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Project: 22_PRA_10_20
Site: 45 Briarlyn Road, Birchencliffe, Huddersfield, HD3 3NL
Client: Tahira Ahmad



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Project Number:	22_PRA_10_20
Report Type:	Preliminary Bat Roost Assessment Report [PRA]
Site Address:	45 Briarlyn Road, Birchencliffe, Huddersfield, HD3 3NL

Role:	Name:	Position:	Date:
Surveyor	Matt Harmsworth	Lead Consultant	20/10/2022
Author	Matt Harmsworth	Lead Consultant	20/10/2022

Revision History		
Date:	Version number:	Summary of changes:
20/10/2022	1.0	First Draft
20/10/2022	1.0	First Issue

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Summary:

1. We were appointed by Tahira Ahmad to undertake a preliminary bat roost assessment survey and report at 45 Briarlyn Road, Huddersfield in October 2022.

2. It is proposed to extend the existing dwelling which requires alterations to the roof space. The Local Planning Authority have requested a PRA due to the alterations to the roof and the proximity to suitable foraging habitat.

3. Before visiting the site, a thorough desk study was undertaken, in order to determine historical records of designated sites, habitats and bat species within a 2km zone of influence. Data was sourced via the Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC), at this stage a further LERC search was not deemed necessary.

4. A site survey was carried out by Matthew Harmsworth on the 19th October 2022 under the guidance provided within Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2016). Matt has 2 years continuous experience carrying out preliminary roost assessments and nocturnal bat activity surveys under supervision from a licensed ecologist.

5. 45 Briarlyn Road is a two storey semi-detached property most likely of 1970's origin. Access was open and good.

6. A thorough internal and external examination discovered no potential roosting features. The roof was in good condition and well sealed. There is one slipped tile to the front of the property but it has not allowed for roof access.

7. Bands of woodland exist to the immediate north and south of the property, these bands are well connected to the wider environment and landscape and provide good foraging potential for bats.

8. No further survey effort is required but a precautionary approach must be adopted during any works to the existing roof.

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Acknowledgements:

Data referred to within this report has been sourced from Natural England Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) database.

1 Introduction

1.1 ROAVR Group were commissioned to undertake a Preliminary Bat Roost Assessment (PRA) at 45 Briarlyn Road, Huddersfield.

1.2 The survey was comprised of a desktop study, which was undertaken in October 2022 and a site survey, which was carried out by myself on the 19th October 2022

1.3 The methodology and results are outlined within the report. Where applicable, recommendations for suitable mitigation and ecological enhancements are provided.

1.4 The report is to be submitted to support a planning application to extend the property.

1.5 The information and recommendations within this report have been prepared and provided in accordance with CIEEM's Code of Professional Conduct.

SITE DESCRIPTION

1.6 The survey site covers an area of approximately 410sqm and is centred on 'SE11661877'.

1.7 The site is situated in Birchencliffe in the Kirklees Council control area. The site is located toward the centre of the village and has a suburban feel. It is located on a hill and is exposed.

1.8 The site is a semi-detached residential dwelling house that looks to be of 1970s origins and is in good repair.

DEVELOPMENT PROPOSALS

1.9 The house is to be extended with a two storey side extension to create more family living space.

POLICY AND LEGISLATION

1.10 All UK bat species and their roosts are strictly protected under European and UK legislation (Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (CHSR), and the Wildlife and Countryside Act, (1981) (WCA). Furthermore, Annexe II of the Habitats Directive lists four UK bat species, providing them further protection. Under the National Planning Framework, bats and their roots must be considered during development.

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SCOPE OF WORKS

1.11 The aims of this assessment were to:

- Assess the presence/potential for roosting bats within the existing building;
- Identify potential access/egress points for bat species;
- Assess potential habitat usage for foraging/commuting bats on-site;
- Determine whether further Bat Surveys may be necessary;
- Provide recommendations for suitable mitigation and ecological enhancement (if required).



