

Bat Survey Update

Storthes Hall Campus



Prepared for Ubrique Investments Ltd.

Quality Assurance

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The information, results and observations recorded within this document were accurate at the time of survey. We accept no liability for any errors or activities and changes to the survey area which may have occurred post survey.

Any protected species records will be submitted to the appropriate biological records centre on an annual basis.

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1. Executive Summary

1.1 Summary

S.A.P Ecology & Environmental Ltd were contacted by ADK - Environmental, to work in partnership on the ecological aspects of the proposal by Ubrique Investments Ltd to demolish the former Storthes Hall student village, Kirkburton, to be replaced with residential properties. The proposal is currently going through the planning process (Planning Ref: 2023/93667).

S.A.P Ecology and Environmental Ltd were commissioned to undertake preliminary building assessments of 22 buildings within the property, to assess their suitability to support roosting bats (updating surveys conducted in 2018 and 2022 by Enzygo Ltd) and to undertake dusk emergence surveys to determine presence or likely absence of bats within any highlighted features with a particular focus on historical evidence of bat roosts at this site. This report is supplied as an update to the 2018 and the later 2022 report by Enzygo (Ref: SHF.1337.003.EC.R.002) for Ubrique Investments Ltd.

During the 2025 preliminary assessments very few potential access/egress features were recorded. As a result the buildings on site were assigned a **low** level of suitability to support roosting bats, and one activity surveys was commissioned for the summer of 2025. This report details the results of both the preliminary assessments and the subsequent activity surveys carried out at the property and will aid in the application for a European protected species license to disturb bats and destroy a roosting place.

Dusk emergence surveys were undertaken between 21st May and 17th June 2025 to cover all vantage points needed to provide effective coverage. The surveys recorded low numbers of bats (1-2) emerging from seven separate roost locations around the property (Roosts 11-17). Sound analysis of recordings made during the surveys confirmed the bat species roosting within Roosts 11-16 were Common pipistrelle and the bat roosting within Roost 17 was a *Myotis* sp., likely Natterer's bat.

Based on the 2025 survey results, the proposed demolition/renovation works on the property will cause the destruction of at least 7 day roosts for Common pipistrelle (6) and *Myotis* sp. (1) bats. The proposed works will not have any effect on commuting and feeding opportunities within the surrounding area.

A Tawny owl was recorded emerging from Building 8 during the dusk survey on Wednesday 11th June 2025.

This report details the results of the Preliminary Building Assessment and subsequent activity surveys carried out at the property and will aid in the application for a European protected species license to disturb bats and destroy a roosting place.

1.2 Recommendations/Requirements

-  A European Protected Species Licence will be applied for from Natural England for works to continue in a legal manner.
-  Five Schwegler 1FF bat boxes, or similar will be erected on the southernly aspects of nearby mature trees prior to any works commencing on the property for potential translocation;
-  It is recommended that demolition works commence during the winter period (November – 1st March) to limit the impact on roosting bats;
-  Known roost locations should be exposed by hand under supervision from a licensed bat ecologist;
-  The future development should incorporate provision for roosting bats;
-  All contractors will be made aware of the risk of finding bats during the works.

2. Introduction

2.1 Project background

S.A.P Ecology & Environmental Ltd in partnership with Solway Ecology and ADK Environmental were contacted on behalf of Ubrique Investments Ltd, who propose to demolish twenty existing buildings and renovate an additional two buildings as part of a new residential development. The buildings will be referred to individually as 'buildings 1-22' and collectively as the 'property' in the remainder of the document. The property is located at Storthes Hall Lane, Kirkburton, Huddersfield HD8 0PT (central grid reference SE 18050 12788). The immediate surrounding area comprises of a network of broadleaved woodland with arable farmland in the wider landscape. The property is 2.5 km south of Huddersfield with Kirkburton found 1.1 km east of the property. Two watercourses; Range Dike and Thunder Bridge Dyke run approximately 341m to the north and 694 m to the east of the property respectively. The proposals are currently in the planning process (Planning Ref: 2023/96337).

This report is an update to the prior surveys carried out in 2018, and 2022 by Enzygo Environmental Consultants (Ref: SHF.1337.003.EC.R.002).

2.2 Ecology background

Preliminary Roost Assessment

A Preliminary Ecological Appraisal (PEA) and Preliminary Bat Roost Assessment of site was undertaken in 2018 by Enzygo (Enzygo, 2018) which recorded evidence of four bat roosts (Roosts 1-4) within roof voids of buildings 1, 16, 18 and 20 and further opportunities for roosting bats across the property. Bat droppings were collected from the four identified bat roosts for DNA analysis which confirmed the droppings from Roost 1 were Common pipistrelle (*Pipistrellus pipistrellus*) and those from Roosts 2-4 were Brown Long-eared bats (*Plecotus auritus*). The assessment concluded that further survey was required to determine the status of the identified roosts and to determine the presence or absence of further bat roosts associated with buildings across the property. No additional internal evidence of bat roosts was recorded during undated surveys by Enzygo in 2022. Details of the desk study and field survey undertaken as part of the PEA and PRA have been incorporated into the relevant sections of this report. No specific further survey of mature trees with potential roosting features has been undertaken with the recommendation that these trees are retained and protected (Enzygo, 2022).

Bat Activity Surveys

A suite of dusk emergence and dawn return to roost surveys were undertaken by Enzygo between 29th August and 27th September 2018 which recorded three individual bat roost locations within Building 1 (Roost 1), Building 3 (Roost 6a) and Building 20 (Roost 5). The bat species recorded emerging/returning to roost at each location were confirmed as Common pipistrelle and consisted of 1-2 bats. Bat activity surveys were undertaken by Enzygo in 2022 to update the previous surveys between 29th August 2022 and 22nd September 2022. Six bat roost locations were recorded, five of which were not recorded in the 2018 surveys. These roosts were located in Building 3 (Roosts 6a, 6b & 7), Building 8 (Roost 8), Building 18 (Roost 9) and Building 20 (Roost 10). Similar to the results of the 2018 surveys, 1-2 Common pipistrelle were recorded roosting at each location.

