat droppings along walls, window cills, or on the ground.
- Prey remains, such as insect wings.

Further investigations can be made using endoscopes, by carrying out aerial inspections of trees or by conducting bat activity surveys during dusk and dawn over summer months.

Legislation

Bats are protected under Appendix II and III of the Bern Convention (1982), Schedule 5 and 6 of the Wildlife and Countryside Act (1981), Annex IV of the Habitats Directive (some species under Annex II), Annex II of the Conservation of Habitats and Species Regulations (2010) and EUROBATS agreement. Numerous species are

also listed under section 41 of the Natural Environment and Rural Communities Act (2006) making them species of principal importance.

All bats and their roosts are therefore protected in the UK. This makes it an offence to kill, injure or take any bat, to interfere with any place used for shelter or protection, or to intentionally disturb any animal occupying such a place.

The UK has designated maternity and hibernacula areas as Special Areas of Conservation (SAC's) under the Habitats Directive. Implementation of the UK Biodiversity Action Plan also includes action for a number bat species and the habitats which support them.

Where development proposals are likely to affect a bat roost site, a licence is required from Natural England.

Appendix II. DATA SEARCH RESULTS.

Site Ref	Distance	Grid Ref	Location Name	Date	Authority	Common Name	Recommended Name	Abundance	Record Type
SE133182	255.6501	SE1355418171	Marshalls, Birkby Grange, Birkby Hall Road, Huddersfield	01/08/2006	(Kuhl, 1817)	Whiskered Bat	Myotis mystacinus	1 Count of Adult	Injured
SE133182	367.2125	SE1317718546	172 Norwood Road, Birkby, Huddersfield	27/07/2006		Pipistrelle Bat species	Pipistrellus		Roost (excluded)
SE133182	558.6278	SE1342718744	286 Halifax Old Road, Huddersfield	17/07/2007		Vesper Bat species	Vespertilionidae	1 Count of Juvenile; 3 Count of Adult	Roost (possible)
SE133182	565.6854	SE129186	Broombank, Huddersfield HD2 2DJ	27/02/2013	(Schreber, 1774)	Common Pipistrelle	Pipistrellus pipistrellus		Roost
SE133182	571.5417	SE1355418712	Kingswood, 278 Halifax Old Road, Huddersfield, HD2 2SP	02/04/2001		Vesper Bat species	Vespertilionidae		Roost
SE133182	628.8815	SE1268618336	11 Norwood Park, Birkby, HD2 2DU	14/08/1995	Kaup, 1829	Pipistrellus	Pipistrellus	Not Recorded Range	Roost (possible)
SE133182	628.8815	SE1268618336	11 Norwood Pk, Birkby, Huddersfield	27/07/1995		Vesper Bat species	Vespertilionidae		Roost (possible)
SE133182	654.3226	SE1286317713	The Coach House, 5 Halifax Road, Edgerton	21/06/2006		Vesper Bat species	Vespertilionidae	1 Count of Adult	in building
SE133182	710.44	SE1285417647	Cleveland House Nursing Home, Edgerton, Huddersfield	10/07/2007		Pipistrelle Bat species	Pipistrellus		Roost
SE133182	721.1102	SE137188	Marshalls, Birkby Grange, Birkby Hall Road, Huddersfield	05/06/2006		Pipistrelle Bat species	Pipistrellus	1 Count of Adult	Grounded
SE133182	734.2458	SE1265417851	6 Ravensdeane, Edgerton, HD3 3DD	15/08/1996	Kaup, 1829	Pipistrellus	Pipistrellus	21-50 Count of Adult	Roost (maternity)