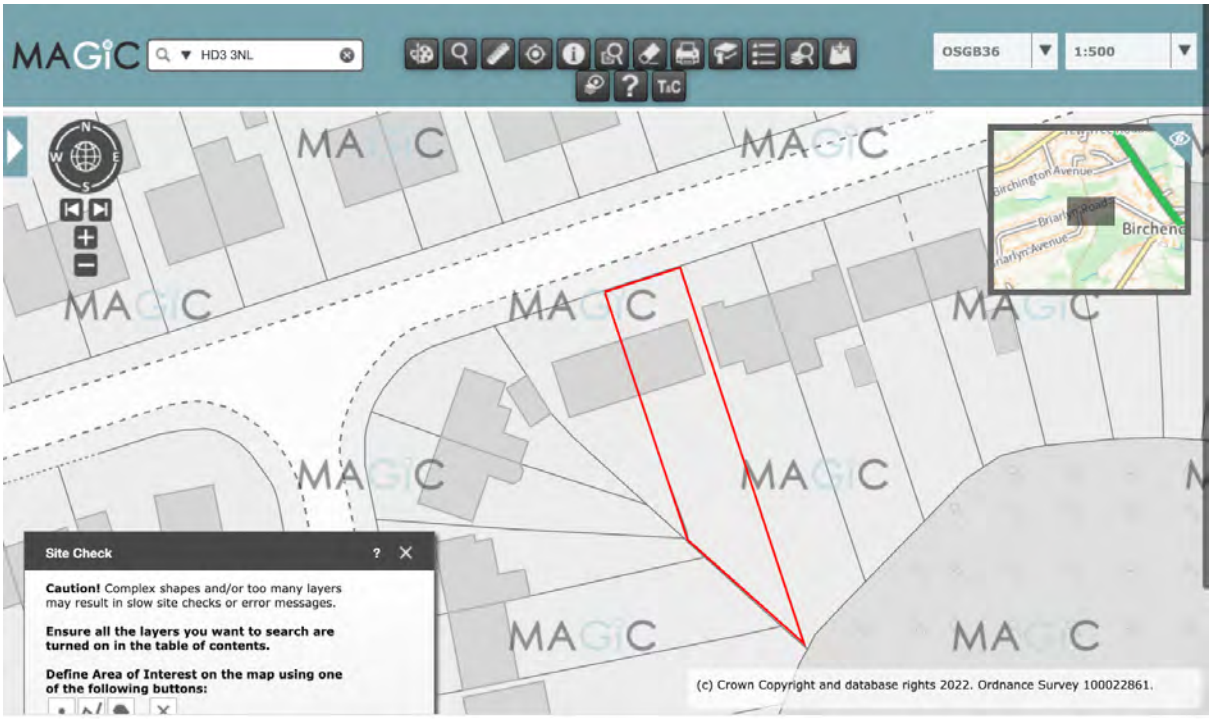


Figure 1 - Site Location Plan and Assessment Boundary.

2 Methodology

DESKTOP STUDY

2.1 Site-specific information in relation to land designations, bat species and protected habitats within a 2km zone of influence (ZoI) was sourced from DEFRA MAGIC.

2.2 In order to ensure that ecological data searches were up to date, species data was screened and all data records pre-2012 were omitted from the results.

