

72 Wood Lane, Newsome

Bat Survey Report

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1. Summary

- 1.1.1 The bat survey was commissioned by architect David Bottomore on behalf of the client Mr & Mrs Nichols on 6th April 2021.
- 1.1.2 The survey was undertaken to inform a planning application for a proposed roof extension and the installation of dormer windows at 72 Wood Lane, Newsome, Huddersfield.
- 1.1.3 The preliminary roost assessment survey was conducted on 13th April 2021.
- 1.1.4 There were no visible signs of bat presence on either the inside or outside of the surveyed building. The building displays a single feature with potential to accommodate roosting bats and is considered to offer low bat roost potential. The direct inspection of the identified bat roost features is considered sufficiently robust to be confident that bats are not roosting in the surveyed building.
- 1.1.5 It was concluded that no further survey effort is necessary providing that works commence within 12 months of the survey.
- 1.1.6 An ecological enhancement recommendation relating to the fitting of an integrated bat box is included in the report.

2. Introduction

- 2.1.1 The bat survey was commissioned by architect David Bottomore on behalf of the client Mr & Mrs Nichols on 6th April 2021. The survey was undertaken to inform a planning application for a proposed roof extension and the installation of dormer windows at 72 Wood Lane, Newsome, Huddersfield.
- 2.1.2 Middleton Bell Ecology were contracted initially to conduct a baseline assessment to determine the likely presence or absence of roosting bats and to identify roost locations, access points, species present, level of use and the importance of nearby landscape features.
- 2.1.3 The dwelling is situated in a suburban location on the outskirts of Newsome, adjacent to a broadleaved plantation woodland, approximately 1.5km southeast of Huddersfield town centre.

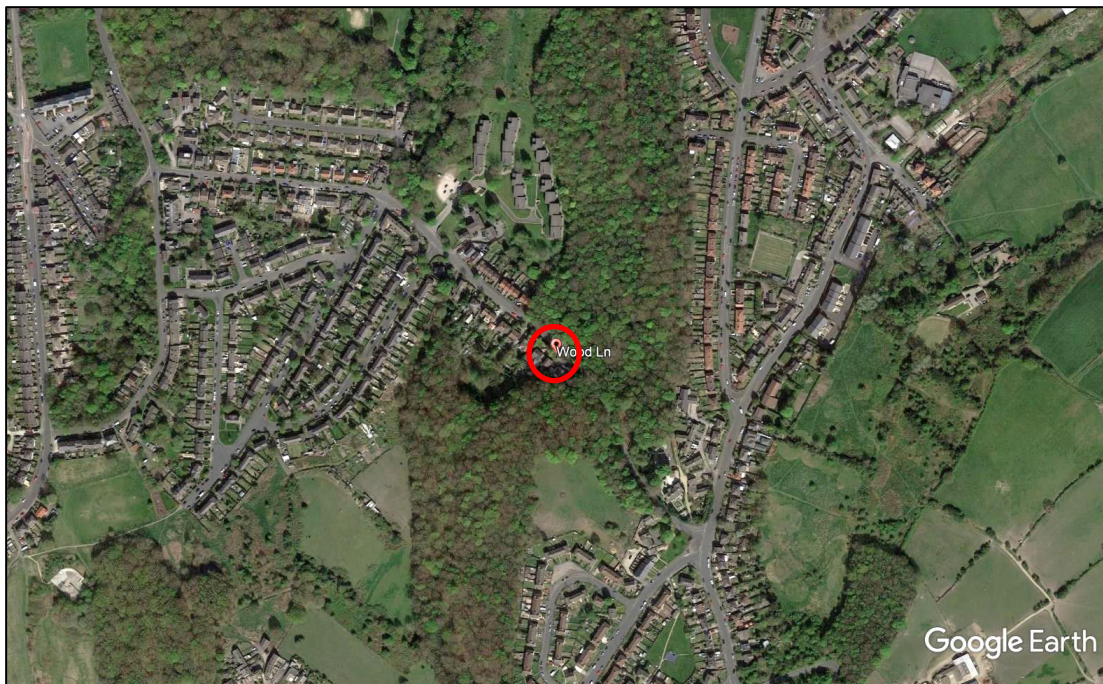
3. Habitat Assessment

- 3.1.1 The surrounding area consists predominantly of woodland, residential properties and associated gardens which provide very good foraging habitat for bats very close to the town. Consequently, this locality is likely to support a moderate abundance and diversity of species (see Figure 1).
- 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: 72 Wood Lane, Newsome, Huddersfield HD4 6PT			
OS Grid Ref. SE 1528 1516		Altitude. 125m	
Local Planning Authority: Kirklees Council			
Features on site and adjacent to site			
Feature	On site	Adjacent	Comments
Buildings	✓	✓	Other dwellings
River bordered by trees			River Colne 870m northwest
Standing water			Mill pond 900m west southwest of site
Bridges tunnels and culverts			Associated with River Colne
Trees	✓	✓	In adjacent gardens and woodland
Woodland		✓	Oaken Bank plantation adjacent
Grassland	✓		Lawns on site and nearest grassland 105m south