2.3 Project brief

S.A.P Ecology & Environmental Ltd were commissioned to carry out an updated preliminary building appraisal of all buildings on site due to be impacted at Storthes Hall for bats and subsequently bat emergence surveys. The brief was to:

-  Conduct an internal/external inspection of 22 buildings, during which a licenced ecologist will:

- 🦇 Look both internally and externally to identify the current level of suitability the property has to support roosting bats;
- 🦇 Provide a survey team to carry out the recommended bat emergence surveys of the area proposed demolition and renovation, all surveyors to be equipped with heterodyne and frequency division bat detectors/Echo Meter Touch 2 Pro, night vision aids, record all activity seen;
- 🦇 Produce a complete and detailed combined report of the bat preliminary assessment and activity surveys, detailing all methodologies used, results, discussion and any legal and planning policy constraints;
- 🦇 The report is to be supported by appropriate digitised mapping

3. Methodology

3.1 Desk Study

Biological records within 1km of the property were checked using the S.A.P Ecology and Environmental bat roost database, West Yorkshire Ecological Service (WYES) and compared with the Kirklees Biodiversity Action Plan. Any national statutory sites within a 2km radius designated for bats or associated with an important bat population (Magic Map, 4th July 2025);

3.2 Preliminary Building Assessment

The Preliminary Building Assessments (PBA) were undertaken during daytime hours of Tuesday 20th May and Wednesday 22nd May 2025. The assessment comprised of both an internal and external building inspection to assess the level of suitability the property has to support roosting bats. The surveys were carried out with the aid of high-powered binoculars, a high-powered torch and an endoscope (Rigid CA100) to ensure that all accessible features could be adequately assessed.

All surveys were conducted in line with the BCT Good Practice Guidelines, 4rd edition (Collins, 2023).

External Inspection

A thorough external inspection was carried out to look for any signs of past or current use by roosting bats. As evidence of bats is not always easy to find on the external of a building, due to adverse and changing weather conditions, the inspection also recorded areas which may have the potential to support roosting bats. Specific attention was given to:

-  Any gaps in the wall and their internal structure.
-  Gaps at the wallheads.
-  Roof ridge and roofing slates.
-  Door frames and lintels.

Any areas which offered bat roosting potential were recorded and mapped to ensure adequate coverage for any required activity surveys.

Internal Inspection

Where considered safe to do so, the internal structure of the buildings, primarily the roof spaces (where applicable), were entered and searched for areas which offered roosting potential and for evidence of bats and bats themselves. Within the roof space specific attention was given to:

-  Any gaps in exposed beams and floor surfaces located below them.
-  Gaps within the internal roofing structure such as mortice joints.
-  Tops of gable ends or dividing walls.
-  Internal structure of ridge and roof batons.

All potential roosting features, evidence of bats or bats themselves were recorded and compared to that which was found in the external inspection. This combined information can be used to advise any required activity surveys.

3.3 Emergence surveys

Ecologists were situated at 40 locations around the property to ensure adequate visual coverage of all access/egress points which were identified during the daytime preliminary building assessment.

Each ecologist was equipped with Bat Box Duet frequency division detector and recording devices or Echo Meter Touch 2 Pro. Sound recordings made during the survey were retained for analysis and to aid identification of species. Nightfox Whisker night vision binoculars were also used.

The dusk surveys started 15 minutes before sunset and continued for 90 minutes after sunset. Any visual emergence/return was recorded on each survey, including the time and location. Incidental records of bat activity in the area were also recorded during the survey.

All surveys were conducted in line with good practice guidelines 4th edition (Collins, 2023).

3.4 Surveyors

The preliminary building assessment was undertaken between Tuesday 20th May – Thursday 22nd May 2025 by Sarah Parkin BSc (Hons), Natural England bat license number 2015- 11580-CLS-CLS and Nick Gorman assistant. The subsequent emergence surveys were completed by the following surveyors (See table 1 below):

Table 1: The emergence surveys were undertaken by the following surveyors:

Date	Survey Type	Surveyor	Location	Kit	NE Licence #	Weather Conditions
21/05/2025	Dusk	Sarah Parkin	8	Batbox duet with Roland 05 Audio Recorder/Nightfox	2015-11580-CLS-CLS	0% cloud, 0% rain, wind light, temp 11°, Humidity 60%
		Nick Gorman	9	Batbox duet with Transcend MP3 Audio Recorder/Nightfox		
22/05/2025	Dusk	Sarah Parkin	27	Batbox duet with Roland 05 Audio Recorder/Nightfox	2015-11580-CLS-CLS	0% cloud, 0% rain, light wind, 12-10 °, Humidity 67%
		Nick Gorman	31	Batbox duet with Transcend MP3 Audio Recorder/Nightfox		
		Katie Hadwin	29	EM Touch Pro/Nightfox		
28/05/2025	Dusk	Sarah Parkin	28	Batbox duet with Roland 05 Audio Recorder/Nightfox	2015-11580-CLS-CLS	100% cloud, 0% rain, light wind, Temp 12-7 ° Humidity 87%
		Nick Gorman	30	Batbox duet with Transcend MP3 Audio Recorder/Nightfox		
29/05/2025	Dusk	Sarah Parkin	34	Batbox duet with Roland 05 Audio Recorder/Nightfox	2015-11580-CLS-CLS	90% cloud, 0% rain, light wind, temp 15° Humidity 85%
		Nick Gorman	35	Batbox duet with Transcend MP3 Audio Recorder/Nightfox		
30/05/2025	Dusk	Sarah Parkin	39	Batbox duet with Roland 05 Audio Recorder/Nightfox	2015-11580-CLS-CLS	90% cloud, 0% rain, light wind, temp 15.5°, Humidity 85%
		Nick Gorman	40	Batbox duet with Transcend MP3 Audio Recorder/Nightfox	-	