2.3 Results of the desktop study should be considered to be indicative only.

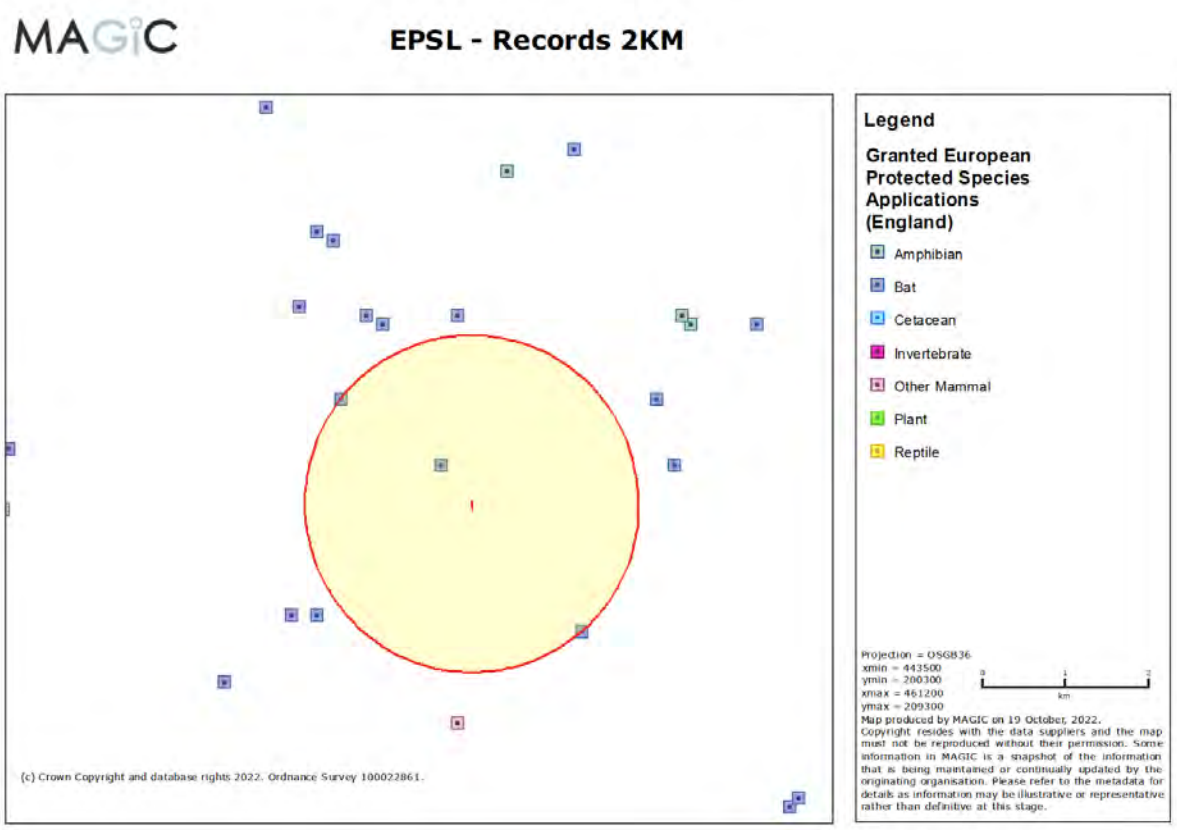


Figure 2.3.1 - EPSL licences granted within 2km ZOI.