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.
- Potential roosting areas and access/egress points into structure.
- Determine the level of bat roost potential associated with the structure.
- Identify further survey work or mitigation requirements.

4. Methodology

4.1 Data Consultation

- 4.1.1 Bat records were requested from West Yorkshire Bat Group (WYBG) for locations within a 2km radius of the site.
- 4.1.2 A search of the Multi-Agency Geographical Information for the Countryside (MAGIC) website was undertaken to identify historic European Protected Species (EPS) licences obtained for locations within 2km of the site.

4.2 Field Survey

4.2.1 The following personnel conducted the survey on 13th April 2021:

- Peter Middleton (MCIEEM; Class license WML-A34-Level 4, 2017-27977-CLS-CLS)

4.2.2 The following activities were carried out during the surveys in compliance with relevant Bat Survey Guidelines (Collins 2016):

- A brief inspection and assessment of the site and habitats present to within 300m.
- An extensive examination of all parts of the building both inside and out to record structural features and condition and to record features that may be suitable for roosting bats. Particular attention was paid to any crevices or gaps in walls, lintels, gaps between beams and joists and to the possibility of finding droppings stuck to walls, floors or other surfaces, or insect remains below beams, among a number of other factors. All and signs indicative of a bat roost presence including live or dead bats, droppings, feeding remains, scratch marks and staining were recorded.
- An assessment of the building's bat roost potential (negligible, low, moderate, high or confirmed roost).

4.2.3 The following equipment was used or at hand during the survey:

- Clulight
- Binoculars
- Endoscope
- Ladders
- Camera

4.3 Survey Limitations

4.3.1 No limitations to an effective preliminary roost assessment survey were encountered.

5. Results

5.1 Data Consultation

5.1.1 West Yorkshire Bat Group provided 28 records for locations within a 2km radius of the site, none of which were for the site itself. Species positively identified comprise common pipistrelle *Pipistrellus pipistrellus* and brown long-eared bat *Plecotus auritus*. Other records relate to an unidentified *Pipistrellus* species or an unidentified bat.

5.1.2 The nearest record to site is of a roost of an unidentified pipistrelle species which was collected in 2007 from a location 160m northwest of the site.

5.1.3 Four historical bat EPS mitigation licences have been issued for locations within 2km of the surveyed building. The nearest license was issued in 2010 to permit the destruction of common pipistrelle, soprano pipistrelle and brown long-eared bat resting places in a location 700m north of the site.

5.2 Field Survey

5.2.1 No evidence of bat roosting was recorded on site. The building displays a single feature with potential to accommodate bats and is considered to offer low potential for current use by roosting bats. The building is described in detail below.

Description

- 5.2.2 The surveyed building is a detached brick-built bungalow beneath a pitched concrete tile roof with ridges, valleys, hips and gables. The external walls are largely cement rendered, with the exception of 1m of exposed brickwork at the bottom. At the rear there is a uPVC conservatory, and the building has uPVC double glazed windows throughout. There is a single brick-built chimney on the northern slope of the roof and the building has wood fascia and soffit boards (see Plate 1 & 2).

Plate 1. Northeast elevation (front)



Plate 2. Southwest elevation (rear)



External inspection

- 5.2.3 The render on some of the gables is in a bad state of repair and as blown creating shallow crevices which offer no more than negligible bat roost potential. There are many broken tiles, but none provide access to the roof-space as they are broken across their width where the above tile overlaps, therefore the base of the broken tile is still in place. The cement render was applied after the soffit boards and therefore

there is no access to the wall top (see Plate 3). The roof verges above two of the gables (Plates 1 & 2) are fully mortared and also the mortar bed beneath the ridge tile is intact and there is no lifted lead flashing at the base of the chimney. The only feature identified which has potential to accommodate roosting bats is the gaps between the tiles at the verge above the southeast gable (see Plate 4). This feature is largely cluttered by the foliage of a Leyland cypress *Cupressus × leylandii* but nevertheless this kind of feature is often used by single or low numbers of roosting bats. Consequently, this feature was directly inspected with the aid of a ladder and torch. Each overlapping end tile was slightly lifted to reveal any signs of historical use (droppings) by roosting bats, but none were found.

