

Bat Scoping Survey to

Raypal Business Park

Dewsbury Road

Cleckheaton

BD19 5BT

6th March 2024



John Gardner

Wildlife Photographer | Bat Ecologist

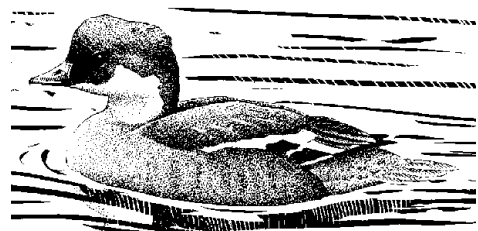
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1. Summary

- 1.1 A bat scoping survey has been carried out to Raypal Business Park, Dewsbury Road, Cleckheaton 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 add a roof top car park over three of the buildings.
- 1.2 The site consists of a small industrial complex with a mix of buildings located in an urban area which is heavily built up and has very poor foraging habitat locally. The main block of buildings over which the car park will be built are constructed from brick with rendered gables and series of slate-covered north light roofing or steel sheeting. The walls have very few features that would allow bats to roost and the northlight roofs are subject to constant daylight and also disturbance from the constant use of the building. The section of roof covered by steel sheeting is also open internally and therefore subject to disturbance and lacks potential roosting features (PRFs). One building has a slate roof which has been partially covered with traditional roofing felt or a bitumastic covering over the tiles and is likely to be an unlined roof which limits use by bats. The buildings have a very limited number and diversity of PRFs and there was no evidence to suggest use by bats.
- 1.3 Surveyor experience in this area suggests that bats are relatively scarce and very low in numbers due to a lack of quality foraging habitat. Given the lack of potential roosting features, northlight style roofing, general disturbance and the very urban location, the site is considered very unlikely to support bats and the site has been assessed as being of **negligible** value to roosting bats. Development of these buildings is unlikely to impact bats and will not have any effect beyond the site footprint.
- 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 Raypal Business Park, Dewsbury Road, Cleckheaton BD19 5BT (NGR SE188250) 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 create a roof top car park over the buildings inside the business park.
- 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 Wednesday 6th March 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 cluster of industrial units in an urban location with only low-quality foraging habitat in the immediate vicinity. The river Spen runs just to the east of the site which will allow bats to reach the wider landscape but there is little foraging habitat along the river margins. From experience, this area is low in bat numbers and is limited to only occasional common species. The surrounding modern dwellings offer greater roosting potential.