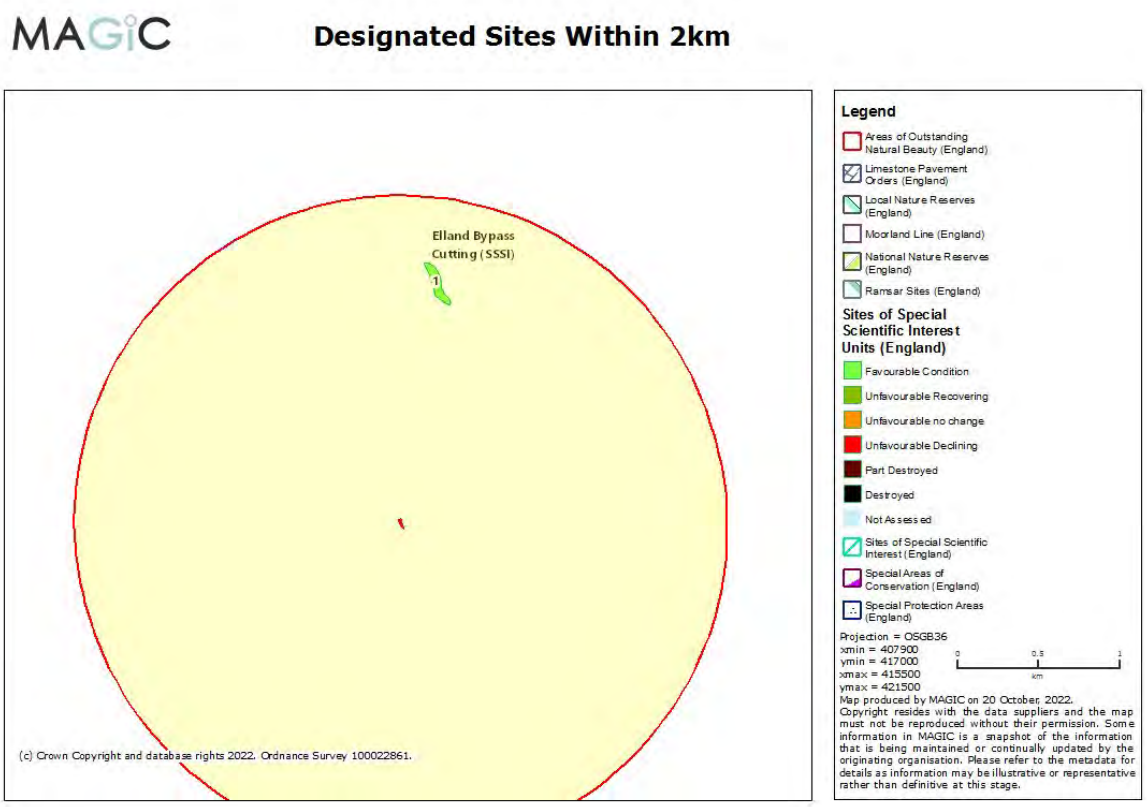
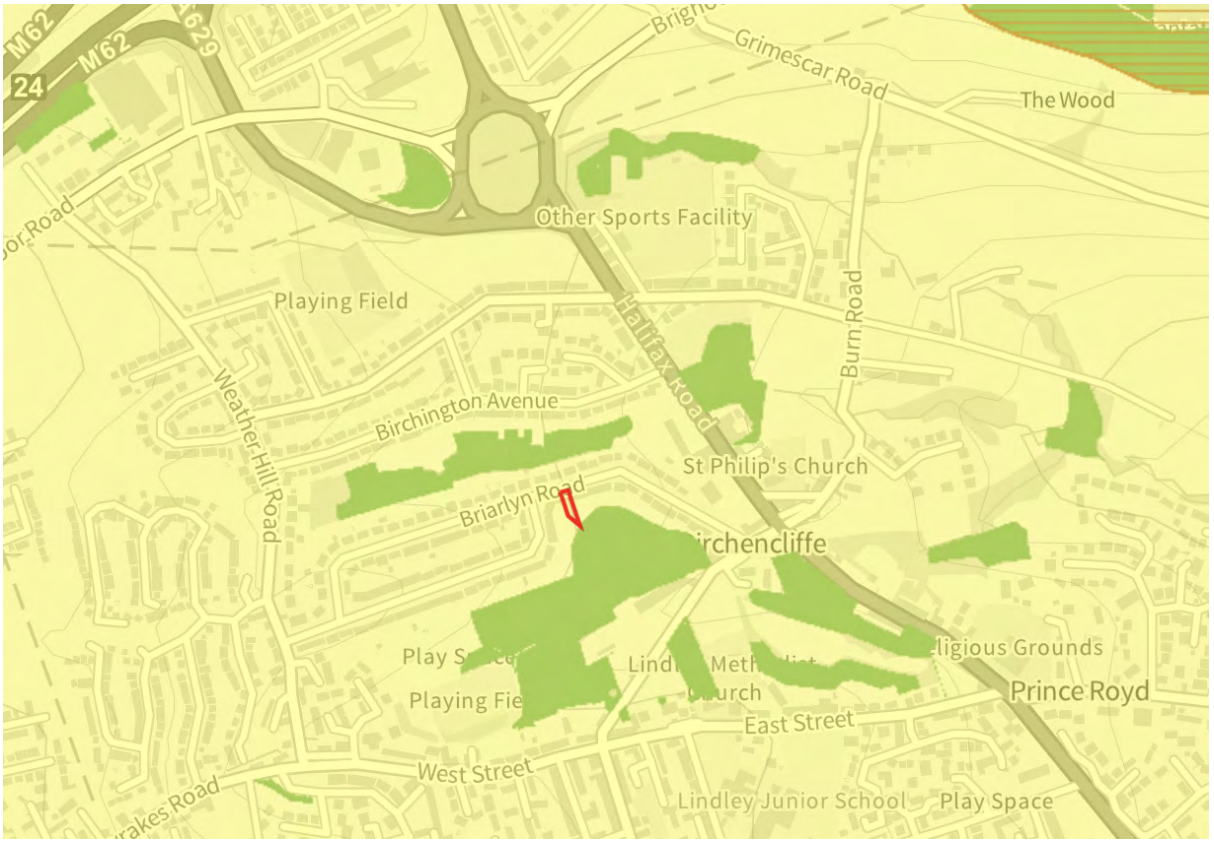


Figure 2.3.2 - Designated Sites within 2km ZOI.



