

Bat Scoping Survey to

Crown Buildings

5 Scott Hill

Clayton West

Huddersfield

HD8 9PF

2nd September 2024



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Bat Surveys | Lectures | Photography

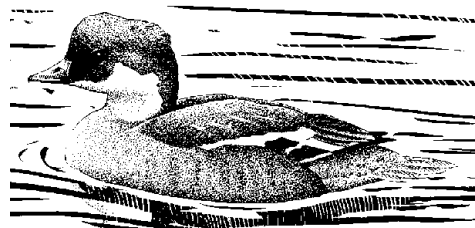
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1. Summary

- 1.1 A bat scoping and activity survey to Crown Buildings 5 Scott Hill, Clayton West was commissioned to establish the likelihood of the site being used by roosting bats ahead of development works. A scoping survey was carried out to the site in 2021 and deemed it to be of low roost potential. This survey provides updated information and includes a single activity survey. The current application seeks demolition of the chimney and conversion of the unit into a residential dwelling.
- 1.2 The survey was undertaken towards the end of the optimal season for bat occupancy but is considered acceptable as the weather in the previous weeks has been fine and settled and bats are still in buildings. The survey, aimed to establish the likelihood of bats using the site by looking for evidence in the form of droppings in buildings, scattered prey remains, or noting potentially suitable roosting cavities as well as assessing the likely impact of the work on bats. A single activity survey was also undertaken based on the results of the previous survey.
- 1.3 The site is comprised of a large workshop on a plot covered by hard standing and is located between many residential dwellings on Scott Hill. The site is located on the east side of the village of Clayton West and is close to moderate foraging habitat which connects the site to the wider area. The workshop is built of engineering bricks and has no wall cavities and is rendered on the east elevation. The roof is covered with an interlocking cement fibre board but is lined with sarking and this may offer roost potential but is considered low. The east elevation is completely cement rendered eliminating any bat access and there are no gutter boards or fascia on either the west, south or east elevation. The north elevation has some sections of gutter board, but there is no evidence of use by bats, and they are in a shaded cool area and less likely to be used by bats. The large brick chimney on the NW corner appears sound and without cavities and has been in use burning scrap wood for heating until the recent change of ownership.
- 1.4 The site is classed as having low suitability for roosting bats combined with negligible foraging habitat. Experience suggests that it is unlikely that bats would roost in the building as it has been used continuously for many years for joinery manufacturing and has been subjected to high levels of noise and dust. However, there remains potential for bats to gain access under the ridge tiles to the area between the roof covering and the sarking.
- 1.5 An assessment of 'low' bat roost potential requires a single activity survey, and this was undertaken on the same evening as the current scoping survey and resulted in no bats emerging from the building or the chimney. Only a small number of bat passes from common pipistrelle was noted but were to the east of the site which is as expected given the better habitat there.
- 1.6 The survey established that the building is not used by bats which has a limited number and diversity of potential roosting features, combined with low quality foraging habitat and the many residential houses around the site which offer much greater roosting potential. Therefore, the development of the site, including dismantling of the chimney is unlikely to impact bats. There will be no loss or fragmentation of habitat and any minor loss of potential roosting sites can be compensated for in the project. No further surveys are required.

2. Introduction

- 2.1 A bat scoping survey was carried out to Crown Buildings, 5 Scott Hill, Clayton West HD8 9PF (NGR SE259110), in accordance with the Planning Authority's request, to determine whether bats are using the site for roosting or foraging what impact there may be to bats from the development.
- 2.2 The application seeks planning permission to increase the existing roofline by 1.8m.
- 2.3 The scoping survey took place towards the end of the optimal time for bat occupancy but is considered valid based on the suitability of the site and aimed to establish the following:
- the likelihood of bats using the buildings or site by undertaking a visual inspection during daylight
 - identify any potential roosting areas and provide a scoping report
 - 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 44yrs field experience in searching for bats and is registered to use the Class Survey Licence WML CL19 & 20 (Level 4). The licence number is 2015-15656-CLS-CLS.
- 3.2 The scoping survey was undertaken to assess the site's potential to support roosting bats by inspecting any buildings, structures or trees present and to assess the foraging potential of the site. 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 In addition to assessing the site's degree of potential to support roosting bats, an assessment of the location of the site and the surrounding habitat in terms of bat suitability, further allows an assessment to be made as to the site's potential 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 results of a bat scoping survey carried out on 2nd September 2024 and 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 None.