SE133182	806.2258	SE126178	Ravensdeane, Thornhill Road	15/08/1998	(Schreber, 1774)	Common Pipistrelle	Pipistrellus pipistrellus	21-50 Count of Adult	Roost (maternity)
SE133182	1360.037	SE14661819	Kirklees MBC, Highways & Transportation Svs, Flint Street, Fartown, Huddersfield, HD1 6LQ, Kirklees	05/04/2004		Vesper Bat species	Vespertilionidae	1 Count of Adult	Casualty
SE133182	1386.343	SE1388919455	7 Cambourne Drive, Fixby, Huddersfield	11/04/2007		Vesper Bat species	Vespertilionidae	1 Count of Adult	in building
SE133182	1421.267	SE142193	Netheroyd Hill Road	08/06/1998	(Schreber, 1774)	Common Pipistrelle	Pipistrellus pipistrellus	uknown Count of Adult	Roost (possible)
SE133182	1516.663	SE1337116685	52 Greenhead Road, Gledholt, Huddersfield, HD1 4EZ	15/05/2001		Vesper Bat species	Vespertilionidae	12 Count of Adult	Roost
SE133182	1544.021	SE14541728	Halfords, Bradford Road, Huddersfield, HD1 6HU, Kirklees	17/09/2004		Vesper Bat species	Vespertilionidae	1 Count of Adult	in building
SE133182	1555.126	SE1405616841	The Nursery, Huddersfield Tech College, North Road, Huddersfield, Kirklees	29/11/2005		Vesper Bat species	Vespertilionidae		Roost
SE133182	1557.118	SE1244916896	3 Rose Avenue, Marsh, Huddersfield, Kirklees	10/07/2004		Vesper Bat species	Vespertilionidae	5 Count of Adult	Roost (possible)
SE133182	1603.122	SE134166	Greenhead Road	20/05/2001	(Schreber, 1774)	Common Pipistrelle	Pipistrellus pipistrellus	21-50 Count of Adult	Roost (maternity)
SE133182	1610.745	SE1453019240	38 Netherwood Close, Fixby, Huddersfield, Kirklees	09/10/2005		Vesper Bat species	Vespertilionidae	3 Count of Adult	Roost
SE133182	1689.503	SE1164817846	15 Kirkwood Green, Lindley, Kirklees	08/01/2003		Vesper Bat species	Vespertilionidae	1 Count of Adult	Roost

SE133182	1694.993	SE1163017910	39 Kirkwood Dr, Lindley, HD3 3WH	17/07/1997		Vesper Bat species	Vespertilionidae		Roost (possible)
SE133182	1702.939	SE132199	Gregory Drive	01/06/1997	(Schreber, 1774)	Common Pipistrelle	Pipistrellus pipistrellus	1 Count of Adult	Roost (possible)
SE133182	1814.687	SE1185917097	Reinwood Junior School, Oakes, Huddersfield	07/09/2006		Pipistrelle Bat species	Pipistrellus	1 Count of Adult	Casualty
SE133182	1888.032	SE1442419717	25 The Fairway, Fixby, Huddersfield, HD2 2 HU	23/03/1998		Vesper Bat species	Vespertilionidae		Roost (possible)
SE133182	1947.493	SE1477916933	Huddersfield Sports Centre, Southgate, Huddersfield	25/01/2006		Vesper Bat species	Vespertilionidae	1 Count of Adult	Roost
SE133182	1961.148	SE14361655	Imperial Arcade, Off New Street, Huddersfield, Kirklees	03/10/2005	Kaup, 1829	Pipistrellus	Pipistrellus	1 Count of Adult	in building
SE133182	2047.904	SE1423520022	7 Maple grove, Netheroyd Pk, Fixby, Kirklees	25/02/2003		Vesper Bat species	Vespertilionidae	1 Count of Adult	Roost
SE133182	2048.778	SE1254116297	5 South Street, Paddock, Huddersfield, HD1, Kirklees	07/06/2004		Pipistrelle Bat species	Pipistrellus	45 Count of Adult	Roost
SE133182	2126.406	SE15341880	Fartown High School, Huddersfield, Kirklees	25/09/2003		Vesper Bat species	Vespertilionidae	1 Count of Adult	in building
SE133182	2126.802	SE1500319474	49 Crest Hill Road, Brackenhall, Huddersfield, Kirklees	01/07/2005		Vesper Bat species	Vespertilionidae		Roost (possible)
SE133182	2156.727	SE1436420076	21 Beechwood Grove, Fixby, Huddersfield, Kirklees	04/07/2005		Vesper Bat species	Vespertilionidae	52 Count of Adult	Roost
SE133182	2334.523	SE110186	Weather Hill Lane, Hindley Moor, Huddersfield	15/07/2010	(Schreber, 1774)	Noctule Bat	Nyctalus noctula		aural bat detector
SE133182	2334.523	SE110186	Weather Hill Lane, Hindley	24/08/2010	(Schreber, 1774)	Common Pipistrelle	Pipistrellus pipistrellus		aural bat detector