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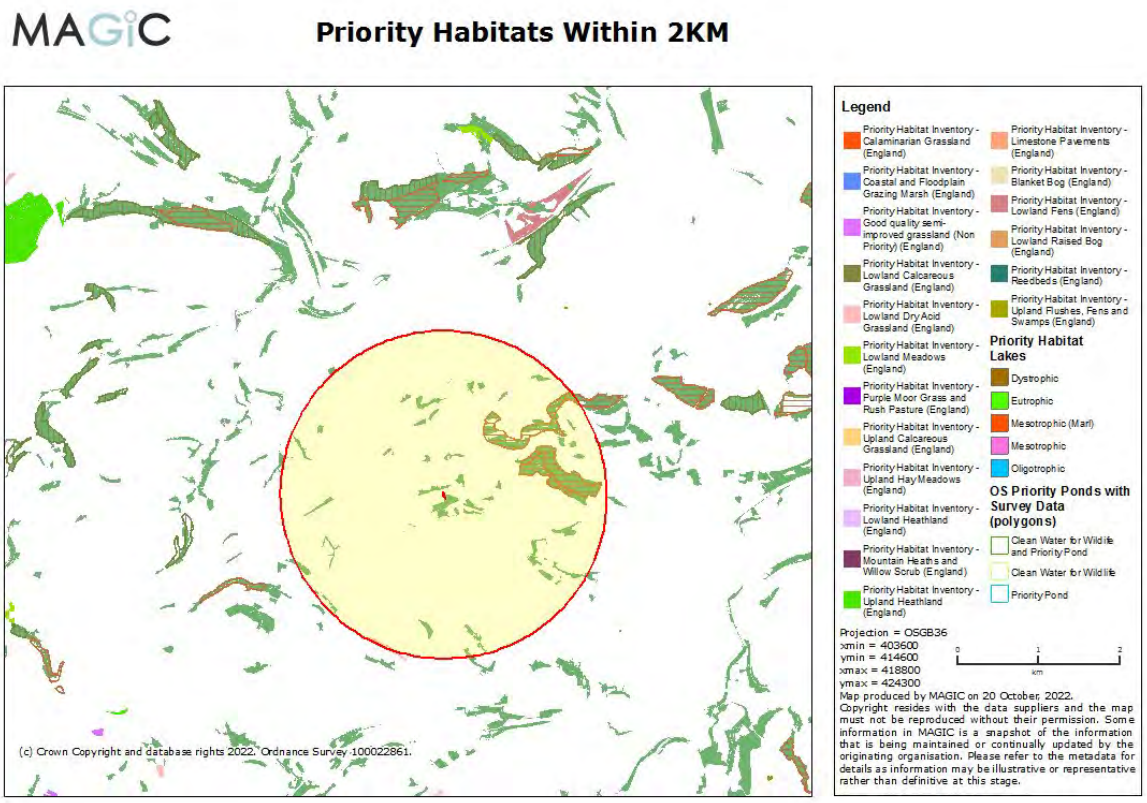


Figure 2.3.3 - Priority Habitats within 2km ZOI.

PRELIMINARY BAT ROOST ASSESSMENT (PRA)

2.4 A Preliminary Bat Roost Assessment, comprised of a preliminary ground level roost assessment was undertaken by Matt Harmsworth on the 19th October 2022. The PRA was undertaken in line with the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2016).

2.5 The survey included an active search for bats, evidence of bats such as droppings, feeding remains, oil staining, bat fur and/or scratch marks and potential roosting features (PRFs).

2.6 The survey was conducted from the ground. Habitats and features of importance were mapped using a GPS enabled handset.

SPECIES POTENTIAL

2.7 The potential for roosting bats within building B1 and foraging/commuting bats within the existing habitats was assigned a rank as per Table 2.7.1. An assessment was carried out using data collected during both the desktop study and site survey.

Table 2.7.1: Rank of potential suitability for bats 'Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2016).

Suitability	Comments
Negligible	Negligible habitat features likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. Unlikely to support maternity or hibernation roosts.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, appropriate conditions and/or suitable surrounding habitat.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitats.
Confirmed roost	Evidence of roosting bats confirmed by site survey.

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ECOLOGICAL CONSTRAINTS AND MITIGATION

2.8 An evaluation of the potential impacts to roosting and foraging/commuting bats caused by the proposed development was made with reference to the the 'Bat Mitigation Guidelines' (Mitchell-Jones, 2004) and CIEEM's 'Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018).

LIMITATIONS

2.9 The site surveyor does not currently hold a Bat Licence. However, invasive licenced survey techniques were not considered to be necessary during the site survey.

2.10 The site map shown in Appendix 5 has been produced from an Google Earth Extract. Aerial imagery and a site walkover with a GPS enabled handset has been used to inform the location of the PRFS.

