

120 Laund Road, Salendine Nook
Bat Activity Survey Report & Ecological Enhancement Plan
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1. Summary

- 1.1.1 The bat activity survey was commissioned by architect Paul Briggs of Northern Design Partnerships on behalf of the client Abdul Hafiz on 3rd August 2018. The survey was undertaken to inform a planning application for subsequent demolition of an existing building on site to make way for a small residential development.
- 1.1.2 The initial preliminary roost assessment survey was undertaken at the same time as a Preliminary Ecological Appraisal (PEA) conducted on the 16th February 2015 by Middleton Ecological Consultancy (MEC). The building was assessed as offering a low level of bat roost potential.
- 1.1.3 At the request of Kirklees Council, one activity survey (dusk) was undertaken on the 6th August in line with recommendations in the PEA. An additional dusk emergence survey was undertaken on 21st August 2018.
- 1.1.4 One bat roost was recorded in association with the surveyed building. The roost comprise a single common pipistrelle bat day roost, used by a maximum count of one bat, which is considered to be of low conservation value.
- 1.1.1 It is concluded that the site will either need to be registered on the Bat Low Impact Class Licence (following an additional nocturnal survey) or a European Protected Species Licence will be required, prior to demolition and site clearance.
- 1.1.2 At the request of Kirklees Council, ecological enhancement prescriptions are included within this report. These include the provision of three Build-in Woodstone Bat Boxes and two woodcrete sparrow terraces, integral to the fabric of the buildings.

2. Introduction

- 2.1.1 The bat activity survey was commissioned by architect Paul Briggs of Northern Design Partnerships on behalf of the client Abdul Hafiz on 3rd August 2018. The survey was undertaken to inform a planning application for subsequent demolition of an existing building on site to make way for a small residential development comprising 11 dwellings.
- 2.1.2 The initial preliminary roost assessment survey was undertaken at the same time as a Preliminary Ecological Appraisal (PEA), conducted on the 16th February 2015 by Middleton Ecological Consultancy (MEC). The building was assessed as offering a low level of bat roost potential.
- 2.1.3 This document includes details of the ecological enhancements that are required for the site to fulfil the requirements of Condition 20 of the planning approval (see Appendix 1).
- 2.1.4 The dwelling at 120 Laund Road is located in a suburban area of Salendine Nook on the outskirts of Huddersfield, adjacent to open countryside.

