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Bat Scoping Survey to
6 The Grove
Fartown
Huddersfield

HD2 1BL

23rd July 2020

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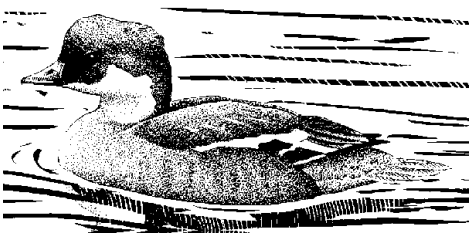

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1. Summary

1.1 A bat scoping survey to 6, The Grove, Fartown was commissioned to establish the likelihood of the building being used by roosting bats ahead of proposed extension work.

1.2 The survey was undertaken at a time of year which is within the optimal season for bat occupancy and therefore, aimed to establish the presence or absence of bats in the building by looking for evidence in the form of droppings, scattered prey remains, noting potentially suitable roosting cavities as well as assessing the likely impact of the work on bats. A single activity survey was carried out at dusk on the evening of the survey.

1.3 The north facing property has limited roost potential and is categorised as being of low importance to bats. No bats emerged from the property and it is unlikely bats are using or have used the property as a roost. No further surveys are required and there are no statutory constraints to the development of this site from the presence of bats.

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2. Introduction

2.1 An ecological assessment and bat scoping survey was undertaken to no.6 The Grove, Fartown, Huddersfield HD2 1BL (NGR SE0146188) in accordance with the Planning Authority's request, to determine whether bats are using or have used the property as a roost site. Consideration was also given to nesting birds.

2.2 The current proposal is to extend the property on the north elevation which will entail cutting into the existing roof.

2.3 The survey took place at a time considered the optimal time for bat occupancy, therefore, the survey aimed to establish the following

- the presence or absence of bats using the building by undertaking a daytime scoping survey
- identify any potential roosting areas
- undertake activity surveys where necessary
- provide an impact assessment of the development on bats
- define mitigation proposals where required
- assess the requirement for a protected species licence.
- Assess the building for use by nesting birds

3. Methodology

3.1 The building was surveyed in accordance with best practice guidelines by John Gardner, a surveyor with over 38yrs fields experience in searching for bats (licence number 2015-15656-CLS-CLS).

3.2 The interior and exterior of the building was inspected during daylight using torches and binoculars. All normal signs of bats were looked for including bats, dead baby bats, bat droppings, prey remains, scratching and staining of entry and exit holes. An emergence survey was also undertaken.

3.3 The building was assessed for its degree of potential to support roosting bats including assessing the building design, construction, materials and condition. This combined with an assessment of the location of the site and the surrounding habitat in terms of bat suitability allows an assessment to be made as to the potential of the building to support bats. Factors such as the proximity of good foraging areas (woodland, water bodies) and features that link the site to the wider surrounds such as linear features (hedgerows etc) were also considered.

3.4 This report sets out the results of a daylight scoping survey carried out to the above site on Thursday 23rd July 2020 and highlights the ecological constraints and opportunities associated with the proposed works and appraises the potential impacts. Appropriate actions to ensure the protection of bats are identified and mitigation measures detailed where appropriate.

4. Survey constraints

4.1 None

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5. Site Description

5.1 The site consists of a semi-detached dwelling in a small cul-de-sac located close to good foraging habitat. The site is connected to the wider landscape by a series of linear features.