5. Site Description and context

5.1 The site consists of a large workshop surrounded by hardstanding and is located on the east side of the village of Clayton West.

Figure 1 Site location plans

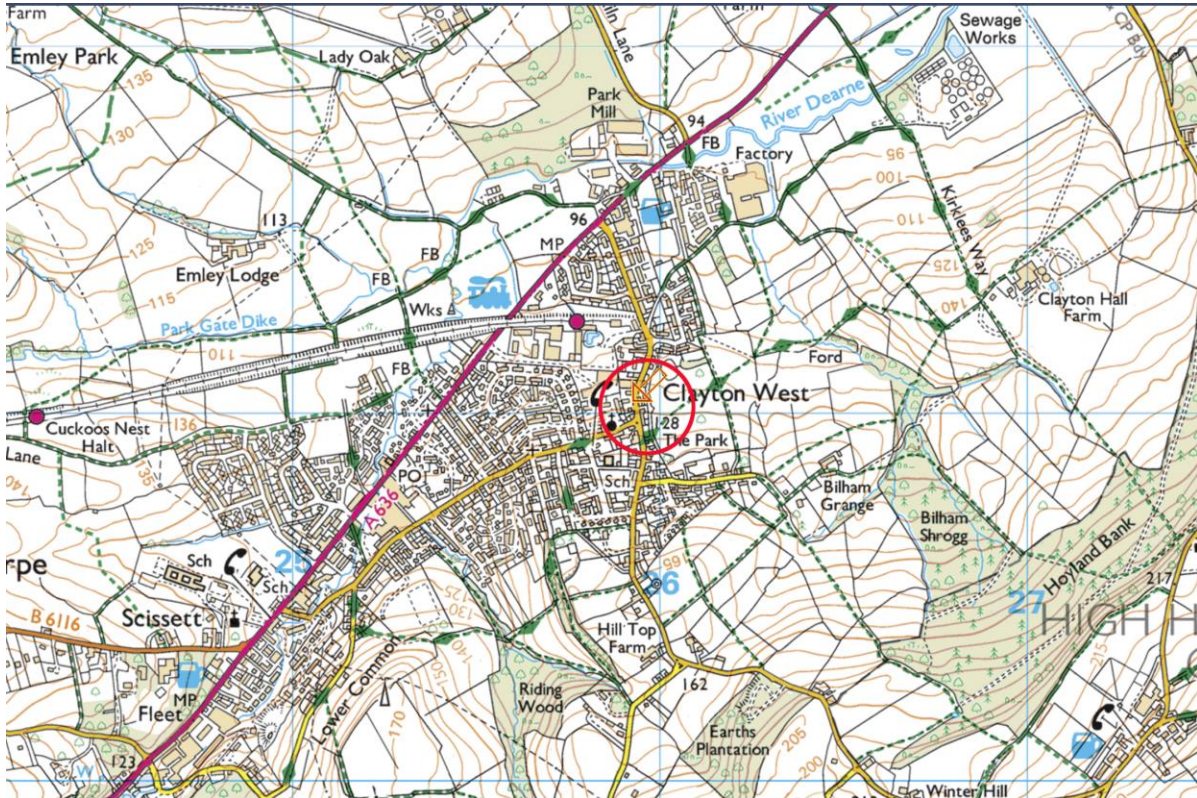


Figure 2 Aerial view of the site, surrounds and buildings surveyed

6. Desk Study

- 6.1 West Yorkshire Bat Group hold no records relating directly to the site but hold several records within a 2km radius, most of which are considered historical. There are no roosts close enough to the site to be affected by the proposed raising of the roof.
- 6.2 The scale of the works for the survey site is confined to a small footprint set on a mix of hard standing and ruderal vegetation and, therefore, the zone of Influence in relation to the target species is not considered likely to have any impact outside the scope of this application.

