

Garage at 7 Daisy Lea Lane, Lindley

Bat Survey Report

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1. Summary

- 1.1.1 A bat survey of a garage at 7 Daisy Lea Lane, Lindley was commissioned by Adam Mosley on 14th August 2023. The survey was undertaken to inform the construction of a summer house adjoining the northern end of an existing garage. The garage had been built for the client approximately seven years previously. The site was located on the eastern side of Lindley to the northwest of Huddersfield, West Yorkshire.
- 1.1.2 The preliminary roost assessment was conducted on 7th September 2023 with a nocturnal emergence survey undertaken on the same evening.
- 1.1.3 The garage which the summer house will adjoin was seven years old at the time of survey. Because of the age of the property, and because the clients had been in ownership of the property since the garage was built, it was considered that no bat roost records would be present for the building. On this basis, and the basis of the anticipated impact of the proposed development, it was considered that a reduced desk study was sufficient to inform this report.
- 1.1.4 No bat records were requested from West Yorkshire Bat Group or West Yorkshire Ecology, but 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 2 km of the site.
- 1.1.5 The nocturnal survey was undertaken in early September, just outside of the period recommended by the survey guidelines. The justification for this and the nocturnal survey undertaken by just one surveyor is given in the limitations section of the report.
- 1.1.6 The single-storey garage was constructed from concrete blocks and stone with a two-pitched roof covered with stone slates. Potential bat roost features present comprised only the gaps between the stone slates.
- 1.1.7 The building was assessed as having low suitability to support roosting bats.
- 1.1.8 No evidence of bat presence was recorded in association with the surveyed building during either the visual inspection, or the nocturnal survey. It is therefore considered that the survey work undertaken has demonstrated the probable absence of roosting bats from the building.
- 1.1.9 No further bat survey or mitigation is considered necessary for this project, however, to enhance the site for biodiversity in line with the national planning policy framework it is proposed that a bird box is incorporated into the northwest gable of the new garden room.
- 1.1.10 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 cease, and further advice sought without delay.
- 1.1.11 The recommendations included in this report are considered valid for 24 months from the survey date. If works are to commence after this date, or significant changes are made to the buildings, then Middleton Bell Ecology should be contacted to determine the requirement for update survey.

2. Introduction

- 2.1.1 A bat survey of a garage at 7 Daisy Lea Lane, Lindley was commissioned by Adam Mosley on 14th August 2023. The survey was undertaken to inform the construction of a summer house adjoining the northern end of an existing garage. The garage had been built for the client approximately seven years previously. The site was located on the eastern side of Lindley to the northwest of Huddersfield, West Yorkshire.
- 2.1.2 The preliminary roost assessment was conducted on 7th September 2023 with a nocturnal emergence survey undertaken on the same evening. The surveys aimed to determine the presence or likely absence of roosting bats and, if present, the roost locations. Potential access points, species present, and the level of use were also determined where possible.
- 2.1.3 The legislative context to the survey and assessment reported here is included in Appendix 1.

3. Habitat Assessment

- 3.1.1 The surrounding area comprised residential properties and associated gardens (Figure 1). Numerous mature trees were also present within surrounding gardens and along streets.
- 3.1.2 The habitat was considered to be relatively high quality, although the suburban nature of the area meant that lighting from houses and street lighting was likely to reduce the suitability for light sensitive species such as brown long-eared bats. The abundance and variety of light-tolerant bat species was considered likely to be moderate to high.
- 3.1.3 Table 1 summarises the habitats present within, and adjacent to 7 Daisy Lea Lane.

Table 1. Location and habitat table

Name and address: 7 Daisy Lea Lane, Lindley, HD3 3LP			
OS Grid Ref. SE 12201 18144		Altitude. 187 m	
Local Planning Authority: Kirklees Council			
Features on site and adjacent to site			
Feature	On site	Adjacent	Comments
Buildings	✓	✓	Houses and associated buildings.
Watercourse bordered by trees			None.
Standing water			None
Bridges tunnels and culverts			None
Trees	✓	✓	Mature trees were present within the adjacent gardens.
Woodland		✓	The nearest woodland was approximately 400 m north of the site.
Grassland	✓	✓	Lawned gardens.

Figure 1. Site location, outlined red



3.2 Aims

3.2.1 The survey was conducted to help determine the:

- Presence/absence of roosting bats.
- Potential roosting areas and roost access/egress points.
- Level of bat roost suitability associated with the building.
- Further survey work or mitigation requirements.

