Bat Presence-Absence Survey

7 Inglewood Avenue

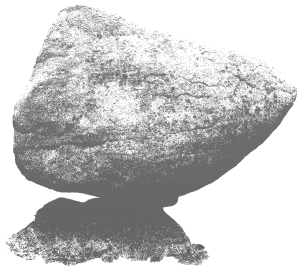
Huddersfield

West Yorkshire

HD2 2DS

For

Mariam Megaly



Gritstone Ecology

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Non-technical summary

A preliminary roost assessment completed by Gritstone Ecology in March 2024 assessed the building as having negligible suitability for use by roosting bats, and recommended that no further surveys were required.

However, comments received from Kirklees Council Ecology Unit in August 2024 assessed the building as having low suitability and recommended that a single dusk survey was completed.

A building inspection and one dusk survey was completed on 20th August 2024 by Gritstone Ecology. No indications of use by bats were recorded during the building inspection, and no bats were recorded roosting in the building during the emergence survey.

As no bats were recorded roosting in the building, and as no indications of use by bats have been found during the surveys, it is unlikely that bats will be affected by the proposed works.

No further survey, licensing, or mitigation work is required with regard to bats.

1. Introduction

1.1. Purpose of the report

The report is written by Stewart Bradshaw for Mariam Megaly. Stewart carried out a building inspection and dusk emergence survey of 7 Inglewood Avenue on 20th August 2024. The survey report will be used to provide supporting information for a planning application on the site.

The survey was commissioned following comments from Kirklees Council Ecology Unit on 13th August 2024, which recommended that a single dusk survey was completed.

1.2. Survey aims

The aim of the survey was to determine the presence or absence of bats, and assess the need for further survey or mitigation.

1.3. Surveyor details

Stewart is licensed to disturb, take and handle all species of bats in all counties of England under licence number 2015-15615-CLS-CLS. He has more than 15 years of experience in ecological consultancy, including the planning & preparation of bat surveys, and mitigation licences. Experienced assistant surveyors were used during the presence-absence surveys to cover all angles of the structure.

1.4. Proposed development

The development proposals are for the extension of the property including: side and rear extensions, raising the ridge height to provide first floor accommodation, conversion of the roof void to living space, and changes to the internal layout.

1.5. Site context

The house is located on Inglewood Avenue, Huddersfield, HD2 2DS, GR SE 12566 18377, approximately 2.5km northwest of Huddersfield Town Centre. The house is in suburban location, on a well lit road, surrounded by urban housing and gardens with mature trees on the rear boundary.

The site includes a detached bungalow which is currently occupied, with a detached garage, gardens to the front and rear, and areas of hard landscaping.

Habitat within 50m of the house includes; suburban houses and gardens, mature trees, small areas of open green-space, and busy well-lit roads.

Habitat within 500m includes, housing and busy roads, linked back gardens, small areas of open green-space, mature trees, and small blocks of woodland.

Mature trees, areas of open green space, and linked back gardens, potentially provide low quality foraging opportunities for bats. However, the area in general is fragmented by busy well-lit roads, noise, traffic, and other human activity.

The site and surrounding area provide low quality foraging, commuting, and roosting opportunities for bats.

Higher quality foraging habitat is available locally around Fixby Park 1km to the north.

1.6. Site location



1.6a – 7 Inglewood Avenue – site location.



1.6b – 7 Inglewood Avenue – aerial photograph.

2. Methods

2.1. Survey timings

A building inspection and dusk emergence survey was completed on 20th August 2024.

2.2. Desk study

No formal desk study of the site was undertaken, prior to the survey. A preliminary roost assessment was completed by Gritstone Ecology in March 2024.

The development has a small footprint, and impacts beyond the site boundary are unlikely. A site-specific investigation was considered more suitable.

2.3. Habitat assessment

The habitat on site and in the surrounding area was assessed using Ordnance Survey mapping, and aerial photography. Habitat features on site, and those in the surrounding area were assessed for their suitability for use by bats during the site visit.