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08/06/2025	Dusk	Sarah Parkin	6	Batbox duet with Roland 05 Audio Recorder/Nightfox	2015-11580-CLS-CLS	25% cloud, 0% rain, wind 0, temp 12°, humidity 84%
		Nick Gorman	14	Batbox duet with Transcend MP3 Audio Recorder/Nightfox	-	
09/06/2025	Dusk	Sarah Parkin	22	Batbox duet with Roland 05 Audio Recorder/Nightfox	2015-11580-CLS-CLS	100%, showers, moderate wind, temp 13-13°, Humidity 87-93%
		Nick Gorman	16	Batbox duet with Transcend MP3 Audio Recorder/Nightfox	-	
		Katie Hadwin	20	EM Touch Pro/Nightfox	-	
		Florian Graber	21	Batbox duet with Transcend MP3 Audio Recorder	-	
		Chris Grey	24	EM Touch Pro	-	
		Lesley Grey	25	Batbox duet with Transcend MP3 Audio Recorder/Nightfox	-	
		Dave Gash	26	EM Touch Pro	-	
10/06/2025	Dusk	Sarah Parkin	23	Batbox duet with Roland 05 Audio Recorder/Nightfox	2015-11580-CLS-CLS	10% cloud, 0% rain, 0% wind, temp, 13.1-9.1°, Humidity 64%-82%
		Nick Gorman	19	Batbox duet with Transcend MP3 Audio Recorder/Nightfox	-	
		Chris Grey	32	EM Touch Pro	-	
		Lesley Grey	33	Batbox duet with Transcend MP3 Audio Recorder/Nightfox	-	
		Jake Dimon	36	EM Touch Pro	-	
		Florian Graber	37	Batbox duet with Transcend MP3 Audio Recorder	-	
		Katie Hadwin	38	EM Touch Pro/Nightfox	-	
11/06/2025	Dusk	Sarah Parkin	15	Batbox duet with Roland 05 Audio Recorder/Nightfox	2015-11580-CLS-CLS	Slight haze, 0% cloud, 0% rain, slight breeze, temp 22.1°-17.2°, Humidity 45%-50%
		Nick Gorman	5	Batbox duet with Transcend MP3 Audio Recorder/Nightfox	-	
		Florian Graber	7	Batbox duet with Transcend MP3 Audio Recorder	-	
		Chris Grey	11	EM Touch Pro	-	
		Dave Gash	13	EM Touch Pro	-	
		Lesley Grey	12	Batbox duet with Transcend MP3 Audio Recorder/Nightfox	-	
		Katie Hadwin	17	EM Touch Pro/Nightfox	-	
12/06/2025	Dusk	Sarah Parkin	3	Batbox duet with Roland 05 Audio Recorder/Nightfox	2015-11580-CLS-CLS	0% cloud, 0% rain, slight wind, temp

		Nick Gorman	1	Batbox duet with Transcend MP3 Audio Recorder/Nightfox	-	22.4°-15.9°, Humidity 56%
		Lesley Grey	2	Batbox duet with Transcend MP3 Audio Recorder/Nightfox	-	
		Chris Grey	4	EM Touch Pro	-	
17/06/2025	Dusk	Katie Hadwin	5	EM Touch Pro/Nightfox	Agent on 2015-11580-CLS-CLS	40% cloud, 0% rain, temp 16° - 15° slight wind, temp 17°-15°, Humidity 82%

3.5 Limitations

The surveys were undertaken at the correct time of year for this type of survey.

Due to the height of the buildings and encroachment of vegetation, specifically young tree species, certain surveyor vantage points were partially obscured. These vantage points were relocated where possible (ie: from inside adjacent buildings). The weather conditions at the time of survey were suitable for foraging and commuting bats and bat activity was recorded throughout.

4. Results

4.1 Desk Study

The desk study highlighted no records of any bat species within 1km of the property; however, the surrounding habitat is suitable to support a number of UK bat species. The property has been highlighted as within or adjacent to the Kirklees Biodiversity Opportunity Zone, an area designated within the Kirklees district that has been identified as having significant potential for biodiversity enhancement and conservation.

4.2 Preliminary Building Assessment

The property is a complex of 22 buildings comprising a social complex (Building 1), a gym (Building 2), 18 student accommodation blocks (Buildings 3-20), administration (Building 21) and gatehouse (Building 22). The former student accommodation blocks consist of two storey buildings with Yorkshire stone/render outer facades and concrete tiles on inward facing walls. The roofs are of interlocking concrete tiles, roof ridge and copingstones. The majority of ground floor windows had been boarded up at the time of survey.

External Inspection

The external inspection recorded the buildings to be generally in a good condition. Several features were identified on the external of the buildings which could provide potential roosting opportunities for bats including gaps in the roof following vent removal (plate 1), gaps under fascia boards (plate 2), at wallheads (plate 3), under lead flashing (plate 4) and gaps between the wooden porches and stonework (plate 5).



Plate 1: Gaps in roof.



Plate 2: Gaps under fascia.



Plate 3: Gap at wallhead.



Plate 4: Gap under flashing.



Plate 5: Gap between porch woodwork.

Internal Inspection

The interior of the former student accommodation blocks consisted of either three or four floors with double/single bedrooms and two kitchens on each floor. The roof voids were insulated with fibreglass ceiling insulation below 'A' frame roof structures lined with bitumen felt. Bat droppings were recorded within the roof spaces of Buildings 19 and 20. A scattering of approximately 30 bat droppings were recorded on the floor at the southern extent of the roof void of Building 19 (plate 6). The size and composition of the droppings suggest they were deposited by Brown Long-eared bats. Approximately 300 bat droppings were recorded on the insulation adjacent to an internal firewall within the roof void of Building 20 (plate 7). These droppings were found close to potential access features in the roof comprising gaps in the roof where the vents had been removed and gaps at the wallheads.



Plate 6: Bat droppings (Building 19).



Plate 7: Bat droppings (Building 20).

4.3 Emergence Surveys

Dusk Emergence Survey – Wednesday 21st May 2025

Location 8 (Building 3) – One individual bat emerged at 22.30 from under the barge board on the western aspect of the building (Roost 11, plate 8). Sound analysis of recordings taken during the survey confirm that the bat emerging from Roost 11 was Common pipistrelle. Activity was low with occasional foraging in the last 40 minutes of the survey.



Plate 8: Roost 11 (Building 3, SE. aspect).

Location 9 (Building 9) - Little activity with occasional foraging behind the vantage point in the trees.

Dusk Emergence Survey – Thursday 22nd May 2025

Location 27 (Building 21) – No emergences and activity were low with occasional commute flight past and foraging around trees nearby building.

Location 31 – (Building 21) Vantage point was on the fourth-floor, room one to enable a clear view. No emergences and, foraging were mainly around the associated trees around the building.

Location 29 (Building 21) – No emergences. Common pipistrelle foraging and using the building as cover.

No bats were recorded emerging from the property during the survey. Activity during the survey was moderate with bats primarily foraging/feeding along the adjacent road/treeline with activity declining towards the end of the survey. Bat species active in the area during the survey were both Common and Soprano pipistrelle (*Pipistrellus pygmaeus*) with occasional passes by Noctule bats (*Nyctalus noctula*)

Dusk Emergence Survey Wednesday 28th May 2025

Location 30 (Building 21) - No emergences, vantage point was on the fourth floor of building 16 to allow a clear view of the southern aspect as the building is surrounded by high foliage and trees. Low activity with *Pipistrellus* bats flying past.

Location 28 (Building 21) - No emergences, vantage point on fourth floor of Building 9 to afford a better northern aspect view of the building. Common and Soprano pipistrelle bats mainly foraging with a Brown Long Eared bat heard towards the end of the survey.

Dusk Emergence Survey Thursday 29th May 2025

Location 34 (Building 16) – Two Common pipistrelle emergences at 21:36 and 21:41 from a gap in the fascia under the guttering (Roost 12, plate 9) with both emergences flying straight out toward the trees behind the vantage point.