4. Methodology

4.1 Data Consultation

4.1.1 The garage which the summer house will adjoin was seven years old at the time of survey. Because of the age of the property, and because the clients had been in ownership of the property since the garage was built, it was considered that no bat roost records would be known for the building. On this basis, and the basis of the anticipated impact of the proposed development, it was considered that a reduced desk study was sufficient to inform this report.

4.1.2 No bat records were requested from West Yorkshire Bat Group or West Yorkshire Ecology, but 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 2 km of the site.

4.2 Field Survey

Internal and External Visual Inspection

4.2.1 The survey of the garage was conducted on 7th September 2023 by Greg Slack (MCIEEM; Class licence WML-A34-Level 4, 2017-28068-CLS-CLS).

4.2.2 The following activities were carried out during the surveys:

- A brief inspection of the garage and surrounding area to identify any buildings,

trees, or structures with some suitability to support roosting bats.

- An extensive examination of all parts of the garage to record structural features and condition, and features that may be suitable for use by roosting bats. Particular attention was paid to any holes, crevices or gaps in walls, lintels, gaps/holes in cladding and soffits and to the possibility of finding droppings stuck to walls, floors or other surfaces, or insect remains below features.
- Any 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 buildings' bat roost suitability (negligible, low, moderate, high or confirmed roost).

4.2.3 The following equipment was used or at hand during the survey:

- Clulight
- Binoculars
- Endoscope
- Ladders
- Camera

Nocturnal Survey

4.2.4 The nocturnal bat survey comprised a dusk emergence survey completed on 7th September 2023. The survey was conducted by John Pearse. The surveyor was equipped with a Wildlife Acoustics EM Touch bat detector and tablet recorder as well as an infrared (IR) camera and IR lighting system¹. The surveyor position is shown in Figure 2.

Figure 2. Site layout and surveyor position



4.2.1 The nocturnal survey was carried out in compliance with relevant Bat Survey Guidelines (Collins 2016). The survey continued from 15 minutes before sunset until 1.5 hours after sunset.

4.2.2 The camera footage was reviewed as required to confirm the observations made by

¹ The camera used was a Panasonic VX980. The camera location was accompanied by two additional IR floodlights. The cameras and lights were mounted on separate tripods.

the surveyor.

4.3 Survey Limitations

- 4.3.1 It is acknowledged that the nocturnal survey was undertaken in September which is not compliant with the Bat Survey Guidelines (Collins 2016). The guidance states that surveys for low suitability buildings should be completed between May and August.
- 4.3.2 It is acknowledged that a survey in September would not be suitable to pick up a maternity roost if one was present but the building in question was considered extremely unlikely to be used by a maternity colony because of its construction and age. After the large maternity colonies break up, more (smaller) roosts are present and more distributed. It is this sort of roost that was considered most likely to be present in the building (if any roost was present at all). Therefore, the single nocturnal survey which occurred at the beginning of September in ideal weather conditions was considered appropriate.
- 4.3.3 Although the building was only covered by a single surveyor position located to the northeast of the building this was sufficient to cover the area due to be impacted by the proposed development. The development will require the stone wall at the northern end of the building to be removed allowing the new summerhouse (including the roof) to tie into the existing garage. Because the other areas of the building will remain undamaged, no additional surveyor locations were required.

5. Results

5.1 Data Consultation

- 5.1.1 Two bat EPS mitigation licences had been issued within 2 km of the site. The details of the licences are given in Table 2 below.

Table 2. Bat EPS mitigation licences within 2 km

Species listed on the licence	Licence start date	Licence end date	What does the licence cover?	Approximate distance (m)	Direction
Common pipistrelle	18/09/2009	17/09/2011	Destruction of a resting place	570	Southwest
Common pipistrelle	02/01/2013	01/12/2014	Destruction of a resting place	610	Southwest

5.2 Field Survey

Internal and External Visual Inspection

- 5.2.1 The garage was located in the garden of 7 Daisy Lea Lane and was built approximately seven years ago (circa 2016).
- 5.2.2 The building was assessed as having low suitability to support roosting bats.

Building description

- 5.2.3 The single-storey garage was constructed from concrete blocks and stone with a two-pitched roof covered with stone slates (Plate 1).
- 5.2.4 The building had uPVC framed windows and doors and had a fascia set into the stonework. The roof verges above the two gable ends of the building were pointed with mortar.