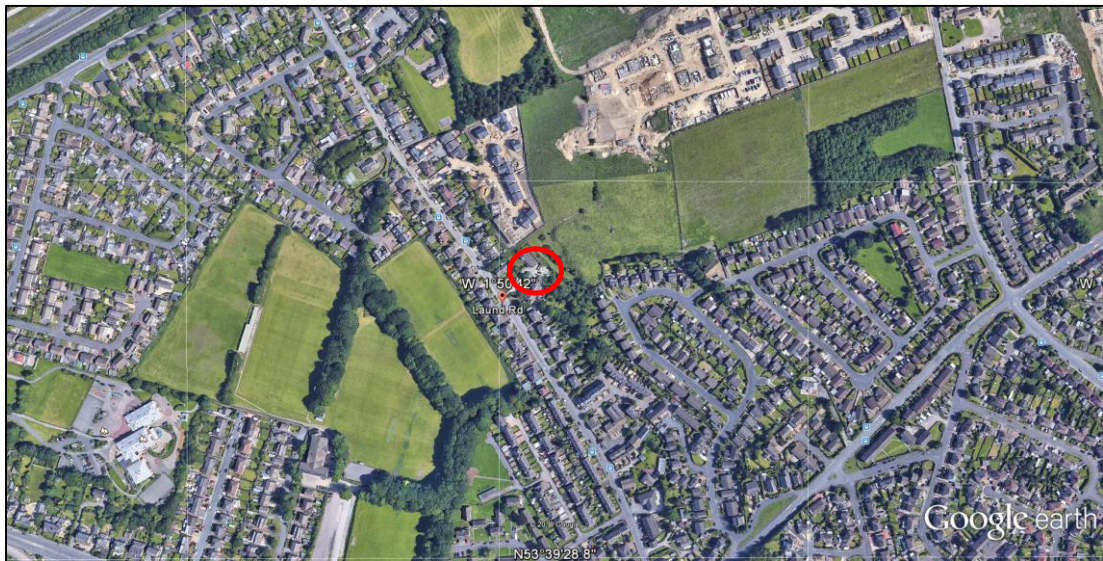
3. Habitat Assessment

- 3.1.1 The surrounding area consists predominantly of residential properties and grassland. In spite of the site's close proximity to Huddersfield many of the locally occurring species are likely to be present.
- 3.1.2 Table 1 summarises the habitats present, adjacent to and further afield of the surveyed building.

Table 1. Location and habitat table

Name and address: 120 Laund Road, Salendine Nook, Huddersfield, HD3 3TY			
OS Grid Ref. SE 1036 1828		Altitude. 257m	
Local Planning Authority: Kirklees Council			
Features on site and adjacent to site			
Feature	On site	Adjacent	Comments
Buildings	✓	✓	Nearby old stone built buildings offering high bat roost potential
River bordered by trees			
Standing water			Nearest 500m northwest
Bridges tunnels and culverts			
Trees	✓	✓	Trees and scrub on site
Woodland			A linear woodland is 580m southwest
Grassland	✓	✓	Adjacent pasture to the northeast

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.
- Bat roosting areas and access/egress points into the structure.
- The number and species of bat roosting within the structure.
- Identify further survey work or mitigation requirements.

4. Methodology

4.1 Field Survey

Nocturnal surveys

4.1.1 The following personnel conducted the nocturnal surveys:

- Peter Middleton and Carl Dixon

4.1.2 The following activities were carried out in compliance with relevant Bat Survey Guidelines (Collins 2016):

- Dusk emergence surveys undertaken by two surveyors on 6th and 21st August 2018, continuing from 15 minutes prior to sunset until 1.5 hours after this time.

4.1.3 The following equipment was used during the surveys:

- Wildlife Acoustics EM Touch bat detectors and iPad/iPod recorders

4.2 Survey Limitations

4.2.1 No limitations to an effective survey were encountered.

5. Results

5.1 Field Survey

Nocturnal surveys

6th August 2018 – dusk emergence survey

- 5.1.1 Sunset was at 20:57 and the temperature at the beginning of monitoring was 19°C, with a light westerly breeze (Beaufort Scale (BS): 1) and 50% cloud. The temperature decreased to 17°C by the end of monitoring whilst the other weather conditions remained largely the same.
- 5.1.2 The first bat to be recorded was a common pipistrelle that began to forage in a garden south of the surveyed building at 21:13. At 21:18 a common pipistrelle emerged from the eaves of the surveyed building behind the gutter on the southwest elevation (see Plate 1). A probable whiskered bat *Myotis mystacinus* commuted through the site at 21:51 and a silent bat flew north over the building at 21.55. Intermittent foraging by common pipistrelles was observed throughout the survey.

21th August 2018 – dusk emergence survey

- 5.1.3 Sunset was at 20:26 and the temperature at the beginning of monitoring was 18°C with a Force 2 south westerly wind and 0% cloud. The temperature decreased to 17°C by the end of monitoring whilst the other conditions remained largely the same.
- 5.1.4 A common pipistrelle began to forage to the west and north of the surveyed building at 20:40 and continued to do so until it was joined by a second at 20:46. At 20:48 a common pipistrelle emerged from the southwest elevation of the surveyed building (see Plate 2). At 20:54 a bat of a *Myotis* species was recorded foraging with noctule *Nyctalus noctula* passes recorded at 21:06 and 21:15. Common pipistrelles foraging occasionally thereafter.

