

Bat Scoping Survey to

47 North Cross Road

Fixby

Huddersfield

HD2 2NP

26th February 2024



John Gardner

Wildlife Photographer | Bat Ecologist

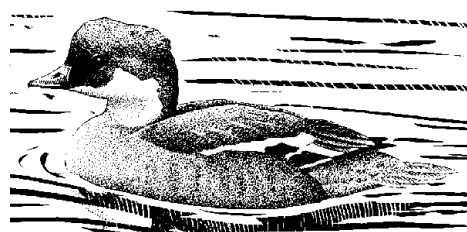
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1. Summary

- 1.1 A bat scoping survey has been carried out to 47 North Cross Road, Fixby to determine if there are features that have any potential to be used by roosting bats and whether bats are present or likely to be present. The survey is required as part of the planning application process and was undertaken outside the optimal time for bat occupancy, and therefore aimed to establish the *likelihood* of bats in the building. The application seeks to increase the roof height by 1.5 metres and add a south facing extension.
- 1.2 The site consists of a small, detached brick bungalow with Marley modern roofing tiles. The roof is sound and has no missing or slipped tiles and is lined with traditional felt. There was no evidence inside the loft to suggest use by bats and there was no light ingress. The east gable wall has a solid dry verge without any failed mortar and offers no roosting opportunities. The west gable has a flashing that seals the verge, and this appears flat to the wall and offers no roost potential. All walls are brick with wall cavity but there are no open joints, structural gaps or cracks and there deep wooden soffits to the north and south elevations are tightly sealed at the walls. The building offers no potential roosting features (PRFs). There were no nesting birds noted.
- 1.3 Given the lack of PRFs, the site is considered unlikely to support bats and the presence of a maternity roost seems very unlikely and it is unlikely that bats would be able to hibernate in the building. The building has been assessed as being of **negligible** value to roosting bats. Inclusion of a permanent roosting feature would increase the site's potential to support bats. Precautionary measures have been specified which include removal of roof tiles by hand.
- 1.4 There are no statutory constraints to the development of this site from the presence of bats and no further survey work is required.

2. Introduction

- 2.1 A bat scoping survey was carried out to 47 North Cross Road, Fixby HD2 2NP (NGR SE238228) 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 potentially seeks planning permission to raise the roof by 1.5m and add a south facing extension.
- 2.3 The survey took place at a time considered to be outside the optimal period for bat occupancy aimed to establish the following:
- The likelihood of bats using the buildings 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 43yrs 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, binoculars and an endoscope. 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 survey carried out to the above site on Monday 26th February 2024. The 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 small, detached brick bungalow with Marley modern roof tiles. It is located in an urban area but is within easy reach of good foraging habitat in most directions and is connected to the wider landscape by a series of linear features. There are also many other modern residential dwellings which also offer roosting potential.