Plate 9: Roost 12 (Building 16, SE. aspect).

Location 35 (Building 20) – Low activity on northwest aspect.

Dusk Emergence Survey Friday 30th May 2025

Location 39 (Building 22) – No emergences from this location with only two bats foraging along the lane parallel to the building, with an upstairs light on constantly and a security light above the rear door.

Location 40 (Building 22) – Westerly aspect with no emergences and only one bat heard throughout the survey.

Dusk Emergence Survey Sunday 8th June 2025

Location 14 (Building 5) – Very low activity with individual Common pipistrelle bat foraging at 22.45.

Location 6 (Building 4) – Common pipistrelle commuting and foraging amongst the trees around the vantage point.

Dusk Emergence Survey Monday 9th June 2025

Location 16 (Building 12 & 11) – No emergences, with two single pipistrelle bats commuting past.

Location 20 (Building 14) – No emergences and two pipistrelle passes.

Location 21 (Buildings 12 & 13) - No emergences and only one bat commuting at 21:45.

Location 22 (Building 15) One Common pipistrelle emergence from under the fascia on the eastern aspect Building 13 (Roost 13, plate 10) at 21:41.



Plate 10: Roost 13 (Building 13, NE. aspect).

Location 24 (Building 13) – No emergence, low activity with only two bats heard during survey.

Location 25 (Building 14) – No emergence and only one bat heard during survey.

Location 26 (Buildings 11 & 14) – No activity throughout the survey.

Location 19 (Building 10) – No emergences and low activity with Pipistrelle bats flying north – south in front of building.

Dusk Emergence Survey Tuesday 10th June 2025

Location 23 (Building 13 & 15) – No emergences and no activity.

Location 32 (Building 16) – No emergences with low activity in the form of Common pipistrelle.

Location 33 (Building 18) – No emergences with low activity comprising of Pipistrelle bats commuting between buildings.

Location 36 (Building 19) – Re-entry into Building 18 by Common pipistrelle at 21:42.

Location 37 (Building 20) – No emergences, however activity was constant and consisted of Pipistrelle bats commuting and foraging along the tree line.

Location 38 (Building 18) – Common pipistrelle emerged from wallhead on southern aspect of Building 18 (Roost 14) at 21:28 (plate 11) with a re-entry recorded at 21:42. A second emergence from Roost 14 was recorded at 21:55, however the bat was not echolocating upon emergence. A third emergence came from a gap in the porch roof on the western aspect of Building 20 (Roost 15) at 22:15 (plate 12). Sound analysis of the recording could not confirm an exact species beyond *Myotis* sp.



Plate 11: Roost 14 (Building 18, NE. aspect).



Plate 12: Roost 15 (Building 20, W. aspect).

Dusk Emergence Survey Wednesday 11th June 2025

Location 10 (Building 7) – No emergences, with continuous foraging by Pipistrelle bats on the western aspect.

Location 7 (Building 3) – No emergences with continuous foraging and commuting within the immediate area on the southern aspect.

Location 11 (Building 3) – Low activity with Pipistrelle bats commuting around, the immediate area and between buildings.

Location 13 (Buildings 4 & 5) – Low activity with commuting and foraging Common pipistrelle bats (*P. pipistrellus*) around on the southeastern aspect of the front of the buildings.

Location 15 (Building 10) – Very low activity throughout the survey with a single commute recorded early in the survey at 21:43.

Location 17 (Buildings 6, 7 & 8) – One Common pipistrelle emergence recorded at 21:43 from below the fascia on the southwestern aspect of Building 8 (Roost 16, plate 13).



Plate 13: Roost 16 (Building 8, SW. aspect).

Location 12 (Building 3) - Low activity with commuting bats flying between the buildings.

A Tawny owl was observed emerging from an open window on the southwestern aspect of Building 8 during the survey (plate 14).



Plate 14: Tawny owl emergence point (Building 8, SW. aspect).

Dusk Emergence Survey Thursday 12th June 2025

Location 1 (Building 1) – Constant foraging by pipistrelle bats on the southern aspect, around/over the building and amongst the associated trees immediately surrounding the property.

Location 2 (Building 1) – Continuous foraging amongst the dense foliage/trees behind vantage point throughout the survey with some commuting bats flying to the trees northerly on the roadside, Brown Long Eared bat heard at end of survey echo locating but not seen.

Location 3 (Building 1) – Low level of foraging by Pipistrelle bats.

Location 4 (Building 1) – Activity moderate consisting of commuting and foraging Pipistrelle bats.

Dusk Emergence Survey Tuesday 17th June 2025

Location 5 (Building 2) – An individual bat emerged from the roof apex of the raised section of roof on the southwestern aspect at 22:12 (Roost 17, plate 15). A specific species could not be determined, however it was confirmed to be a *Myotis* sp. Moderate activity observed by Common Pipistrelle foraging and commuting around the building with occasional passes by Brown Long-eared and Natterers (*Myotis nattereri*) bats.



Plate 15: Roost 17 (Building 2, SE. aspect).

5. Discussion & relevant legislation

5.1 Preliminary Building Assessment Summary

The property is surrounded by broadleaved woodland, amenity areas and arable farmland with networks of hedgerows in the wider area. Two watercourses are present within 700m of the property to the north and east. The presence of these habitats within the immediate surrounding provides excellent foraging and commuting habitat for a number of UK bat species.

Several access/egress features were recorded during the external inspection of the property, comprising of lifted/missing roof tiles, gaps in the roof ridges, lifted flashing, gaps under barge boards, around vents, between the porches and main buildings and in window frames. Additionally, several windows were open around the property. These features could allow bats to access potential roost sites or be a roost location themselves.

The internal inspection recorded few features which could provide direct access into the internal roof spaces. The majority comprised of gaps in the roof tiles where roof vents had been removed on many of the buildings with occasional gaps recorded at roof eaves. Evidence for the presence of bats was recorded within the internal roof spaces of building 19 with approximately 30 droppings and building 20 with approximately 250-300 droppings recorded. The size and composition of these droppings indicate a larger bat species such as Brown Long-eared bat which would be consistent with the previous survey results by Enzygo in 2018 and 2022. Additionally, a small deposit of bat droppings indicative of *Pipistrellus* bats was also recorded in the roof space of building 20. Based upon the results of the preliminary building assessment, when considered in conjunction with the suitability of the surrounding environment and the historic survey results, the buildings were assigned low suitability to support roosting bats.

In line with good practice guidelines, it was recommended activity surveys be undertaken on the property to confirm if bats are using any of the features highlighted and if so, in what capacity. These surveys should take the form of dusk emergence surveys and should be carried out during the bat active period (May – September inclusive).