Plate 1. Emergence location on first survey, as indicated by red arrow



Plate 2. Emergence location on second survey



6. Assessment

6.1 Summary and Evaluation of Findings

- 6.1.1 The building was initially assessed as offering a low level of bat roost potential when first surveyed in 2015. Nothing has changed in the intervening years.
- 6.1.2 One bat roost was recorded in association with the surveyed building. A common pipistrelle was seen to emerge from beneath the gutter on the southwest elevation on 6th August (see Plate 1) and on the 21st August 2018 a common pipistrelle emerged from a different location on the same elevation.
- 6.1.3 The common pipistrelle day roost is of low conservation value (Mitchell-Jones, 2004). No evidence of the building being used by maternity roosting bats was recorded during the surveys. The building is not considered to display any particular potential for use by hibernating bats. The survey is 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 2017 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 *Plecotus auritus*, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros*, noctule 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 roosting bats, the site must either be registered on the Bat Low Impact Class Licence (BLICL) or a European Protected Species (EPS) license must first be obtained from Natural England. This requirement applies even if no bats are expected to be present when the work is carried out.
- 6.2.6 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.

6.3 Recommendations/enhancements/further survey

- 6.3.1 The site must either be registered on the BLICL or an EPS mitigation licence must be obtained prior to demolition and site clearance. This will need to include measures to prevent killing or injuring bats during the development and the provision of roosting opportunities. It should be noted that to register the site on the BLICL would require an additional nocturnal survey to be undertaken.
- 6.3.2 It is considered that the bat survey information gathered so far will be sufficient to apply for a EPS bat mitigation licence during 2018 or early 2019. It should however be noted Natural England typically require at least some of the nocturnal survey work to have been undertaken during the most recent survey season. Consequently update survey may be required in instances where there is a delay between the original bat surveys being undertaken and the application for a bat mitigation licence.
- 6.3.3 Detailed mitigation proposals must be provided in order to inform either the BLICL site registration or the EPS Licence. These mitigation measures would include
- Bats to be captured and moved from the building prior to demolition commencing.

This work should be undertaken by a licensed bat surveyor following the delivery of a Toolbox Talk to contractors.

- Any bats that are removed during a potential roof-strip to be placed within a release box to be installed on a site tree. If the works are to be undertaken during the winter period then this box will comprise an insulated bat box with suitability for bat hibernation. Any injured bats will be taken into care, pending future release on the site.
- Long-term bat roost compensation will need to be provided in order to offset impacts to the local bat populations caused by the loss of the existing bat roost. Three Build-in Woodstone Bat Boxes integral to the fabric of the new buildings will be installed at wall top height across a mix of south and west facing elevations (see Appendix 1).
- There are not considered to be any timing restrictions to the proposed works and no post development monitoring survey is considered necessary as the bat roost is of low conservation value.

6.4 Conclusion

- 6.4.1 120 Laund Road supports one common pipistrelle day roost. Works must not proceed until the site is either registered on the BLICL (following an additional nocturnal survey) or an EPS mitigation licence has been obtained.
- 6.4.2 The proposed development will provide a number of new dwellings which will help meet the local housing need. Through appropriate mitigation, as detailed in this report, the Favourable Conservation Status of local bat populations can be maintained. It is considered that the Three Tests of EPS mitigation licensing can be met by the development.

7. References

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

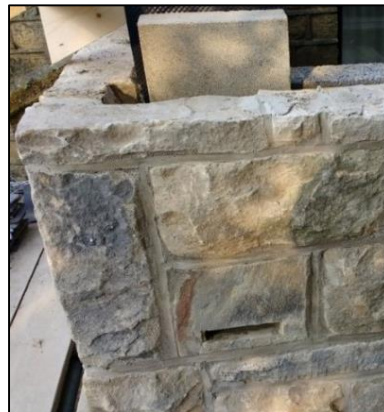
Mitchel- Jones AJ (2004) Bat Mitigation Guidelines, English Nature

Appendix 1. Ecological Enhancements (Condition 20)

Bat roost provision

- 7.1.1 Three of the dwellings will have integral cavity bat boxes installed at wall top height either at the top of gables or under soffits (see Figures 1-3). The Build-in Woodstone Bat Box has been developed to suit the increasing demand for habitat products that can be built in to structures at their inception. Build-in habitat products are particularly beneficial because it is almost guaranteed that they will remain useable whilst the structure is still standing.
- 7.1.2 The Build-in WoodStone® Bat Box is manufactured from hard-wearing WoodStone® and plywood with removable side panels so that several boxes can be placed side by side. WoodStone® is a mixture of sawdust from FSC wood sources and concrete, and it is designed to last for years. It is breathable so there will be no problems with condensation and Woodstone maintains a consistent temperature inside, providing excellent insulation for roosting bats. Dimensions: (H) 500 x (W) 220 x (D) 140mm, Weight: 6.2 kg.