2.4. Building inspection

A systematic search of the exterior of the building was made to identify potential or actual bat access points and roosting places, and to locate any evidence of bats such as live or dead specimens, bat droppings, urine splashes, fur-oil staining and or squeaking noises. Bat specimens and droppings are the most reliable type of evidence; the other types are not always the result of bat activity. Sometimes bats leave no visible sign of their presence on the outside of a building (even when they do wet weather can wash evidence away.)

The search included (where present) the ground beneath potential access points, windowsills, window panes, walls, behind peeling paintwork and lifted rendering, hanging tiles, weatherboarding, eaves, soffit boxes, fascia's, lead flashing, gaps under felt, under tiles / slates and in existing bats boxes. Gaps in brickwork and stonework were searched (where present). All evidence of use by bats, or features with the potential to be used by bats was recorded and photographed.

A systematic search of the inside of the building was undertaken to identify potential or actual bat access points and roosting places, and to locate evidence of bats. Bat specimens (live or dead) and droppings are the most reliable type of evidence. Other evidence can include urine splashes, fur-oil staining, feeding remains, squeaking noises, bat fly (Nycteribiid) pupal cases (Hutson 1984) or odour.

Areas inspected include;

Within rooms

- floors and surfaces
- behind wooden panelling
- in lintels above doors and windows
- behind window shutters and curtains
- behind pictures, posters, furniture, peeling paintwork, peeling wallpaper, lifted plaster and boarded up windows
- inside cupboards and in chimneys accessible from fireplaces.

Within roof spaces

- the tops of gable end and dividing walls
- the top of chimney breasts
- ridge and hip beams and other structural timbers
- mortise and tenon joints
- all beams
- the junction of roof timbers, especially where ridge and hip beams meet
- behind purlins
- between tiles and the roof lining (where accessible)
- under flat felt roofs.

The areas listed above were inspected (where present), any additional areas with potential for use were also inspected.

2.5. Presence-absence survey method

Ecologists visited the site at dusk and dawn, to listen to, and record bats, and look for bats emerging from, or returning to roosts, and compile information on species, numbers, access points, and locations. The surveys were informed by a building inspection, which identified potential roosting and access points. These points were covered by an observer during the surveys.

2.6. Equipment

The equipment listed below was available for use during the surveys and was used where required.

Clulite CB2 1,000,000 candlepower torch. Rigid Seesnake CA-300 digital endoscope with 0.9m cable reach with 17mm and 6mm imaging heads. Digital camera with 50x zoom. 8x25 close focussing binoculars, 4m ladders, bat handling gloves, DNA sampling tubes.

Elekon Batlogger M – full spectrum bat detector. The Elekon Batlogger M - records bat echolocation calls in high quality, along with temperature and GPS location data. The information is stored on an SD card, and later analysed in detail using Elekon Bat explorer software.

Elekon Batlogger A+ - passive full spectrum bat detector. The Elekon Batlogger A+ records bat echolocation calls in high quality, along with temperature data. The information is stored on an SD card, and later analysed in detail using Elekon Bat explorer software.

Wildlife Acoustics Echometer Touch II Pro - full spectrum bat detector fitted to smartphone or iPad. The device records bat echolocation calls in high quality, along with location data taken from the attached device (where available). The information is stored internally, and later analysed in detail using Wildlife Acoustics Kaleidoscope software.

Infra-red night vision video cameras and powerful infra-red lamps were used to observe the building. The cameras recorded for the full length of the survey, the videos were checked during and after the surveys were completed.

Motorola two- way radios, were used to relay information between surveyors.

3. Results - building inspection

3.1. External Inspection



3.1a - The front of the house, and garage.

No7 Inglewood Avenue, Huddersfield is a detached bungalow which is currently occupied. It has a pitched roof, covered with slate roof tiles and concrete ridge tiles. Vented ridge tiles and vented roof tiles are fitted to the front and rear pitches. Velux roof light windows are fitted to the rear pitch. Roof pitches face north, south, east, and west; gables face east, west, and north. The garage, which abuts the southwest corner of the house has a flat felt-covered roof. There is a UPVC and glass conservatory to the rear.

Lead flashing is fitted at the base of chimney, in roof valleys, around Velux roof-lights, and where roof tiles abut brickwork. Timber fascia boards and boxed soffits are fitted at the eaves and gables.