An active blue tit (*Cyanistes caeruleus*) nest was recorded behind the barge board of building 15, and a swift (*Apus apus*) returned to roost at the wall head of building 9. Audible juvenile bird calls could also be heard during the preliminary assessments although no exact bird nests were identified. It should be assumed that birds will be nesting both within the buildings (due to the open windows) and along the gaps present within the barge boards. If works are to be undertaken during the breeding bird season (March – August, inclusive) and birds are found, works must stop until the young have fledged.

5.2 Emergence Survey Discussion

Seven bat roosts were recorded within separate buildings on the property during the 2025 surveys (Roosts 11-17). Roosts 11-16 were located in buildings 3, 16, 13, 18, 20 and 8 respectively and all recorded low numbers (1-2) of Common pipistrelle. An individual *Myotis* Sp. was recorded emerging from building 2 (Roosts 17). As a Natterer's bat was present in the immediate area close to the emergence time, it is possible that this was the bat recorded emerging. Brown Long-eared and Noctule bats were recorded occasionally throughout the surveys with the surrounding woodland providing good foraging opportunities for both species.

Evidence of Brown Long-eared bats roosts within buildings 1, 16, 18 and 20 in the form of droppings (not fresh) were recorded during the preliminary roost appraisals undertaken by Enzygo in 2018 and 2022 and again by S.A.P Ecology and Environmental Ltd in 2025. No Brown Long-eared bats were recorded emerging from the property

during either the 2018, 2022 or 2025 activity surveys. As the property has been largely abandoned for a number of years, it is likely that the roost dynamics have changed, and this has had a negative impact on those roosts and consequently have relocated. It should be noted that the height of the buildings and increased growth of the trees on site posed some restrictions to sight lines for survey, however the level of activity recorded by Brown Long-eared bats during the surveys was low and does not correspond to the number of droppings recorded within the property, in particular building 20.

The current proposals to demolish Buildings 1-20 and renovate Buildings 21-22 at the former Storthes Hall student accommodation village will result in the permanent destruction of seven day roosts for male/non-breeding female Common pipistrelle and *Myotis sp.* bats. The proposed works will not have any impact on the surrounding environment as there are foraging/feeding opportunities in the wider landscape, therefore it is not considered that these proposals will have any effect on commuting or foraging bats.

For works to proceed in a legal manner, a European Protected Species Licence (EPSL) to disturb and destroy bat roosts will need to be attained from Natural England. Once this licence is in place, works should proceed during the winter months when bats are less likely to be utilising the property. If works are unable to proceed during the winter period, a detailed method of works will need to be produced, including details of potential bat roost exclusion and hand destruction of the roost. These details will be submitted at the same time as the licence application.

An individual Tawny owl was observed emerging from an open window on the first floor on the southwestern aspect of Building 8. No evidence of a roost was recorded during the preliminary building assessment therefore it is possible the owl has sought shelter or was hunting within the building.

5.3 Protected Species

Bats

All bat species in the UK are protected from killing, injury and roost disturbance by both national and international law, in the form of the Wildlife and Countryside act (1981) as amended. In England, they receive protection under the Conservation of Habitats and Species Regulations 2010 (as amended). The legislation that is in place makes it an offence to:

-  Intentionally capture, injure or kill a bat.
-  Intentionally disturb a bat which will likely:
 - Impair its ability to survive, breed, reproduce or rear its young.
 - Impair its ability to hibernate or migrate, or;
 - Affect the local distribution or abundance of the species.
-  Intentionally or recklessly disturb a bat roost.
-  Intentionally or recklessly obstruct access to a roost.
-  Damage or destroy a resting place or breeding site.
-  Keep, transport, sell or exchange any live or dead bat or part of.

Bats tend to re-use the same roosts year after year and therefore a roost is protected whether bats are present or not.

In addition to the above legislation, the National Planning Policy Framework (NPPF 2023) gives further protection with regards to development. It states that *“to protect and enhance biodiversity and geodiversity, plans should: promote the conservation...and the protection and recovery of priority species...”*

Birds

All birds, their nests and their eggs are protected under the Wildlife and Countryside Act 1981 (as amended).

Care should be taken to ensure that no birds are present during the works and that no harm comes to any nest, eggs or nesting birds.

5.4 Licensing

EPSL applications for works affecting bats must satisfy the regulations set out in the Conservation of Habitats and Species Regulations 2010 (as amended), and pass the three tests:

-  That the activity must be for a certain purpose;
-  That there is no satisfactory alternative that will cause less harm to the species; and
-  that the activity must not harm the long-term conservation status of the species.

6. Potential Ecological Issues, Impact Assessment & Recommendations

6.1 Bats

The property has been confirmed to support seven bat roosts (Roosts 11-17).

6.2 Breeding Birds

Tawny owl, Swift, Swallows (*Hirundo rustica*) Blue tit and Woodcock (*Scolopax rusticola*) were observed and heard within the property. No active nests were recorded.

6.3 Impact Assessment & Recommendations

Bats

Considering the results of the emergence surveys, the proposed demolition of buildings 1-20 will result in a negative impact on bats and result in the disturbance/destruction of at least seven bat roosts. These roosts consist of day roosts for male or non-breeding female Common pipistrelle (Roosts 11-16) and *Myotis* sp. bats (Roost 17). The roosts contained 1-2 bats, in each, therefore it is not considered that the loss of these roosts will have an impact on the local or national population of Common pipistrelle or (likely) Natterers bats. Multiple alternative roosting opportunities exist within the locality including retained buildings, nearby residential dwellings and trees.

Due to the number of roosts identified during the activity surveys and scale of the development, this project is will need a full EPS Licence application. The site will require licence registration, and a suitably licenced ecologist needs to be present during the stripping of roof materials and exposure of all wallheads within 5m of any recorded bat roost location.

Five Schwegler 1FF Bat Boxes will be purchased and erected on the southernly aspects of a nearby mature tree prior to demolition works proceeding to provide an alternative roosting opportunity for any bats found during works and remain on site post development to compensate for the loss of the roosting site.

Once an EPS Mitigation Licence has been attained from Natural England, demolition of **Buildings 2, 3, 8, 13, 16, 18 and 20** should proceed during the winter months (November – March inclusive) to limit the chance of bats being present during works and therefore reduce the chance of death or injury.

Furthermore, to prevent any major disturbance or potential death/injury of roosting bats, works **may not proceed** on buildings that are attached, or within close proximity, to buildings with recorded roosts. These buildings include **7, 14, 15 and 19**.