Plates 1 & 2. The Build-in WoodStone® Bat Box



- 7.1.3 The proposed new dwellings will be constructed of stone with a concrete tiled roof. The Build-in Woodstone Bat Box will be incorporated into the masonry as high as possible, at wall top height under soffits or eaves but not over windows or doors. These positions are considered the best option as other suitable locations would result in the box being installed over windows or doors (see Figures 1-3).
- 7.1.4 The Build-in Woodstone Bat Boxes can be painted with the appropriate coloured masonry paint or set-back into the cavity 25mm and faced with a 25mm thick piece of stone (see Plate 1 & 2).
- 7.1.5 No external lighting should impact upon the locations of the build-in Woodcrete boxes.
- 7.1.6 A web address for the purchase of biodiversity enhancement products are detailed below:

<http://www.nhbs.com/build-in-woodstone-bat-box>

Figure 1. Exact location of Cavity Box on south elevation of unit 1, as indicated by red rectangle

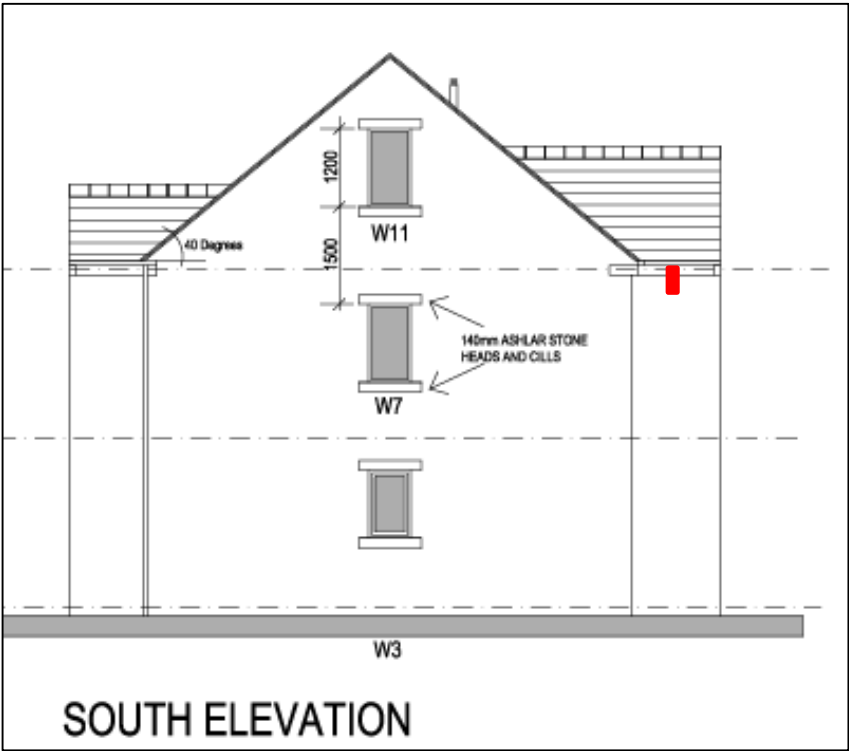


Figure 2. Exact location of Cavity Box on west elevation of unit 3 & 4, as indicated by red rectangle