7. Activity surveys

- 7.1 A single activity survey was carried out by two surveyors at the end of the optimal period but under perfect conditions and following several weeks of calm weather.

8. Survey results

8.1 The daylight survey

The site is located on the east side of the village of Clayton West and is located within easy reach of moderate foraging habitat. The site is comprised of a former joiner's workshop on a large yard of hard standing which offers no value to bats for foraging.

The workshop is constructed from brick and is built in English bond style and has no wall cavity. The walls appear quite sound on the south and west elevation but viewing is limited as these elevations form the boundary to private land. There are no soffits or fascia on these elevations and the gutter along the south elevation sits on the wall top and has limited potential. The east elevation has a cement render which eliminates the possibility of bats using the walls while the north elevation has been modified and altered to have large windows with a section of shiplap above each one. There are limited access points at the edges for the shiplap panels but viewing from the inside shows that these sections are open and exposed and therefore offer no potential roosting cavities.

The roof is covered with interlocking cement fibre boards and has limited access potential due to the way the panels sit flat at the joints. The ridge tiles are present and do offer access to the ridge section along the undulating profile of the roof. Unusually, the interior is lined with planks or sarking and therefore there will be a gap between the wooden boards and the outer covering that may provide potential roosting sites. However, there are certain factors that might limit the suitability and these are discussed in Section 9.

To the NW corner stands a large chimney constructed from brick and it appears to be in a sound and stable condition. There are no external features that would allow bats to roost and, until very recent change of ownership, the chimney was in use daily for burning wood scraps and sawdust via a wood burning stove which was vented into the chimney. A small lean-to outbuilding also occupies the NW corner but is of negligible interest to bats.

8.1 The emergence survey

The 2021 suggested a single activity survey be carried out at the appropriate time of year and therefore, an emergence survey was carried out on the same evening as the current scoping survey. Two surveyors covered the site easily and the weather was ideal with no breeze, high cloud and a temperature of 14°C. Sunset was recorded at 20:15 and the survey commenced 30 minutes prior to sunset until 90minutes after sunset.

The first bat was detected at 20:42 and was somewhere to the east of the site. Although clearly picked up on the detectors as common pipistrelle, no visual was made but the bat did not emerge from the survey site. Several other bat passes were recorded from that direction, and this is as expected as the better foraging habitat lies to the east of the site. No bats were recorded emerging from or passing over the survey site. Leisler's bat was also recorded high overhead on at least three occasions during the survey.