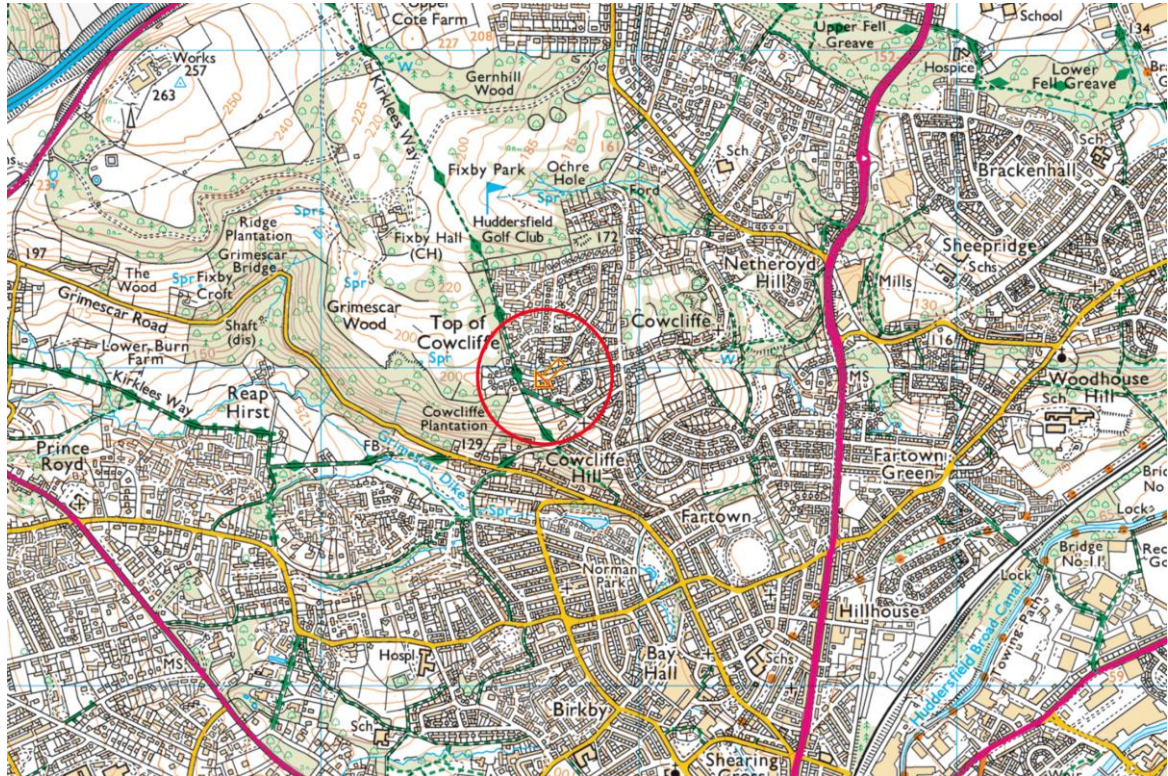


Figure 1. Site location plan



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

6. Desk Study

West Yorkshire Bat Group hold no records for the site and the majority of the records are of common pipistrelle, are historical and have no relevance. The records held clearly document bat worker activity rather than bat distribution.

7. Activity surveys

7.1 No activity surveys were carried out during the present survey as it was undertaken outside the optimal period for bats and activity surveys are not considered necessary at this site for reasons set out below.

8. Survey results

Scoping survey

The site comprises a small, detached brick-built bungalow with a Marley modern tile to the roof. These tiles are tightly interlocking and prevent access by bats. All roof tiles are present and there are no missing or slipped tiles and all ridge tiles are present without any signs of failed mortar. Internally, the roof is lined with traditional materials and there is no light ingress along the ridge. There were no signs of use by bats inside the loft and both internal gables were closely inspected. There were no scattered droppings or discarded prey remains. There was nothing to suggest the roof has been used by bats.



Photo 1: internal and external roof detail

The dry verge on the east elevation is sound and has no failed mortar and it is unlikely that bats would be able to access the verge. The west elevation verge has a flashing that sits between the tiles and the wall and is flat and without gaps. The deep UPVC soffits that run the length of the north and south elevations are fitted tightly to the walls and do not offer any potential access points.



Photo 2: Gable wall and soffit details

The brick walls have a standard cavity but there are no open joints, structural cracks or gaps that would allow access. The windows and doors are all UPVC and do not offer any potential access points.



Photo 3: General view of the building

9. Interpretation and analysis

The house lacks the potential roosting features often found in a dwelling of this style. The roof tiles are tightly interlocking and are all present and without gaps as are the ridge tiles. The dry verges are solid and have no access points and there was no evidence of bats inside the roof void. It is considered unlikely that bats would be able to roost in this dwelling and it has been assessed as being of negligible value to roosting bats. There is plenty of good foraging habitat within a fairly close distance and it seems likely that the local bat population will be healthy but restricted to the commoner species. Therefore, inclusion of a permanent roosting feature should be included in the final scheme for the site.

The roof tiles will be removed by hand and precautionary measures have been discussed with the builders (currently on site) that stipulates that should any bat be found during the roof strip, the tile will be carefully replaced and advice sought from a qualified ecologist.

10. Impact assessment

The building has been assessed as being of negligible interest to bats and surveyor experience in conjunction with the assessment of the site suggests there will be no impact to local bats. There will be no loss of potential roosting sites and no fragmentation of habitat.

11. Mitigation and Compensation

The building offers no potential roosting sites and is unlikely to support bats, consequently, there is no requirement for a European Protected Species Mitigation Licence (EPSML). There

will be no loss of minor potential roosting features, but given the availability of foraging habitat, inclusion of a permanent roosting feature has been specified.

- Mitigation
Contractors have been made aware to be vigilant when stripping the roof.
- Remove all roof tiles by hand by lifting rather than dragging, this will avoid crushing injuries in the unlikely event of bats being present.
- In the unlikely event of bats being found, all works to cease, and advice sought from a qualified ecologist.

Compensation

- Inclusion of a permanent roosting feature should be installed. This should be incorporated within the fabric of the building and must be installed prior to the habitation of the building and remain in perpetuity.
- A Schwegler 1FR bat tube should be included in the west elevation and placed high up (above 4m) and can be covered by the proposed render to that elevation.

12. Conclusion

A bat scoping survey carried out to 47 North Cross Road, Fixby determined that the building offers negligible bat roosting features and that it is unlikely to be used by bats. A careful, hand strip of the roof tiles will be enough to prevent harm to bats and inclusion of a permanent bat roosting feature in the final scheme has been specified and will significantly increase the sites appeal to bats. The scoping survey has determined that there is unlikely to be any impact on bats or the local bat population.