141 Toftshaw Lane, East Bierley

Bat Survey Report

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Prepared by:

Middleton Bell Ecology, 33 Wilthorpe Road, Barnsley S75 1JA

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Purpose and Description	Originated	Checked	Reviewed	Date
For Planning	P Middleton MCIEEM	R Bell MCIEEM	-	01/10/21

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Contents

1. Summary

1.1.1 The bat survey was commissioned by the client Belinda Starkey on 24th September 2021.

1.1.2 The survey was undertaken to inform a planning application for the proposed demolition of a stable and garage building, to make way for a new residential development at 141 Toftshaw Lane, East Bierley, Bradford.

1.1.3 The preliminary roost assessment survey was conducted on 30th September 2021.

1.1.4 There were no visible signs of bat presence on either the inside or outside of the surveyed building. The building lacks features with significant potential to accommodate roosting bats and is considered to offer negligible bat roost potential.

1.1.5 It was concluded that no further survey effort is necessary providing that works commence within 24 months of the survey.

1.1.6 An ecological enhancement recommendation, relating to the fitting of an integrated bat box within the new building, is included in the report.

2. Introduction

2.1.1 The bat survey was commissioned by the client Belinda Starkey on 24th September 2021. The survey was undertaken to inform a planning application for the proposed demolition of a stable and garage building, to make way for a new residential development at 141 Toftshaw Lane.

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 surveyed building is situated to the rear of 141 Toftshaw Lane on the outskirts of the village of East Bierley approximately 3.5km southeast of Bradford city centre.

3. Habitat Assessment

3.1.1 The surrounding area comprises mainly modified grassland and the built environment (residential and light industrial) interspersed with small woodland blocks. The immediate area provides only sub-optimal bat foraging habitat and therefore bat species present are likely to be restricted to common and widespread species (See Figure 1).

3.1.2 Table 1 summarises the habitats present, adjacent to and further afield of the surveyed buildings

Table 1. Location and habitat table

Name and address: 141 Toftshaw Lane, East Bierley, Bradford BD4 6QS			
OS Grid Ref. SE 1907 2958		Altitude. 200m	
Local Planning Authority: Bradford City Council			
Features on site and adjacent to site			
Feature	On site	Adjacent	Comments
Buildings	✔	✔	Residential
River bordered by trees			
Standing water			
Bridges tunnels and culverts			
Trees			In adjacent gardens and on field boundaries.
Woodland		✔	Small copse opposite side (N) of Toftshaw Lane (c.40m) with larger woodland 210m east
Grassland	✔	✔	Pasture grazed by horses

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.
- The presence absence of nesting birds.
- Identify further survey work or mitigation requirements.

4. Methodology

4.1 Data Consultation

4.1.1 Bat records were not requested from either the local records centre or the local bat group given the lack of bat roost potential that the surveyed building displays.

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 30th September 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 In addition:

- Recording of any signs of nesting bird usage of the buildings.

4.2.4 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 were identified.

5. Results

5.1 Data Consultation

5.1.1 No historical bat EPS mitigation licences have been issued for locations within 2km of the surveyed buildings.

5.2 Field Survey

5.2.1 No evidence of bat roosting was recorded on site. The building lacks features with significant potential to accommodate bats and is considered to offer negligible potential for current use by roosting bats. The building is described in detail below.

Description

5.2.2 The building is steel framed beneath a pitched corrugated sheet-metal roof with single skin 10cm concrete block infill between the vertical sections of steel frame. The exterior in its entirety is clad with corrugated metal sheets and the building is accessed either by two large roller shutter doors (north and east elevations) or a normal doorway with a roller shutter (east elevation). The building has uPVC rainwater goods (Plates 1 - 3).

Plate 1. West elevation and south facing gable

Plate 2. North elevation

Plate 3. East elevation

External inspection

5.2.3 The entire building is clad with metal sheets and consequently it lacks features with potential to support roosting bats on its exterior. Whilst there is a void between the sheet metal and the concrete blocks, there is no access to this void. Also, it is not

foreseen that bats could cling on to the surface of the metal sheets to access the space between the metal cladding and verge capping.

Internal inspection

5.2.4 The building is open to the underside of the roof sheets, which are supported by a steel frame and timber joists. There is a mezzanine floor above the four stable compartments, which have concrete block dividing walls. No signs of bats or nesting birds were found.

Plate 4. Stables

Plate 5. View north from floor above stables

Plate 6. Gable and ridge lacking roost potential on the inside

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 lacks features with significant potential to accommodate roosting bats and is considered to offer negligible 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. Consequently, no further bat survey work is recommended.

6.2 Legislation and Policy Guidance

Bats

6.2.1 Bats receive protection under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 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 *Nyctalus noctula* 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 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 2021. 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'.

Birds

6.2.7 All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to:

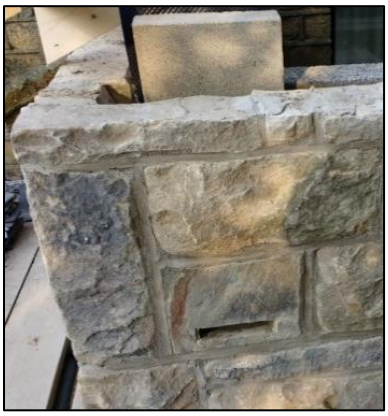
- Intentionally kill, injure or take any wild bird.
- Take, damage or destroy the nest (whilst being built or in use) or eggs of any wild bird.

6.3 Recommendations/enhancements

6.3.1 No further bat survey is considered necessary, providing that works commence within 24 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 (2021), 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 Build-in WoodStone Bat Box or Ibstock Enclosed Bat Box C (see Plates 7, 8 & 9) is integrated into the new dwelling. The box should be sited close to the wall top of a south or west elevation. For further information on appropriate bat roosting features please contact Middleton Bell Ecology.

Plates 7, 8 & 9. Built-in Woodstone Bat Box


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 negligible potential for current use by roosting bats.

6.4.2 The thorough daytime visual inspection 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 24 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.