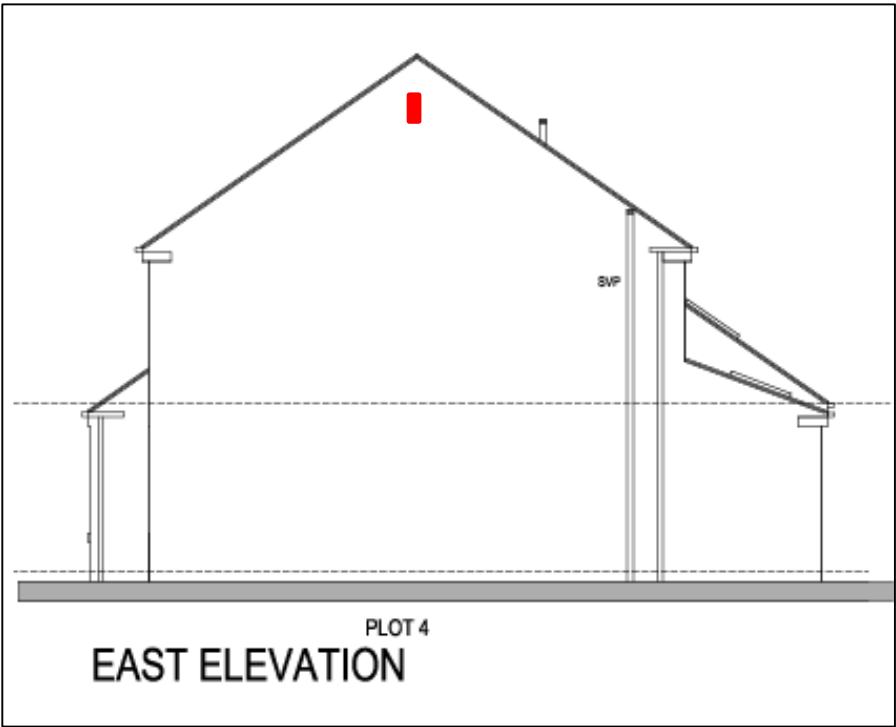
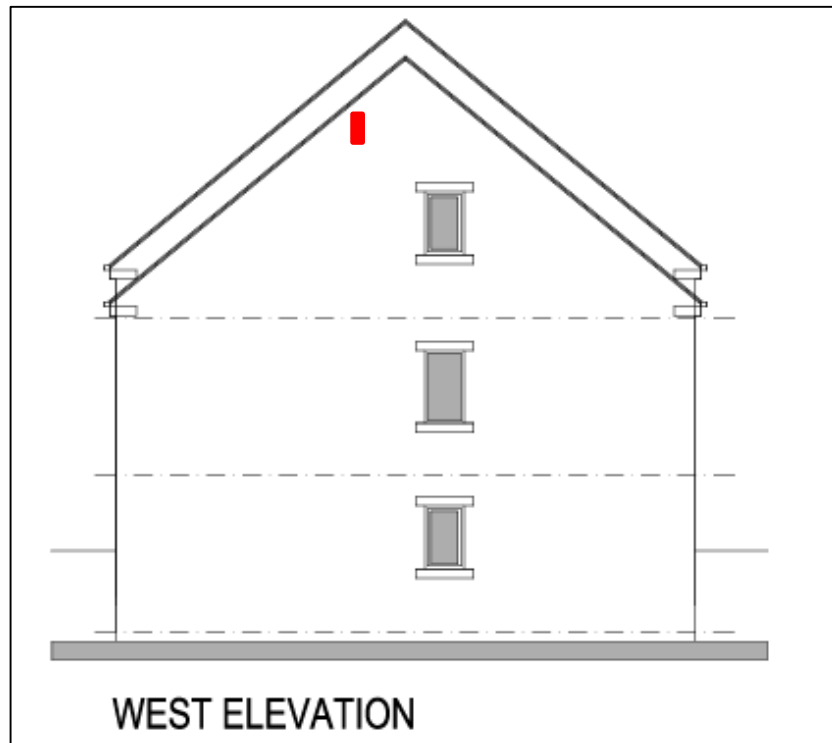


Figure 3. Exact location of Cavity Box on west elevation of unit 5 & 6, as indicated by red rectangle



House sparrow terrace provision

- 7.1.7 All dwellings will have either 1SP Schwegler Sparrow Terrace or Vivara Woodstone House Sparrow Nest boxes integral to the fabric of the buildings. The Sparrow Terrace has been designed to help redress the balance of falling house sparrow *Passer domesticus* numbers. The current UK population of 6 million pairs is half what it was in 1980 and this is thought to be due to habitat destruction and lack of suitable nesting spaces. Sparrows are social birds and like to nest in company. This terrace provides ideal nesting opportunities for three families. Made of Schwegler's revolutionary wood-concrete mix, this terrace is durable, breathable and will last many decades.