Plate 3. No gaps under eaves



Plate 4. Directly inspected feature, as indicated by red symbols.



Plate 5. Roof-space



Internal inspection

- 5.2.4 The roof is supported by purlins, beams, rafters and laths. The space has a height to the ridge of approximately 2.1m and there is no membrane beneath the tiles, however, there is 200mm of glass fibre insulation on the ceiling (Plate5). The roof-space was found to be very dusty and 'cobwebby' but no signs of bats were found.

6. Assessment

6.1 Summary and Evaluation of Findings

- 6.1.1 No bats were found roosting in the building during the preliminary daytime assessment and there were no signs of bat occupation. The surveyed building displays a single feature with potential to accommodate roosting bats and is considered to offer low bat roost potential.
- 6.1.2 The findings of the visual inspection are considered to be an accurate account of the status of bats at the site. In this instance, it is considered the absence of roosting bats can be confidently determined through a thorough direct inspection of the potential roosting feature. Consequently, no further bat survey work is recommended, provided works commence within 12 months of the survey date.

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, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros*, noctule and soprano pipistrelle 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

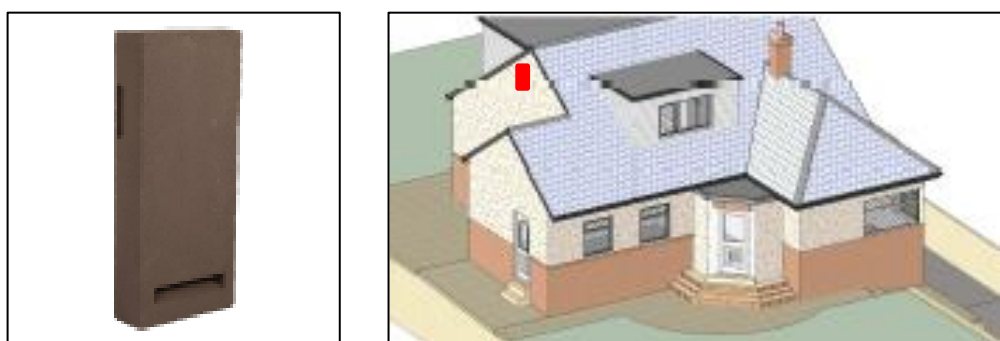
geographical areas which may cover a greater or lesser range of bat species.

- 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 Mitigation Class Licence (BMCL) 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 The National Planning Policy Framework for England was revised in 2019. This document states that plans should 'promote the conservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity'.

6.3 Recommendations/enhancements

- 6.3.1 No further bat survey is considered necessary providing that works commence within 12 months of the bat survey works. If works are to commence after this date, then Middleton Bell Ecology should be contacted to determine the requirement for update survey.
- 6.3.2 No bats were recorded roosting on site during the survey works and consequently there is no compulsory requirement for mitigation. However, in order to enhance the ecological value of the site and in accordance with the aims of the National Planning Policy Framework (2019), it is suggested that a bat roosting feature is added as part of the re-development. It is advised that a bat box, such as the Vivara Pro Build-in WoodStone Bat Box (see Plate 6) is integrated into the new extension (Figure 2). The box should be sited high on the southeast facing gable and away from areas of light spill. For further information on appropriate bat roosting features please contact Middleton Bell Ecology.

Plate 6. Figure 2. Vivara Pro build-in woodstone bat tube, as indicated by red symbol



6.4 Conclusion

- 6.4.1 There were no visible signs of bat occupation on either the inside or outside of the surveyed building and it is considered to display low potential for current use by roosting bats.
- 6.4.2 The thorough daytime visual inspection of the building is in this case considered sufficiently robust to be confident that bats are not roosting in the surveyed building. No further survey effort is necessary providing works commence within 12 months of

the survey date. If works are to commence after this date, then Middleton Bell Ecology should be contacted to determine the requirement for update survey.

- 6.4.3 Works should proceed with caution and vigilance for unexpected bat presence, as single bats can roost almost anywhere. If bats are subsequently discovered, work should be stopped, and further advice sought without delay.

7. References

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