			Moor, Huddersfield						
SE133182	2334.523	SE1560017800	Timothy Wood Unit 1&2, Bradley Mills Road, Huddersfield	03/08/2007		Pipistrelle Bat species	Pipistrellus		Roost
SE133182	2376.973	SE142160	Land at "Sellers" off Chapel Hill, Huddersfiled	02/08/2010	(Schreber, 1774)	Common Pipistrelle	Pipistrellus pipistrellus		aural bat detector
SE133182	2423.834	SE1571918047	33 Springbank Road, Huddersfield	03/08/2007		Vesper Bat species	Vespertilionidae		Roost
SE133182	2611.518	SE1335220811	New Road Sunday School, Raistrick, Brighouse	14/09/2006		Vesper Bat species	Vespertilionidae	1 Count of Adult	in building
SE133182	2705.251	SE1595517681	125 & 127 Brown Royd Avenue, Rawthorpe, Huddersfield, Kirklees	18/01/2005		Vesper Bat species	Vespertilionidae	6 Count of Adult	Roost (hibernacula)
SE133182	2720.294	SE149160	17 King's Mill La, Longley, HD1 3AW	20/09/1996	Kaup, 1829	Pipistrellus	Pipistrellus	51-100 Count of Adult	Roost (maternity)
SE133182	2856.203	SE1487015814	4 Manor Rise, Primrose Hill, Huddersfield	17/07/2007		Vesper Bat species	Vespertilionidae		Roost
SE133182	2870.008	SE1615217879	24 Brown Royd Avenue, Rawthorpe, Huddersfield, Kirklees	30/08/2005		Vesper Bat species	Vespertilionidae		Roost (possible)
SE133182	2900	SE112202	New Ivory, Aimley Ind. Estate, Elland	13/07/2007		Pipistrelle Bat species	Pipistrellus		Roost
SE133182	2900	SE112202	Jetleys, Ainley Ind. Estate, Elland	16/08/2007		Pipistrelle Bat species	Pipistrellus	1 Count of Adult	in building
SE133182	2977.129	SE15731648	Moldgreen Junior School, Huddersfield, Kirklees	09/06/2003		Vesper Bat species	Vespertilionidae	1 Count of Adult	field record
SE133182	3014.963	SE136152	Bridge Street Landrover Centre	01/08/1999	(Schreber, 1774)	Common Pipistrelle	Pipistrellus pipistrellus	1 Count of Adult	Roost (possible)

SE133182	3023.243	SE108165	Broomfield House, Broomroyd, Milnsbridge, Huddersfield	03/12/1998		Vesper Bat species	Vespertilionidae		Roost (possible)

Toolbox Talk : Bats

Whitcher Wildlife Ltd

Ecological Consultants

18 species of bat have been recorded in Britain, 17 of which are known to breed here.

Identification.

Some species can be extremely difficult to identify in the hand and even more so in flight.

Species such as the Brown Long Eared bat pictured above can be more easily identified in the hand. Whereas, the Common Pipistrelle and Soprano Pipistrelle are more difficult to identify.

Bats are more easily identified by field signs such as droppings or feeding remains.

Habitat.

Bats are highly specialised creatures and require a relatively narrow range of suitable conditions in order to sustain a viable population. Bats require an abundant supply of flying insect food in places where they can easily be caught and they need safe and reliable roosting sites, particularly during breeding and hibernation.

Bats are heavily dependent on buildings and trees for their roost sites and therefore extremely susceptible to disturbance from human activities. Development schemes can also isolate bat populations and sever roost sites from favoured feeding areas by removing hedgerows or other features used as commuting routes.

Bats are susceptible to disturbance and have been known to abandon roost sites after instances of disturbance. The effects of disturbance are more pronounced at different times of year. Serious disturbance during breeding can result in the breeding females being killed or the abandonment and subsequent starvation of dependant young. Repeated disturbance during winter hibernation can result in the death of adult animals from starvation.

The level of protection afforded to bats in the UK and European legislation reflects the fact that it is now generally accepted that bats have declined substantially, maybe by as much as 60%, over recent years. Most species are declining and vulnerable with all species being protected.

As their diet consists solely of insects, bats hibernate during the winter when their food source is at its most scarce. They will spend the winter in hollow trees, caves, mines and occasionally the roofs of buildings.

Certain species, particularly Pipistrelle, can quickly adapt to manmade structures and will readily use these to roost and to rear their young.

Legislation.

Bats and their roosts are fully protected at all times (whether the bats are currently present or not). This protection comes from the Wildlife & Countryside Act 1981 (updated by the Countryside Rights of Way Act 2000) and the Habitats Regulations 1994. Under this legislation it is an offence to intentionally or recklessly kill, injure, capture or disturb bats or to damage, destroy or obstruct access to any place used by bats for shelter or protection.

Under the Habitats Regulations, where bats may be affected by development proposals, a licence is required from Natural England. Natural England's published guidelines on the licence procedure indicate that if, on the basis of survey information and specialist knowledge of the species concerned, the proposed activity is reasonably likely to result in an offence then a licence is required. If, on the other hand the proposed activity is reasonably unlikely to result in an offence, then a licence is not required.

If bats or bat field signs are identified during works, stop all works and contact Whitcher Wildlife Ltd directly on 01226 753271 or at info@whitcher-wildlife.co.uk