Plate 1. The garage viewed from the northeastern corner



External inspection

- 5.2.5 Potential bat roost features present comprised only the gaps between the stone slates shown in Plate 2 below. Due to the thickness and natural unevenness of the stone slates, the gaps were present between stone slates across the entirety of the roof pitch including at the gable ends (between stone slates but above the mortar as shown in Plate 3).
- 5.2.6 Due to the age and design of the building, no additional gaps or roosting opportunities were present.

Plate 2. Gaps between and beneath the stone slates



Plate 3. Gaps between the stone slates at the northern gable end.



Internal inspection

- 5.2.7 No roof void was present within the garage. The breathable roofing membrane beneath the felt was visible from the interior of the building (Plate 4). The roof was supported by modern, prefabricated wooden trusses.
- 5.2.8 The entirety of the interior of the building could be inspected. No bats, or signs of bats were present.

Plate 4. Internal view of the roof showing the modern prefabricated roof trusses and the breathable roofing membrane



Nocturnal Survey

7th September 2023 – dusk emergence survey

- 5.2.9 The temperature at the beginning of monitoring was 21°C with one Okta cloud cover and no rain. The temperature dropped to 19°C during the survey and the cloud cover increased to two Oktas. No wind or rain was recorded during the survey. Sunset was at 19:43.
- 5.2.10 No bats were recorded emerging from the building during the survey.
- 5.2.11 Two bat species were recorded during the survey namely: noctule *Nyctalus noctula* and common pipistrelle *Pipistrellus pipistrellus*. The first bat recorded was the noctule which was identified at 19:45 (two minutes after sunset). A second noctule pass was recorded at 21:55 but no other noctule activity was observed during the survey.
- 5.2.12 The first common pipistrelle was recorded at 19:59 (16 minutes after sunset). Regular common pipistrelle foraging activity, and occasional social calling was then picked up throughout the remainder of the survey. The activity was largely associated with the trees and shrubs along to the west and north of the garage.
- 5.2.13 The results are summarised in Appendix 2 for submission to the local biological records centre.

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 or the nocturnal bat survey and there were no signs of bat occupation. The building is considered to display an overall low level of suitability for use by roosting bats.

6.2 Further Survey, Recommendations and Enhancements

- 6.2.1 No further bat survey or mitigation is considered necessary for this project.
- 6.2.2 To enhance the site for biodiversity in line with the national planning policy framework (Appendix 1) it is proposed that a bird box such as the Duel Chamber Sparrow Terrace (<https://www.nhbs.com/dual-chamber-sparrow-terrace?bkfno=260169>) is incorporated into the northwest gable of the new garden room.

6.3 Conclusion

- 6.3.1 No evidence of bat presence was recorded in association with the surveyed building during either the visual inspection, or the nocturnal survey. It is therefore considered that the survey work undertaken has demonstrated the probable absence of roosting bats from the building.
- 6.3.2 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 cease, and further advice sought without delay.
- 6.3.3 The recommendations included in this report are considered valid for 24 months from the survey date. If works are to commence after this date, or significant changes are made to the buildings, then Middleton Bell Ecology should be contacted to determine the requirement for update survey.

7. References

Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines. The Bat Conservation Trust.

Appendix 1. Legislation and Policy Guidance

Bats

Bats receive protection under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and the Wildlife and Countryside Act 1981 (as amended).

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.

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.

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 bat *Myotis bechsteinii*, brown long-eared bat, greater horseshoe bat *Rhinolophus ferrumequinum*, lesser horseshoe bat *Rhinolophus hipposideros*, noctule *Nyctalus noctula* and soprano pipistrelle *Pipistrellus pygmaeus* 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.

Where it is proposed to carry out works which will have an adverse impact on roosting bats 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.

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’.

National Planning Policy Framework

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’.

Appendix 2. Bat Records

In accordance with best practice and the requirements of bat licensing, bat records collected during surveys are supplied to the relevant biological record centres and bat groups. The records to be supplied in accordance with this survey are shown below. House names/numbers are not given out by record holding organisations except under very particular circumstances. Please let us know if you object to the distribution of these records.

Date	Species	Site Address	OS Grid Reference	Notes
07/09/2023	Noctule	7 Daisy Lea Lane, Lindley	SE 12201 18144	Commuting bat
07/09/2023	Common pipistrelle	7 Daisy Lea Lane, Lindley	SE 12201 18144	Foraging bat