2.11 With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for one bat survey season.

3 Desktop Study

BAT ECOLOGY AND LEGISLATION

3.1 Many species of bats are located within in England and several have been recorded close to this site including common pipistrelle (Pipistrellus pipistrellus) and daubenton (Myotis daubentonii)

3.2 Bats emerge around sunset, flying in good weather conditions and catching moths and other insects using ultrasound. Bat populations have declined by around 50% in the last ten years.

3.3 All bat species have been for some time protected under schedule 5 of the Wildlife & Countryside Act as amended 1981. However, since 2007, the effective protection for bats now comes from Schedule 2 of the Conservation (Natural Habitats &c) Regulations 1994, which defines "European protected species of animals". European Protected Species (EPS) are fully protected wherever they occur and at all times.

3.4 All bat species are also a Local Biodiversity Action Plan priority species.

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SITE DESIGNATIONS

3.5 There was one designated site within the 2km ZoI (Tables 3.1.1).

Table 3.1.1: Statutory and non-statutory designated sites recorded within a 2km radius of the survey site.

Site Name	Grid Reference	Area (ha)	Approx. Closest Distance from Site (km)
Elland Bypass Cutting (SSSI)	SE 118 202	1.2842	1.7km north

*Data from DEFRA MAGIC.

LOCAL HABITAT

3.6 The entire site is a residential site of low biodiversity value but borders a priority habitat to the south (deciduous woodland).

HISTORICAL SPECIES RECORDS

3.7 Records for bats are present within 2km of the Site, including records for Common pipistrelle species with 3 granted European Protected Species Applications (England) within the 2km zoi.

4 Site Survey

4.1 The site survey was undertaken by Matthew Harmsworth on the 19th October 2022. The survey was undertaken during sunny interval conditions with an air temperature of 12c and strong easterly winds.



ON-SITE ROOSTING POTENTIAL

All methodology follows the current guidance from the Bat Conservation Trust (BCT)9 unless otherwise specified.

The survey was undertaken via a ground-based daytime inspection with the assistance of close focus binoculars, a small drone, and an endoscope and was supported with an assessment of surrounding habitats in relation to connectivity and foraging resource value.

The survey focused on identifying a range of characteristic signs which can indicate current/recent use of a potential roost site by bats. A more detailed external inspection was then undertaken to allow detailed examination up to 3m in height and an endoscope to view inside cavities where required.

This external assessment was then further supplemented by an internal investigation of all safely accessible areas to identify any signs of bats being present. In particular the following signs were searched for: droppings, grease marks, urine stains, bats (dead or alive) and feeding remains.

In terms of limitations of this survey, the access was good but the loft space is restricted in size and is being used for storage. Regular access is made to the loft space.

Building B1:

Number 45 Briarlyn Road is a semi-detached residential dwelling house typical of the immediate local area. It appears to be of 1970s construction and is of a brick construction with a partial render applied. The chimney and roof are in good condition and the building is currently in use as a residential home. There is an attached side garage with a flat roof.

No potential roosting features were identified during the site survey. The roof was found to be in good condition bar one slipped hanging tile to the front elevation. A close inspection with a drone shows the felt in place and no access to the roof space suitable for crevice dwelling bats.

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FORAGING & CONNECTIVITY

Although the building is somewhat isolated in a residential street, the surrounding landscape does provide extensive foraging and commuting habitats to both the north and south of the plot.

Trees adjacent to the site were assessed to have negligible roosting potential due to a lack of potential roosting features.

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5 Evaluation and Assessment

5.1 Results from the desktop study and site survey were evaluated to assess bat species potential (as per Table 2.7.1). An evaluation of potential ecological constraints (in relation to bats) to the proposed development and recommendations for appropriate mitigation strategies are provided in Table 5.1.1

5.2 No evidence of bats were observed at the property, no potential roosting features were present and no further survey effort is required.

5.3 Construction works should be limited to daylight hours (excl. dawn and dusk) in order to prevent disturbance to night time foraging activity. Post-construction, the use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.

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Table 5.1.1: Potential ecological constraints (in relation to bats) to the proposed development and appropriate mitigation strategies.

