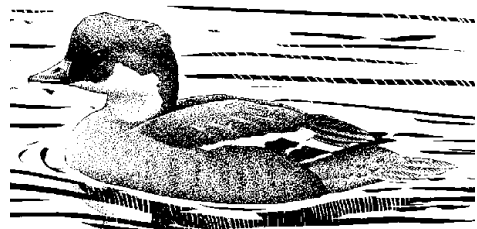


Bat Survey to
111 Marsh Lane
Shepley
Huddersfield
HD8 8AS

2nd November 2022



John Gardner
Wildlife Photographer | Bat Ecologist
32 Nostell Lane, Ryhill, Wakefield,
West Yorkshire WF4 2DJ.
01924 229800 mobile 07887 627005
www.wildscenes.com
e: john@wildscenes.com



1. Summary

- 1.1 A bat scoping survey has been carried out to the brick garage adjoining outbuildings at 111 Marsh Lane, Shepley to determine if the building is being used by roosting bats. The survey is required as part of a planning condition applied to the application and was undertaken outside the optimal time for bat occupancy and therefore aimed to establish the *likelihood* of bats using the building. The application seeks to convert the building to residential.
- 1.2 The building is single-storey brick garage with blue slate roof and is in a good state of repair. The walls have no cavity and there are no structural cracks in the brickwork and no decorative wooden features (gutter boards, soffits etc) that would provide potential roosting features (PRFs). The blue slate roof is partially unlined but there is a wooden lining to the main section. There was no evidence of bats within the building and only a limited number and variety of PRFs overall. There is a lean-to at the southern end, but this offered very little interest to bats. There is a section of failed verge pointing to the southern elevation, but this is large enough to be accessible to birds and is less likely to be used by bats. Given the very limited number of PRFs, the building is classed as being of very low bat roost potential.
- 1.3 An assessment of 'low' roosting potential generally requires a single activity survey to be carried out, but experience suggests that the likelihood of bats being present is very low and a destructive search has been suggested in place of an activity survey. This will include stripping the roof by hand during the winter period and carefully checking for the presence of bats. There was evidence of active swallow nests, and these birds will be excluded from the building by the proposed works.
- 1.4 There are no statutory constraints to the development of this building with regards to bats and no further survey work is required but mitigation has been specified and should be followed.

2. Introduction

- 2.1 A bat scoping survey was carried out to the garage that adjoins the large outbuilding to the rear of 111 Marsh Lane, Shepley, Huddersfield HD8 8AS (NGR SE386091) to determine whether bats have or are using the building as a roost site. The site was also checked for the presence of nesting birds.
- 2.2 The current proposal has been granted planning permission for partial demolition and conversion to a residential dwelling. A bat survey has been requested as a condition thereof.
- 2.3 The survey took place at a time considered to be outside the optimal period for bat occupancy but still aimed to establish the following:
- The likelihood of bats using the building by undertaking a scoping survey.
 - Identify any potential roosting features (PRFs).
 - Determine if activity surveys are required.
 - 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 site was surveyed in accordance with BCT best practice guidelines and surveyor experience by John Gardner, a surveyor with 41yrs field experience in searching for bats and is registered to use the Class Survey Licence WML CL20 (Level 4). The licence number is 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.
- 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 findings of a daytime scoping carried out to the above site on Wednesday 2nd November 2022. This report 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 There were no constraints to the survey.

5. Site Description

5.1 The site consists of a single-storey garage and outbuilding attached to the rear of a large double-height outbuilding at the rear of 111 Marsh Lane. The site is surrounded by other dwellings and pasture to the rear of the site. Foraging habitat is limited immediately surrounding the site but good foraging exists c.1000m east of the site and the site is connected to the wider landscape by a series of linear features.