Walls are stone blockwork with an insulating cavity, discreet steel lintels are fitted, sills are UPVC; window and door frames are UPVC, all glass is intact.

The building is well maintained, and in good condition. Ridge tiles are fixed tightly, there are no damaged or missing ridge tiles. Vented ridge and roof tiles are fitted with internal baffles. There are no missing roof tiles. A single half-tile at the northwest corner has slipped, however, there is no suitable gap. Cement at the ridge is intact with no viable gaps. Cement at the verges is intact; there are some areas where cement has perished however these are superficial and do not provide a suitable gap. Walls and stonework are in good condition, with no missing mortar or cracks. There are no gaps at the eaves.

There are no features externally which are likely be used by roosting bats, and no indications of use by bats were present during the inspection.

3.2. Internal Inspection



3.2a – The building has vaulted ceilings and there is no internal roof void.

The house has vaulted ceilings, and no internal roof void. Crawl spaces at the eaves of the front of the house were accessed and inspected in full.

The roof has a timber rafter and purlin structure lined with a modern breathable membrane, and insulated between ceiling joists with mineral wool, and between the rafters with a foam backed solid foam insulation.

Where accessible, the wall cavity was inspected at the wall plate using an endoscope. The wall cavity has been filled with a solid foam insulation. There are no gaps at the eaves which could give direct access to the building from the outside.

The house has no cellar, and there are no other enclosed spaces which are suitable to be used by roosting bats.

The garage has a flat felt-covered roof, and solid brick walls. Internally the building has no roof void, and there are no other enclosed spaces which are likely to be used by roosting bats.

3.3. Indications of use

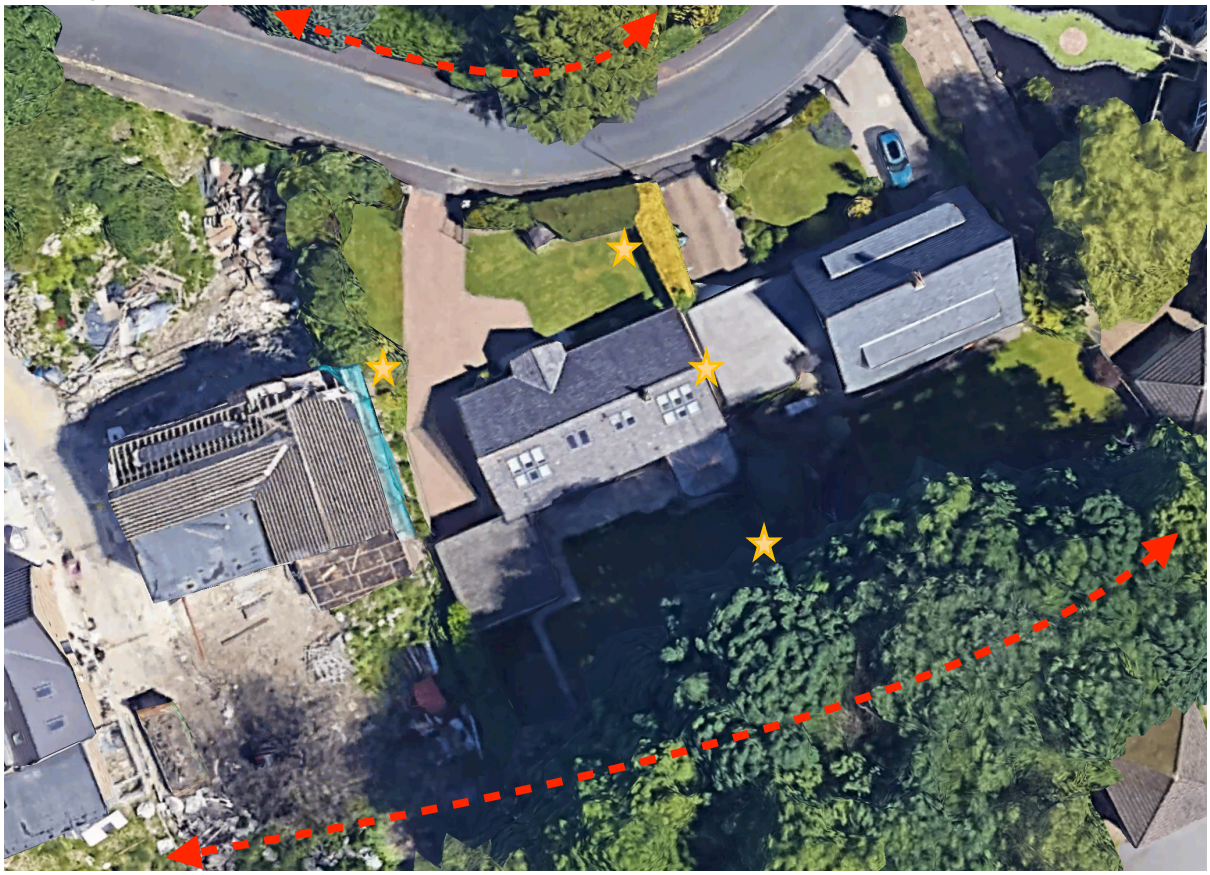
No bat droppings or other indications of use by roosting bats were present internally or externally during the building inspections in March or August 2024.