Figure 1. Site location plans

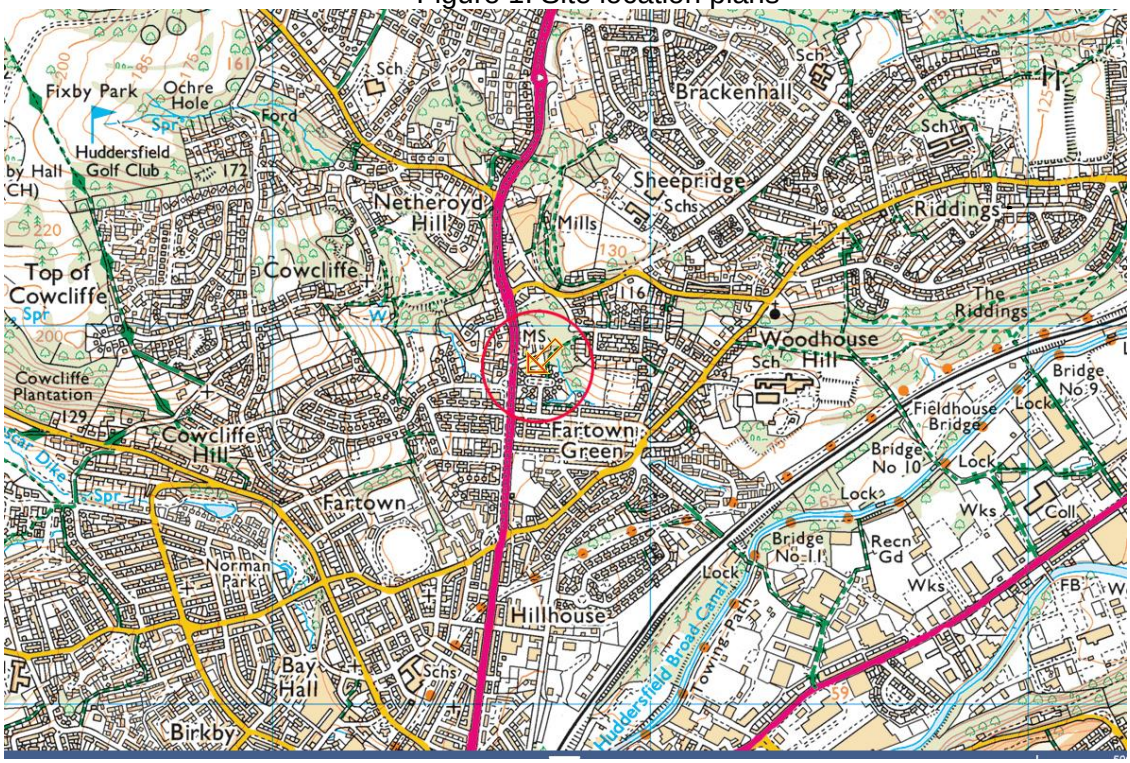

Figure 2 Aerial view of the site, surrounds and buildings surveyed

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6. Desk Study

6.1 No desk study was undertaken as the project is considered to be of low impact in terms of bats. Desk studies are considered less important on low impact projects and where a single species is involved. Data searches usually plot observer activity rather than bat distribution and the site is not close enough to another building to cause likely impact on bat roost in the immediate area.

7. Activity surveys

7.1 A single activity survey was carried out by an experienced surveyor at dusk.

8. Survey results

8.1 The daylight survey

The site comprises a north facing, semi-detached dwelling close to good foraging habitat and is connected to the wider landscape buy a series of linear features. There is excellent foraging habitat close by and many other residential dwellings that will provide a wide range of roosting opportunities.

The house has a hipped roof which is covered with small red clay tiles. The interior is felted and has no light ingress along the very short section of ridge. The ridge tiles are all present along the roof ridge and hip ridges and are mostly very well bedded with little or no missing pointing. There is a small section of missing mortar on the ridge which might allow bats access beneath the ridge section and some small gaps on NW hip ridge. Flashings around the chimney appeared well bedded and without gaps.

The upper section of the walls on all aspects of the house is covered with a heavy pebble-dash render and this creates a tight seal at the eaves of the property. There do not appear to be any gaps beneath the eaves that would allow bats or birds (e.g. swifts) to gain access. There is a deep wooden boxed soffit but it is tightly sealed to the walls by the render and has no access points.

A small, single storey extension projects off the NE elevation but this has no bat roost potential. Overall, the building is considered to be of low roosting potential and therefore a single activity survey was also undertaken on the same evening as the scoping survey.

9 Activity survey results

9.1 A single activity survey was undertaken which is normal for a building of low roost potential. A single, very experienced surveyor using both heterodyne and frequency separation detectors was easily able to cover the building. The survey took place from 60mins prior to sunset until 60mins after sunset. The temperatures were good at around 17.5^{o}C with no wind.

9.2 The first bat detected was a common pipistrelle hunting along the opposite side of The Grove around 30 mins after sunset. The bat had likely emerged from somewhere local and continued to forage on the east side of The Grove before disappearing. Another bat was picked up in the same area some 40mins after sunset and then there were just sporadic, distant bats noted. No bats emerged from the survey house or hunted over the site.