Prior to works taking place, a detailed method statement and plan of works should be produced. Known roost locations should be exposed by hand, and a licenced bat ecologist should be present on-site during these exposures. If bats are found during the roofing works, the bat(s) will be translocated by the licenced ecologist to a 1FF bat box located on a nearby mature tree. Any scaffolding erected should be placed to avoid obstructing the bat roost entrances identified within this report.

All building contractors will be made aware of the potential that bats may be found during works.

Breeding Birds

No active birds' nests were recorded during the survey. There is potential for breeding birds to be present in similar features as those highlighted for bat occupancy. It is recommended that if works are to be undertaken during the breeding bird season (March – August, inclusive) a breeding bird check for nesting birds be undertaken by an

ecologist prior to works commencing. If breeding birds are found, works will need to be postponed until birds have fledged and appropriate buffer zones applied.

6.4 Further Survey

Bat surveys are only valid for a limited amount of time, if works are delayed for more than 18 months from the date of survey they should be repeated.

7. Conclusion

The 2025 bat activity surveys have confirmed that the property provides day roosting opportunities for bats (Roost 11-17) which will be impacted by the proposed works.

For works to continue legally an EPSL will need to be attained from Natural England and a suitably licenced ecologist needs to be present during destruction of bat roosts.

If works are to be carried out during the breeding bird season, a breeding bird check should be undertaken (no more than two days prior to works). If breeding birds are found, works will need to be postponed until birds have fledged.

Subject to the recommendations within this report being followed (surveys are valid for 18 months), the proposed works should be compliant with relevant legislation and planning policy regarding protected species.

8. References

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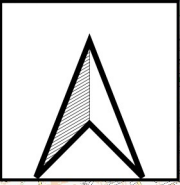
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National Planning Policy Framework, updated December 2023. Ministry of Housing, Communities and Local Government.

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Huddersfield

Figure 1: Property Location

Legend

 Property Boundary



Date: 07/07/2025 Scale: 1:50,000

Client: Ubrique Investments Ltd

Site Grid Reference: SE18050 12788

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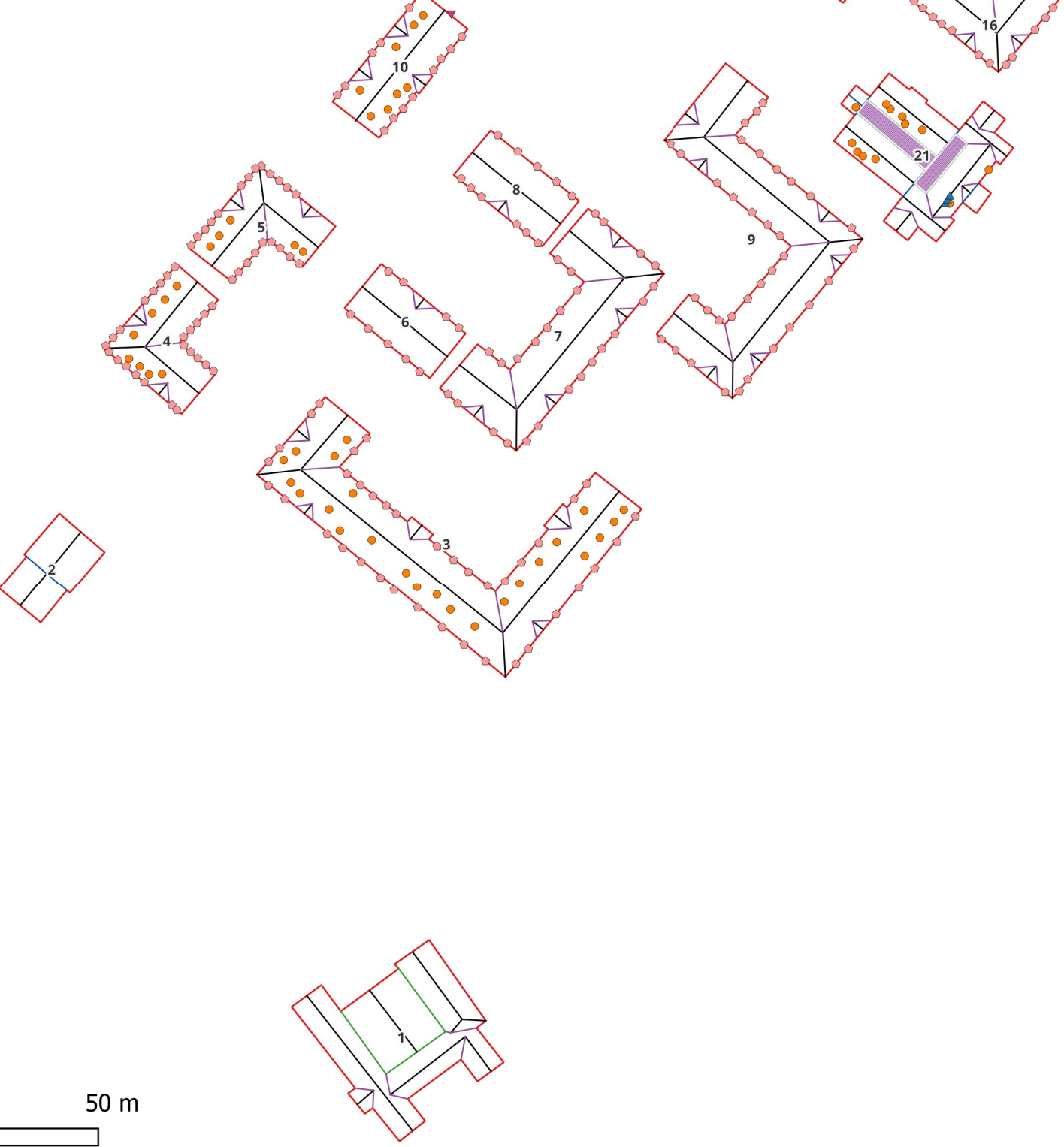
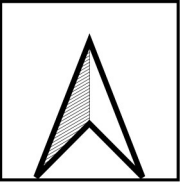


Figure 2a: PBA Results
(South Extent)

Legend

Building Outlines

Roof Features

- Roof ridge
- Valley gutter
- Roof edge
- Roof join
- Flat roof
- Chimney

External Survey Results

- Ridge gap
- Missing slates
- Lifted flashing
- Gaps under barge boards
- Crack in wall
- Gap around vent
- Gap in porch
- Gap in window frame

Internal Survey Results

- Bat droppings

Date: 07/07/2025

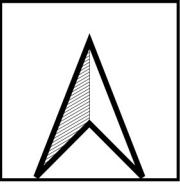
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Client: Ubrique Investments Ltd