3.4. Level of suitability

The survey carried out by Gritstone Ecology in March 2024 concluded that the building had negligible suitability.

4. Results - presence-absence surveys

4.1. Survey 1



4.1a – Surveyor locations and bat activity.

Date	Survey type	Sunrise / sunset	Start time	End time
20/08/24	Dusk	20:25	20:10	22:10

Surveyor / position	Equipment
1 - west of building	EM Touch II Pro & infrared camera
2 - north of building	Batlogger M & infrared camera
3 - east gable of building	Batlogger A+ & remote infrared camera
4 - southeast of building	Batlogger M & infrared camera

Temperature	Wind	Rain	Cloud	Other
15ºC	Light breeze	Dry, showers earlier	10%	N/A
Description Warm dry evening, following a warm day with showers, during a warm period of weather.				

4.1b - Weather, surveyor locations, and equipment.

The first bat recorded during the survey was a common pipistrelle at 20:44, 19 minutes after sunset. The bat was seen flying east along the line of trees to the rear of the house, and foraging over gardens, before flying north across the road and out of sight.

A second common pipistrelle was recorded flying east along the tree-line at 20:45, with a third following at 20:51.

From 20:54 to 21:02 a single common pipistrelle was recorded foraging around trees and gardens on the north side of Inglewood Avenue.

At 21:21 a single common pipistrelle was recorded flying northeast over gardens on the north side of Inglewood avenue and out of sight.

No further bats were recorded in flight during the survey.

The level of bat activity during the survey was low. However, bats were recorded in flight during the survey. The majority of activity recorded was from single common pipistrelle bats passing along tree-lines and gardens, with some foraging activity also recorded. The only species recorded was common pipistrelle. A maximum of one bat was recorded in flight at any one time during the survey.

No bats were recorded emerging from the building during the survey.

The bat species below were recorded:

- Common pipistrelle - Pipistrellus pipistrellus

Survey 1 - summary of activity

- No bats were recorded emerging from the building during the survey. Foraging activity was recorded along the line of trees to the rear, and single bats were seen foraging around adjacent gardens.

Limitations

The survey was completed on a warm evening. Temperatures throughout the survey were suitable for bat activity and bats were recorded in flight during the survey. Heavy rain started at 22:00, and so the survey was finished earlier than planned. However, the survey duration was 1 hour and 45 minutes which is more than the minimum recommended by the survey guidelines.

5. Evaluation

The building is set in an area which, in general, provides low quality habitat, for foraging, commuting and roosting bats. Mature trees, areas of open green space, and linked back gardens locally provide foraging opportunities for bats, in an area which is fragmented by light and noise disturbance.

The preliminary roost assessment of the house (in March 2024) assessed the building as having low suitability for use by roosting bats, and recommended that no further surveys were required. Comments received from Kirklees Council Ecology Unit (in August 2024) suggested that the building had low suitability and required a single dusk emergence survey.

No bats were recorded roosting in the building during the dusk emergence survey. Bat activity in general was low with only single common pipistrelle bats recorded passing along the tree-line rear of the house, or foraging around gardens and trees to the north or Inglewood Avenue.