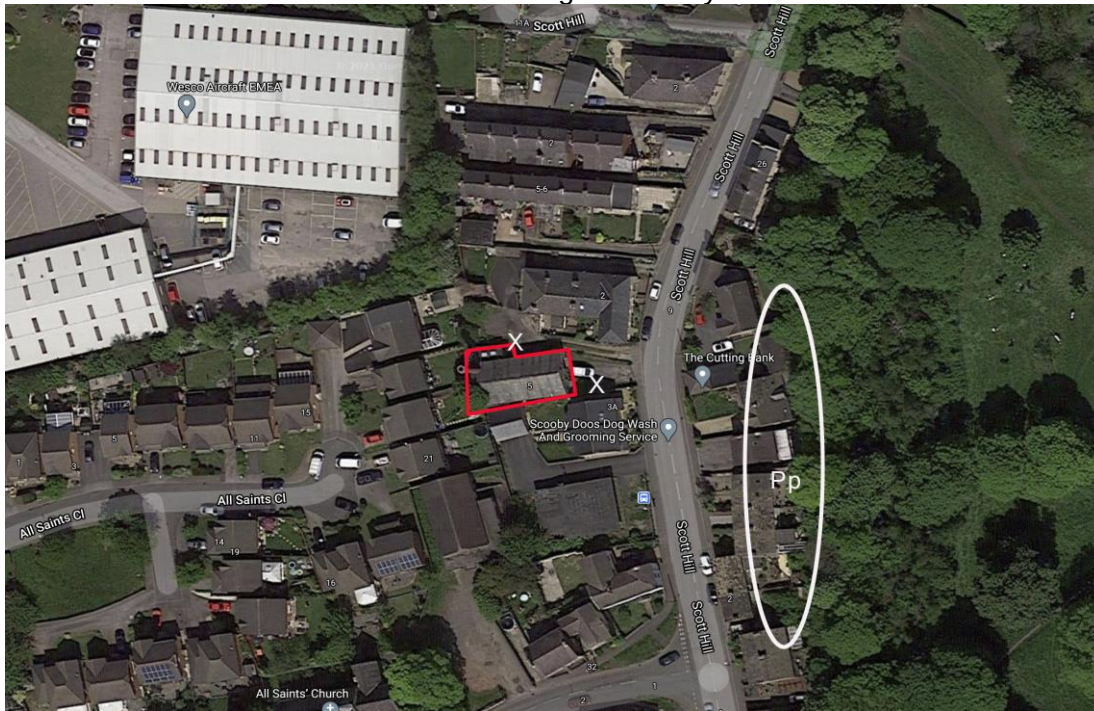


Figure 3. Flight direction and activity of bats

9. Interpretation and analysis

The site is in an area which is likely to support the commoner species of bat and there is moderate foraging habitat to the east of the site. There are many residential dwellings surrounding the site which will offer greater roosting potential particularly those along the western boundary.

The workshop itself has a limited number and diversity of potential roosting features and is assessed as being of low potential to support roosting bats, mainly along the ridge section, but experience suggests that this is unlikely as bats rarely favour the cement fibre roofing as the temperatures will fluctuate widely. The workshop has been in constant use until very recently as a joinery workshop and has been subjected to noise and a great deal of dust which permeates most of the crevices within the building and there is some evidence that the ridges are not watertight and sections are damp.

No bats were seen to emerge from the site and none foraged over the site which is to be expected as there is no habitat that would entice them to do so. All bat passes were recorded to the east of the site where there is better habitat and emergence times suggest a roost is likely to be present nearby. The works will not reach beyond the site footprint and therefore, the zone of impact will remain within the site bounds.

10. Impact assessment

- 10.1 It is unlikely that there will be any impact to bats or the local bat population from this development and this is likely to be confirmed by the bat activity survey. The proposal to increase the height of the roof will provide an opportunity to include a permanent roosting feature in the south and west elevations.

11. Mitigation and compensation measures

- 11.1 Bats are not using the site and it is considered unlikely that they would do so. The site's appeal and suitability to support bats could be significantly improved by the inclusion of a permanent roosting feature in the west and/or south elevation of the proposed new building design. An integral bat roosting feature should be included in the scheme and the location of this can be indicated on future plans should the application be granted.
- 11.2 Consideration should also be given to the inclusion of a sparrow nesting terrace located on the north elevation.

Appendix 1 Photographs of the site



east elevation



north elevation



north elevation detail



chimney on NW corner



roof detail



general view of site



box section above windows



open section behind shiplap above windows



roof interior

Appendix 2: Surveyor experience

Surveyor experience – John Gardner

The primary surveyor has been surveying for bats for over 40 years and holds a Class Level 4 licence. Since surveying for bats in Wakefield, he has found roosts of over 7 species of bats including the first record of Nathusius' pipistrelle for West Yorkshire. Prior to his starting bat surveying in Wakefield, only a single occurrence of Leisler's bat was known from South Yorkshire, but extensive surveying in the 80s in Wakefield established that this species is widespread and common. The survey effort in Wakefield with this species resulted in a total rewrite of the UK distribution maps for Leisler's bat. A bat box scheme run at Bretton Country Park resulted in a nursery roost of over 80 Leisler's bats in 2 boxes and was visited by Durham Bat Group and others for experience. Long term roost monitoring of common pipistrelles was carried out and the results have been used in international papers by Dr John Altringham. He continues to survey for bats when not commissioned to survey for planning applications.

Surveyor experience – Heather Gardner

Heather also began bat surveying in the 80s and held a level 4 licence for over 20 years before family commitments prevented her from more regular surveying. She has experience at searching for and handling six species of bat and has completed hundreds of hours of field surveys. Along with John Gardner, she has visited bat roosts outside the county to observe horseshoe bats in Wales and has taken part in bat searches in Lancashire. She has provided surveyor services with the primary surveyor for the past 14 years as and when required where multiple surveyors are required.