Figure 1. Site location plan

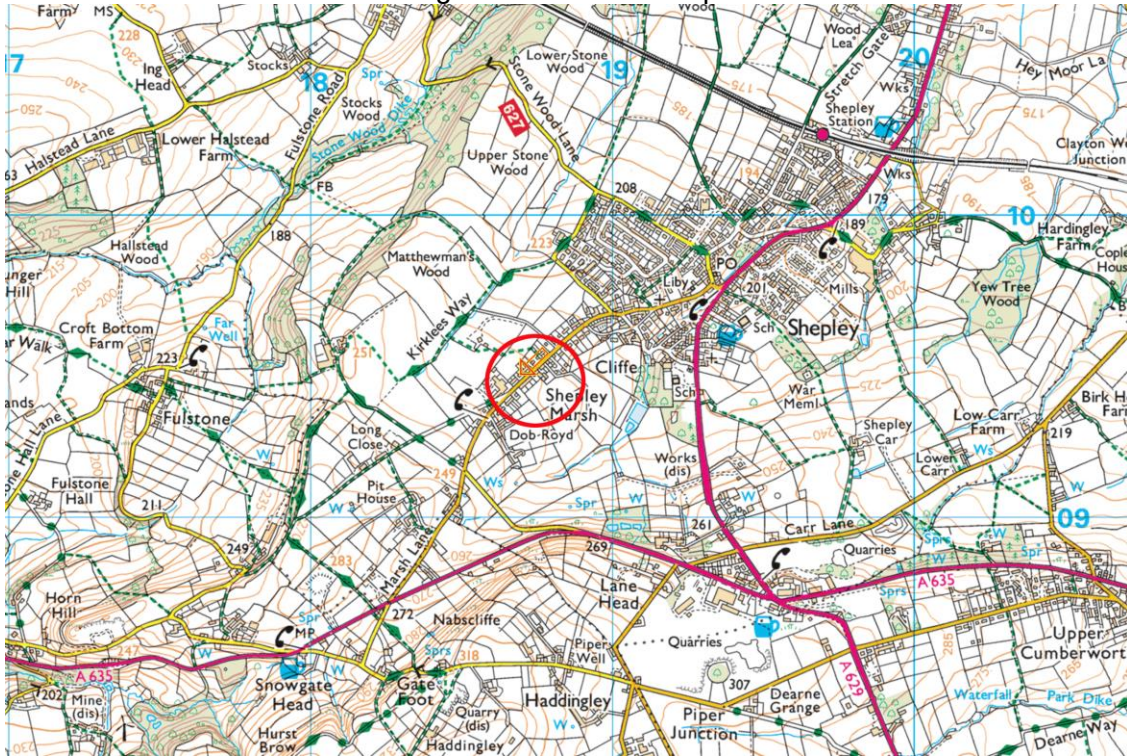


Figure 2 Aerial view of the site, surrounds and specific buildings surveyed

6. Desk Study

No bat records exist relating directly to this site and the site has low potential to support roosting bats. Therefore, no data searches have been undertaken at this time. Furthermore, the zone of impact does not extend beyond the site footprint and, therefore, will have no impact to other bat roosts within this area.

7. Activity surveys

7.1 The building was assessed as being of 'low' bat roost potential, but a destructive search has been suggested in place of a single activity survey next year.

8. Survey results

The building is a single storey brick building comprising a garage and former stable and there is a lean-to building on the south elevation. The roof is covered with blue slate and is sound and without missing or slipped tiles and all ridge tiles are present though there are small sections of failed mortar. The internal section above the garage is unlined and shows no signs of use by bats. The interior of the former stable is lined with wooden boards and is sealed at the ridge. There are no signs of bats inside the building; no droppings, scattered prey remains, or staining was noted.

The walls are built from large industrial bricks arranged in a header and stretcher style and. Therefore, there is no wall cavity. The walls are sound and have no structural gaps or cracks that would potentially allow bats to roost. The wooden casement and stable doors offered no roost potential and there are no fascia boards or soffits. The single verge to the south elevation of the roof has a section of failed mortar but the resulting gap is quite large and likely to appeal to sparrows and other birds.

There is a lean-to attached to the south elevation which has the same style of solid wall and blue slate roof. This section is unlined and not likely to appeal to bats. There is a minor gap between to the bricks where the lean-to joins the stable, but this was easily inspected and showed no use by bats.

Overall, the building has very limited potential roosting features other than the failed mortar to the dry verge. Based on the number and variety of PRFs, the building is assessed as being of 'low' roost potential. Experience suggests that there is unlikely to be a nursery roost of bats present and therefore, a destructive search should be undertaken in place of a single activity survey in summer for reasons set out in section 9.

9. Interpretation and analysis

The building has limited appeal to bats but the few PRFs present make the assessment of the building's potential to support roosting bats as 'low'. An assessment of this level usually requires a single activity survey to be carried out between May and August when bats are active and using buildings. However, it seems unlikely that the building would be used as a nursery roost as the only potential is in the section of failed mortar on the dry verge, but this is quite a large gap and easily allows sparrows and other birds to use the same space. A large gap such as this makes bats vulnerable as they emerge and is therefore much less likely to be used. It would be acceptable to perform a destructive search in place of waiting for an activity survey which is likely to establish that bats are not using the building. The destructive search should be undertaken during the winter period and involve removing all roof tiles by hand. Prior to the stripping of the roof, a bat box should be erected close by so that in the unlikely event of a bat

being found during the works, there is somewhere for the bat to be placed for safety. If found, bats will only be handled and relocated by a qualified bat ecologist.

There are the remains of what appears to be active swallow nests from the current year and droppings beneath the site of these nests. These birds will be excluded by the conversion of the building.

10. Impact assessment

The building is assessed as being of low bat roosting potential but is regarded as being unlikely to be used by bats, particularly as a nursery roost. It is possible that single bats could use the building from time to time, but the building is not essential to species survival. The proposed works will destroy limited roosting features, but a destructive search will prevent harm to bats in the unlikely event that they are using the building. The works will not result in fragmentation or loss of habitat. The proposed works will not have any impact beyond the site footprint.

11. Mitigation measures

The building has been assessed as being of low interest to bats and there is no evidence bats have used the building, consequently, there is no requirement for a European Protected Species Mitigation Licence (EPSML). There is limited potential for bats to use the building but it is not thought likely that there would ever be a nursery roost present. In order to safeguard bats should they be present in small numbers, a destructive search has been specified below.

Precautionary Measures

- All roof tiles to be removed by hand, especially ridge and edge tiles. This should be done during the winter period (Nov-March inclusive) when bats are less likely to be present.
- A bat box will be erected on an adjacent building prior to the removal of the roof tiles so that if a bat is found it can be placed in a safe environment.
- In the unlikely event of a bat being found during the work, work will cease, and advice be sought from a qualified ecologist. Bats will only be removed by the appropriately qualified ecologist.

Features and enhancements

- A permanent bats roosting feature will be incorporated into the west or south elevation of the new dwelling or, alternatively, be attached at eaves level on the west side of the two-storey building to which the garage is currently attached.

Timings

- The stripping of the roof should be carried out between November and the end of March when bats are least likely to be present.

12. Conclusion

The survey concluded that the building offers limited potential bat roosting features and there was no evidence to suggest the building has been used by bats. A destructive search of the roof tiles will be performed during the winter months to ensure there will be no impact to bats. There will be no loss or fragmentation of habitat. The project is considered to have a very low ecological impact and no further survey work is required.

Appendix 1 Photographs of the site







interior of stable section



roof detail



interior of lean-to