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Figure 2b: PBA Results
(North Extent)

Legend

Building Outlines

Roof Features

- Roof ridge
- Valley gutter
- Roof edge
- Roof join
- Flat roof
- Chimney

External Survey Results

- Ridge gap
- Missing slates
- Lifted flashing
- Gaps under barge boards
- Crack in wall
- Gap around vent
- Gap in porch
- Gap in window frame

Internal Survey Results

- Bat droppings

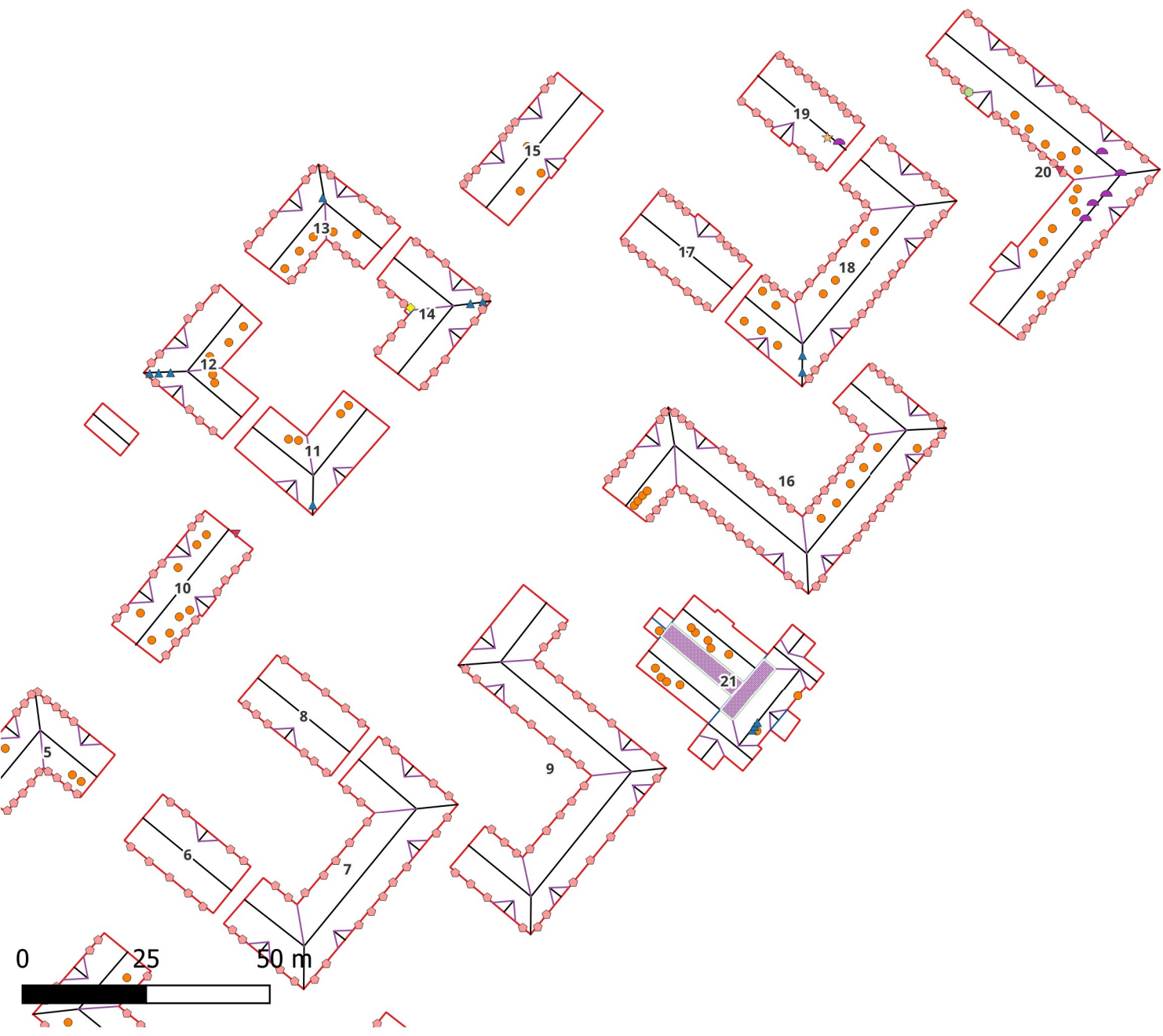
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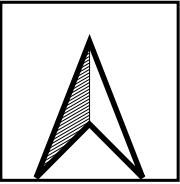
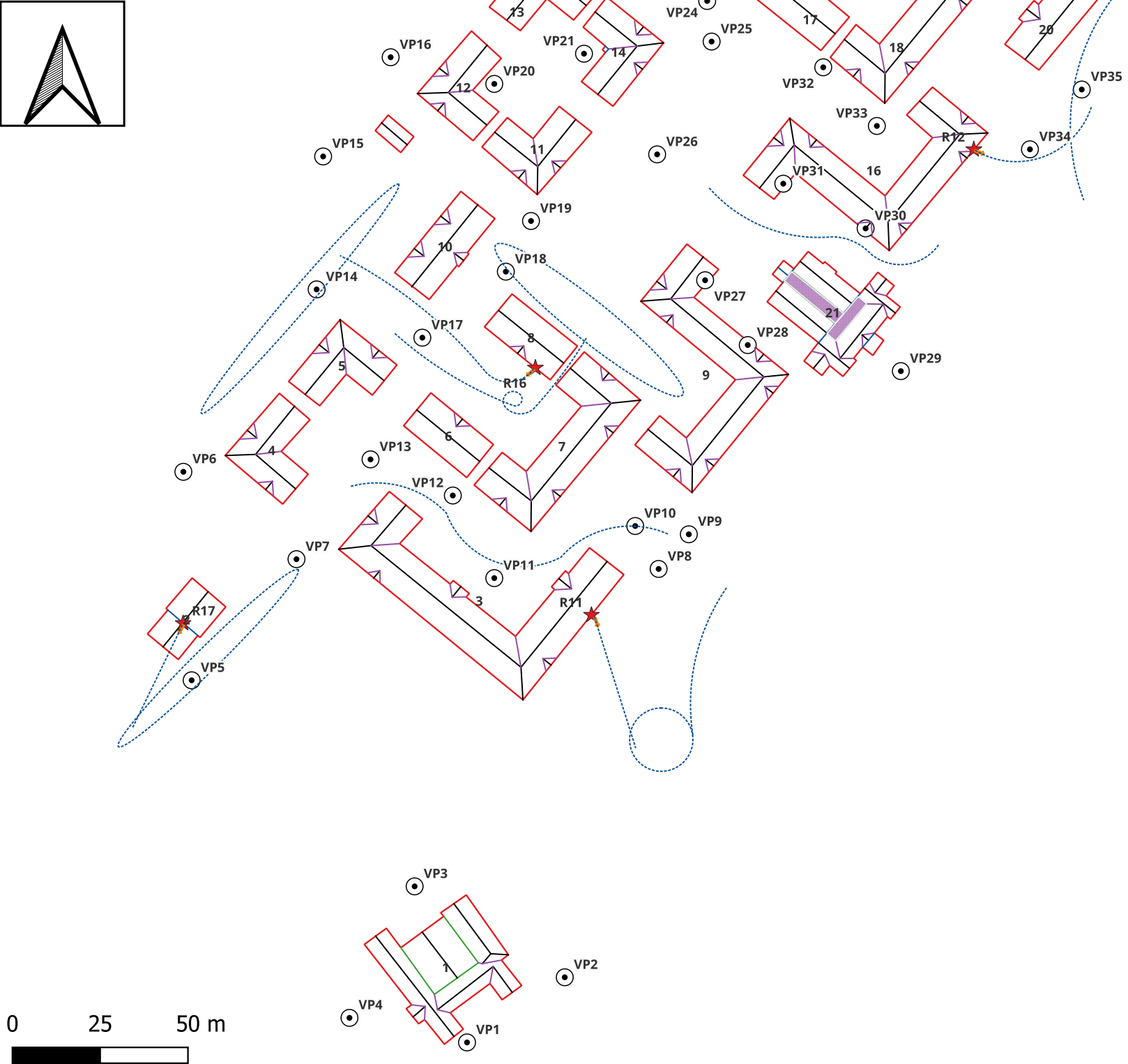