Bats (Chiroptera)	Presence/Potential	Further Comments	Potential Impacts	Recommendations for Mitigation
Roosting Bats	Negligible	Building B1s roof was in good repair, well sealed and no potential roosting features were seen from the ground or from the drone imagery.	None.	As a precautionary measure, an ecological clerk of works should be on standby when the rear elevation is stripped to construct the extension. If any evidence of bats is seen then works should cease and a suitably licensed bat worker should be consulted.
Bats (Chiroptera)	Presence/Potential	Further Comments	Potential Impacts	Recommendations for Mitigation
Foraging/Commuting Bats	Moderate	The site is considered to be part of a mosaic of suitable foraging/commuting habitats. The woodland to the north and south of the site offers useful foraging and commuting habitat.	The proposed development may result in the loss of suitable foraging/commuting habitats if suitable mitigation strategies are not put in place.	Care must be taken to ensure that flight paths are not obstructed. Construction works should be limited to daylight hours in order to prevent disturbance to night time foraging activity. The use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and

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				that the sensitivity is set to large moving objects only.

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7 Conclusions

7.1 The property at 45 Briarlyn is to be redeveloped with a rear two storey extension and alterations. These alterations will require works to the roof of the building and therefore it was essential to rule out the roof space as being suitable for roosting bats.

7.2 No evidence of bats or bat potential was seen during the site survey on the 19th October 2022 and thus no further survey effort is required.

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8 References

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9 Report Limitations

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Matt Harmsworth
Lead Consultant

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Appendix 1: Site Location and Assessment Boundary

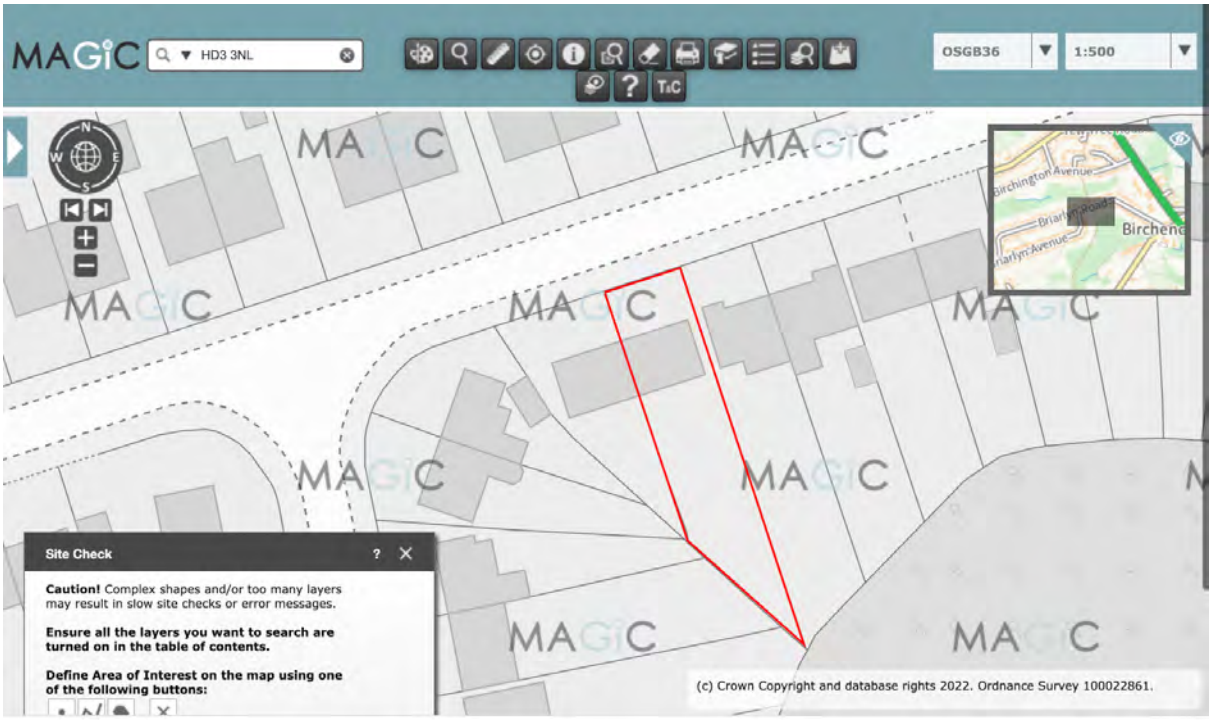


Figure A1.1: An extract from DEFRA showing the site location.

Appendix 2: Site Photographic Plates & Target Notes



Photographic plate showing the southern elevation.

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Photographic plate showing the northern elevation.