Plates 3 & 4. House sparrow integrated products



- 7.1.8 The proposed new dwellings subject to the planning application will be constructed of stone with a concrete tiled roof. The House Sparrow Box will be incorporated into the masonry as high as possible at wall top height under soffits but not over windows or doors.

7.1.9 The locations of new integrated bat and sparrow boxes are shown in the site plan Figure 6.

Figure 4. Location of sparrow terrace on unit 2, as indicated by blue rectangle

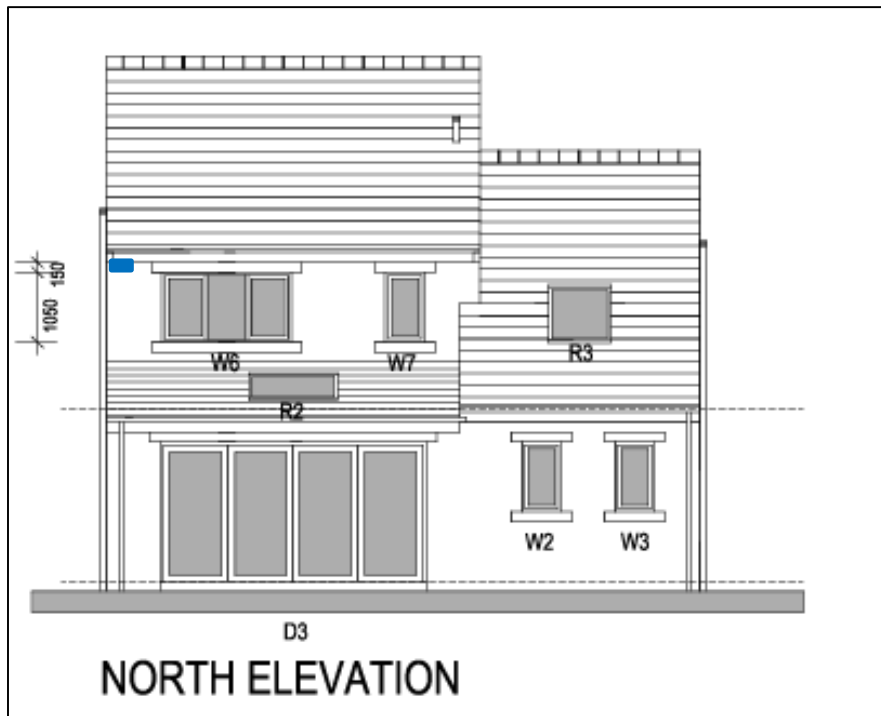


Figure 5. Location of sparrow terrace on unit 8



Figure 6. Site plan showing locations of bat and sparrow boxes



7.1.10 Web addresses for the purchase of biodiversity enhancement products are detailed below:

<https://www.nhbs.com/equipment>

7.1.11 The approved ecological enhancements shall be provided before first occupation of the dwellings to which they relate and thereafter retained.

Persons responsible for implementation of works

7.1.12 The owner of the site (developer) is responsible for the implementation of works.

Aftercare and long term maintenance

7.1.13 House sparrow terraces ideally should be cleaned out annually. Occupants to be advised by developer.

Appendix 2. Bat Records

In accordance with best practice and the requirements of bat licensing, bat records collected during surveys are supplied to the relevant biological record centres and bat groups. The records to be supplied in accordance with this survey are shown below. House names/numbers are not given out by record holding organisations except under very particular circumstances. Please let us know if you object to the distribution of these records.

Date	Species	Site Address	OS Grid Reference	Notes
06.08.18	<i>Myotis</i> spp	120 Laund Road	SE 1036 1828	Foraging
06.08.18	Common pipistrelle	120 Laund Road	SE 1036 1828	Day roost used by one bat (building to be demolished)
21.08.18	Common pipistrelle	120 Laund Road	SE 1036 1828	Day roost used by one bat (building to be demolished)
21.08.18	Noctule	120 Laund Road	SE 1036 1828	Foraging above site