

23/08/2022

EL-3280-01A

Hannah Graham  
Deloitte LLP  
The Hanover Building,  
Corporation Street,  
Manchester, M4 4AH

**Re: Addendum to Reports ER-3280-10 & ER-3280-11; Properties adjacent to Land at Chidswell, Dewsbury**

Dear Hannah,

Deloitte LLP received a consultation response from Yorkshire Wildlife Trust in late 2020, which related to the ecological survey work that had been carried out at the above site. One of the comments was with regards to the bat surveys that were undertaken; requesting information on why internal inspections of the properties scheduled for demolition were not undertaken as part of the Bat Roost Suitability Assessment (Brooks Report ER-3280-10) and Bat Emergence Surveys (Brooks Report ER-3280-10).

During the initial Bat Roost Suitability Assessment, properties 1010, 1014 and 1016 Leeds Road and 39 Heybeck Lane were all assessed as presenting Negligible Bat Roost Suitability, and thus the likely absence of roosting bats was reasonably concluded. No further survey was considered necessary on these properties in order to demonstrate the status of roosting bats.

Properties 97 Chidswell Lane, 1012 Leeds Road and 1062 Leeds Road were all assessed as containing features of low bat roost suitability (BRS), and thus required a single evening emergence survey in order to confirm the presence or likely absence of roosting. These surveys were undertaken in August 2018 and demonstrated the likely absence of roosting bats from all three properties. No further survey or mitigation was recommended at the time.

At the time of these surveys, Asbestos surveys had not been undertaken on these buildings and thus the status of Asbestos within the loft spaces was unknown. It was therefore not considered safe to undertake internal inspections of these properties. Asbestos surveys have now been undertaken and the absence of asbestos within the lofts confirmed. Brooks Ecological were therefore instructed to carry out a detailed inspection of these lofts, in order to address the YWT comments.

The loft of 39 Heybeck Lane has previously been converted and thus there is no accessible loft space to inspect. An internal inspection of the loft space is therefore not required, nor possible.

Access to 97 Chidswell Lane, 1012 Leeds Road and 1014 Leeds Road was arranged in June 2022, whilst access to 1010, 1016 and 1062 Leeds Road was arranged in August 2022. An internal inspection of these properties found no evidence of current or historic bat roosts within the loft spaces. Externally, all buildings remain in the same condition as reported in the Bat Roost Suitability Assessment (Brooks Report ER-3280-10); the assessments given at this time therefore remains valid.

A summary of the above information is provided in the table overleaf.

<b>Property</b>	<b>Bat Roost Suitability Assessment</b>	<b>Bat Emergence Survey (August 2018)</b>	<b>Loft Inspection (June 2022)</b>
97 Chidswell Lane	Low	Likely absence of roosting bats confirmed	Loft inspection undertaken June 2022. No evidence of current or historic roosting.
1010 Leeds Road	Negligible	N/A - no survey required	Loft inspection undertaken Aug. 2022. No evidence of current or historic roosting.
1012 Leeds Road	Low	Likely absence of roosting bats confirmed	Loft inspection undertaken June 2022. No evidence of current or historic roosting.
1014 Leeds Road	Negligible	N/A - no survey required	Loft inspection undertaken June 2022. No evidence of current or historic roosting.
1016 Leeds Road	Negligible	N/A - no survey required	Loft inspection undertaken Aug. 2022. No evidence of current or historic roosting.
1062 Leeds Road	Low	Likely absence of roosting bats confirmed	Loft inspection undertaken Aug. 2022. No evidence of current or historic roosting.
39 Heybeck Lane	Negligible	N/A - no survey required	No loft space - internal inspection not necessary / possible.

For and on behalf of Brooks Ecological,

Christopher Shaw BSc (Hons) MCIEEM  
Principal Ecologist