Figure 3a: Bat Activity Survey Results
(South Extent)



Legend

Building Outlines

Roof Features

— Roof ridge

— Valley gutter

— Roof edge

— Roof join

Flat roof

Chimney

Emergence Survey Results

○ Surveyor Location

★ Bat Roosts

Emergence

— Bat flightlines

Date: 07/07/2025

Scale: 1:1,500

Client: Ubrique Investments Ltd

Site Grid Reference: SE18050 12788

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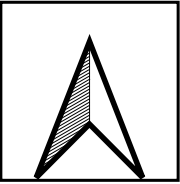
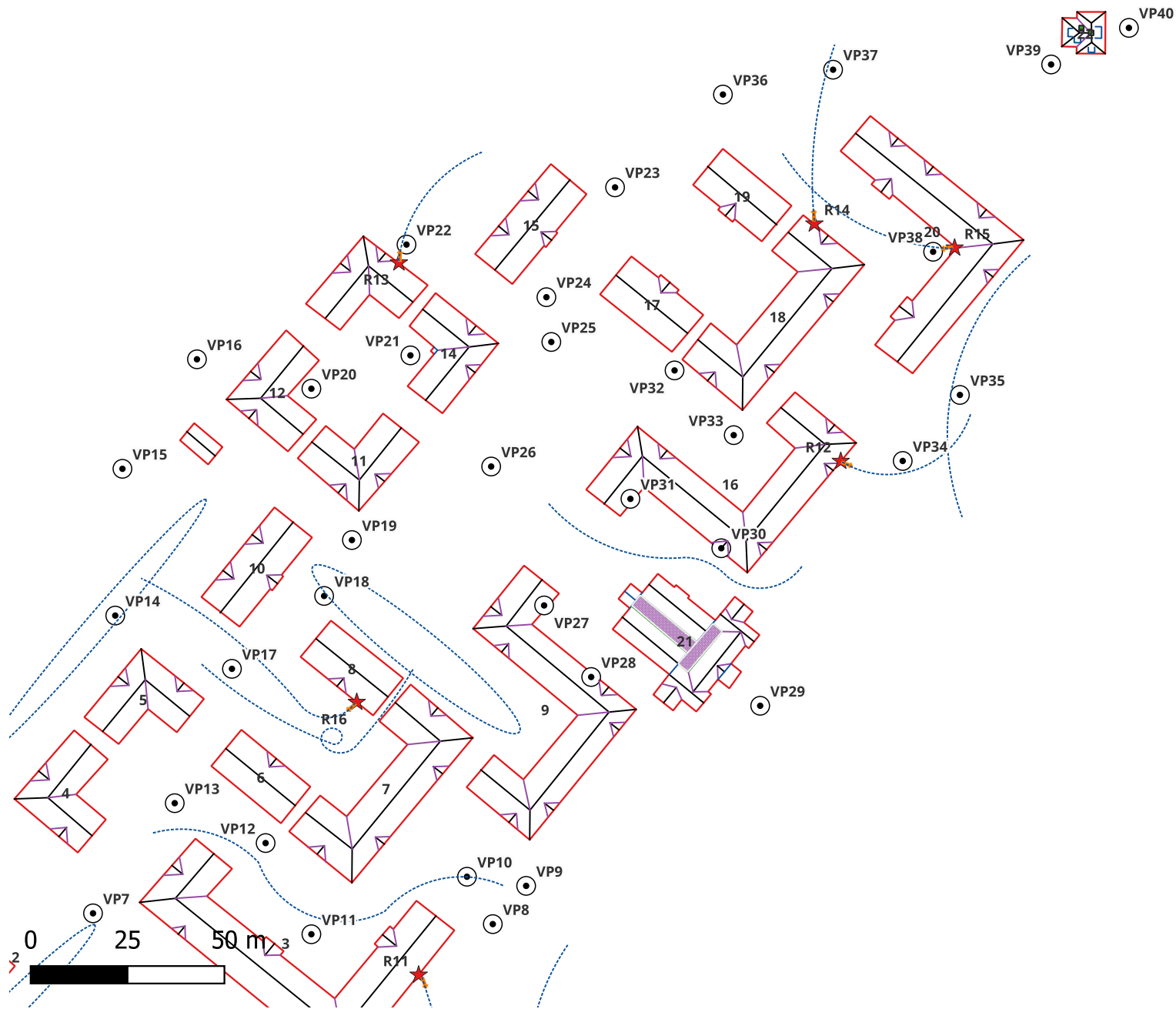


Figure 3a: Bat Activity Survey Results
(North Extent)



Legend

Building Outlines

Roof Features

- Roof ridge
- Valley gutter
- Roof edge
- Roof join
- Flat roof
- Chimney

Emergence Survey Results

- Surveyor Location
- Bat Roosts
- Emergence
- Bat flightlines

Date: 07/07/2025 Scale: 1:1,500

Client: Ubrique Investments Ltd

Site Grid Reference: SE18050 12788

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