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Photographic plate showing the adjacent priority habitats.

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Photographic plate showing the two trees adjacent to the properties rear garden.

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Photographic plate showing the offsite woodland to the south.

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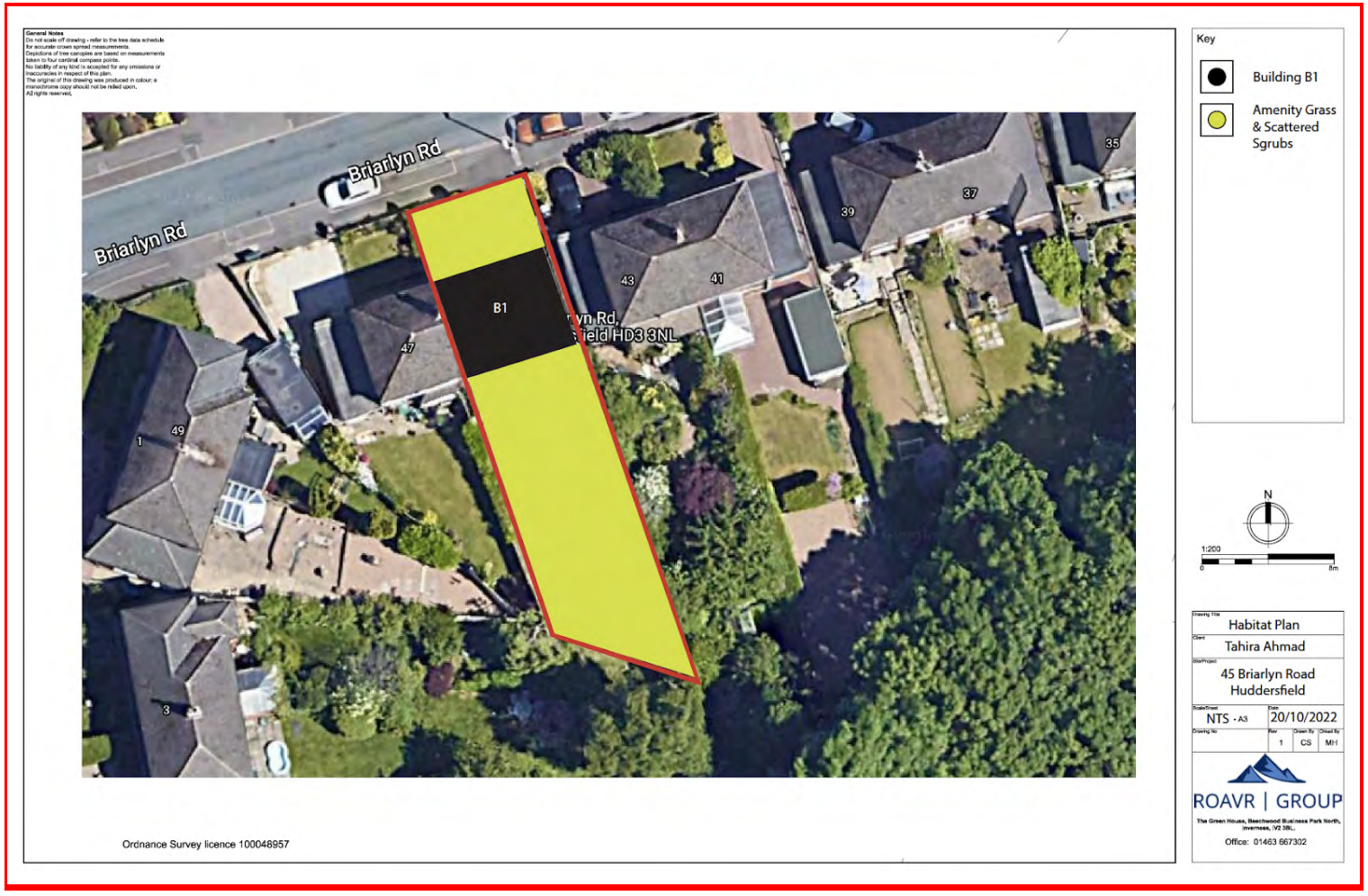
TN	Detail	Photograph
TN1	Location of the slipped hanging tile.	
TN2	Roof is in good repair and well sealed.	 

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TN3	*Loft space is well maintained and sealed.*	 

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Appendix 3: Site Habitat Map



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