All features with the potential to be used by roosting bats were observed throughout the emergence surveys. No bats were seen to emerge from the house, and no bat droppings or other signs of use by roosting bats were recorded internally or externally during the surveys in March or August.

The house is set in an area of low quality habitat for bats, and is subject to disturbance from light, noise, and other human activity. No indications of use by bats were found, and no bats were recorded roosting in the building during the emergence survey.

The area in general is fragmented by well-lit roads, traffic, noise, and other human activity. Fragmentation is likely to reduce the number of species present locally, and the number of individual bats.

Low levels of activity by single common species of bats were recorded during the emergence survey. Once completed, the extension of the house, and its continued use, is unlikely to increase levels of disturbance for bats.

5.1. Legal and planning context

All species of bats in the UK and their roosts are legally protected by UK and European legislation. The UK the legal protection is summarised as follows:

You will be committing a criminal offence if you:

1. Deliberately* capture, injure or kill a bat
2. Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats
3. Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)
4. Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat
5. Intentionally or recklessly obstruct access to a bat roost even if bats are not present at the time

*In a court, ‘deliberately’ will probably be interpreted as someone who, although not intending to capture/injure or kill a bat, performed the relevant action, being sufficiently informed and aware of the consequence his/her action would most likely have.

If bats or bat roosts are present in the building, the proposed extension would likely result in an offence being committed.

5. Impact assessment

The development proposals are for the extension of the property including: side and rear extensions, raising the ridge height to provide first floor accommodation, conversion of the roof void to living space, and changes to the internal layout.

The building inspections carried out by Gritstone Ecology in March and August 2024 found no indications of use by bats, and no bats were recorded roosting in the building during the emergence survey.

The Level of bat activity recorded during the surveys was low. The proposed work is unlikely to impact bats or bat roosts; and, once completed is unlikely to provide any increase in levels of disturbance for bats locally.

6. Required actions

No field signs of use by bats were found internally or externally during the building inspections, no bats were recorded roosting in the building during the emergence survey, and no further survey or licensing work is required.

7. References

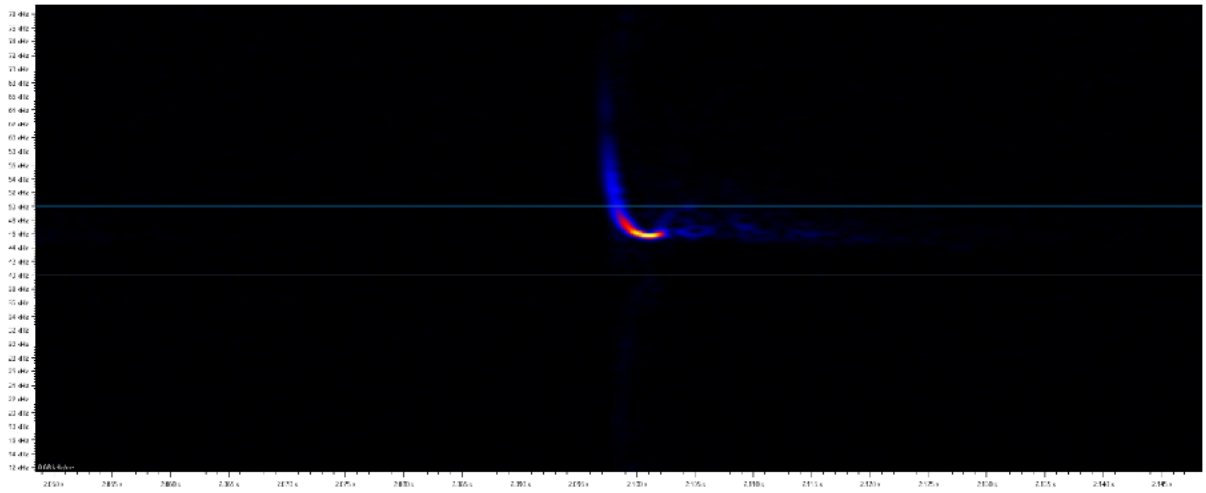
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8. Appendix 1 - Sonograms



Common pipistrelle.