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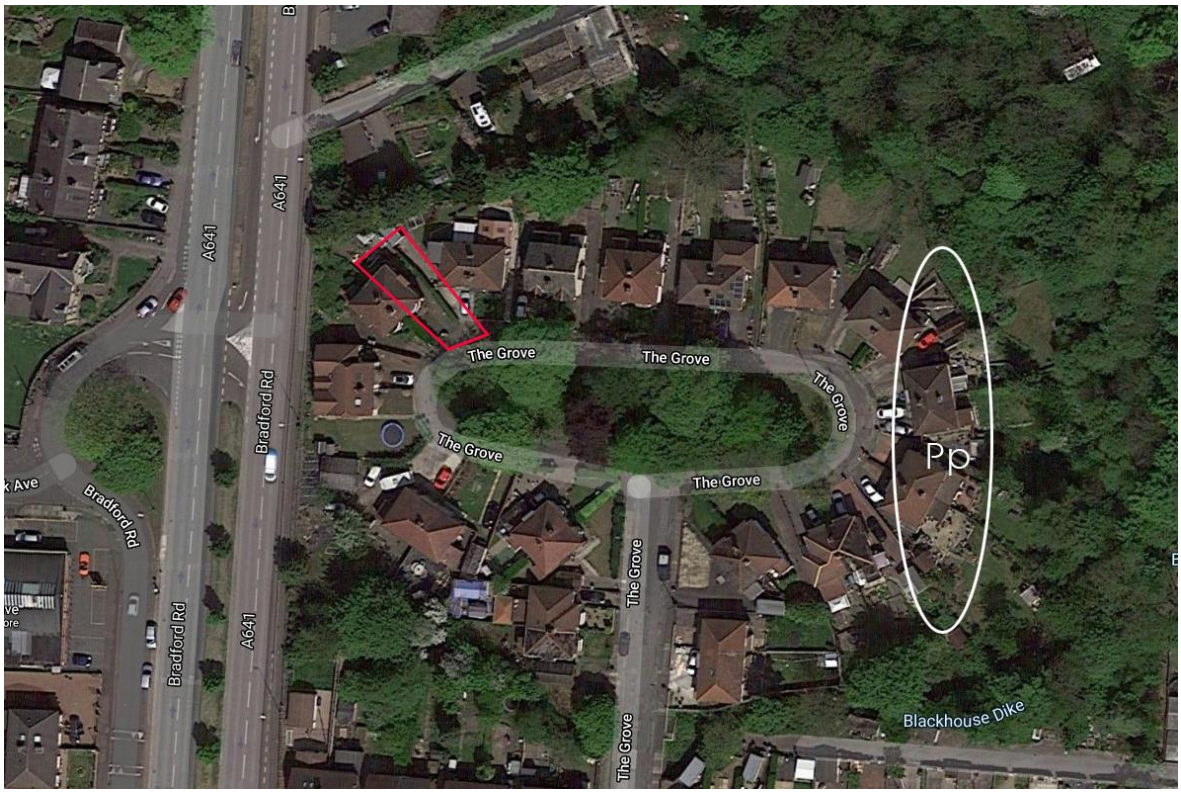

Figure 3. Bat activity at dusk

10. Interpretation and analysis

10.1 The scoping survey did not find any evidence of bats using the building and roost potential is low. Bat activity in the area was unremarkable but the survey site is close to the busy A641 Bradford Road which as a good deal of bright lighting and so a limited number of bats weas not unexpected. There is much better habitat on the east side of The Grove cul-de-sac and also a good many dwellings (south of Ashbrow Road) that are better placed in regard to the foraging habitat and away from the busy A641.

10.2 The building faces north and therefore, bats are less likely to be found roosting on the cooler side of the house. Bats do not take nesting material into a roost and generally prefer a west or south facing wall to ensure the roost is heated during the day and stays warm while the females are out hunting.

11. Impact assessment

11.1 Bats are not considered to be using the building and the building is categorised as being of low importance to bats, Extending the property is unlikely to have any impact on bats or the local bat population

11.2 Bats are not considered to be using the building so there is no requirement for further surveys and the building does not require a European Protected Species (EPS) licence.

11.3 No nesting birds were using the buildings

12. Mitigation and compensation measures

12.1 The following mitigation and compensation measures should be followed

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- A permanent bat roost feature, such as a Schwegler tube, could be built into the NW elevation but this would have limited value.

12.2 The proposed conversion is subject to planning regulations and therefore, the above could be conditioned as part of any planning permissions that may be granted.

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Appendix 1: Photographs of the survey site

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north elevation


north elevation


NW elevation

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sealed soffits


missing pointing