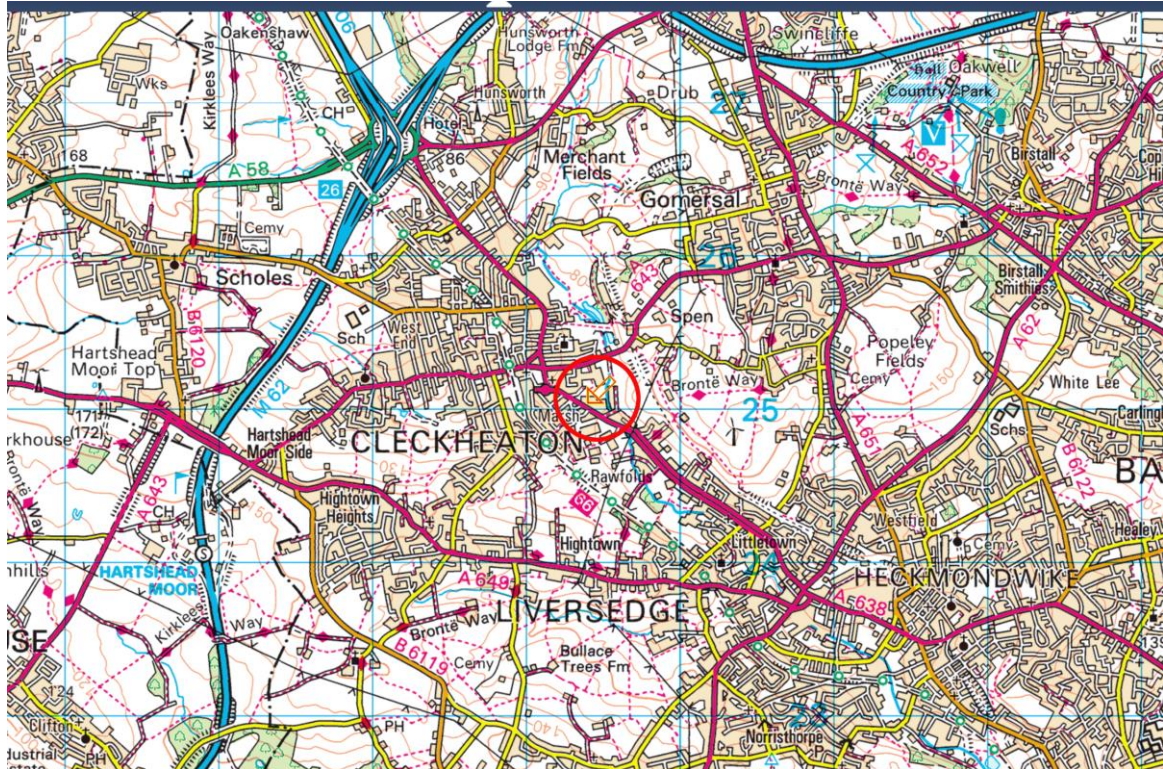


Figure 1. Site location plan



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

6. Desk Study

It is highly unlikely that there are any records for this site and the building has been assessed as being of negligible bat roost potential. Therefore, no data searches have been conducted at this time and are not considered necessary at present.

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 cluster of industrial buildings all conjoined and having either slate or steel sheeting to the roof.

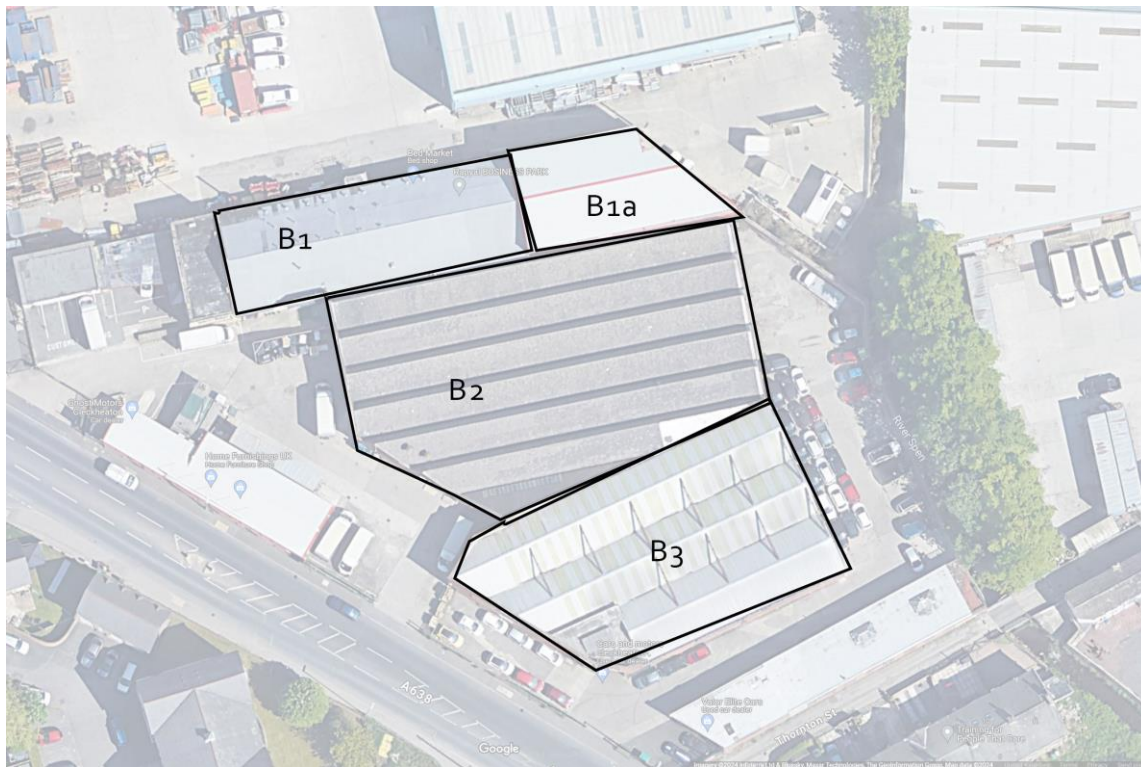


Figure 3. Showing buildings as numbered below.

Building 1 & 1a

This is a brick building with a slate roof which is most likely unlined. There was no access inside the loft space due to a suspended internal ceiling. However, much of the roof has been covered with a felt or bitumastic layer over the slates and the remaining, exposed slates appear sound and without missing or slipped tiles. Ridge tiles are present and with no failed mortar. The gable walls are only partially rendered due to frost damage, but the render remains at the dry verges. The gable wall has a raised parapet and has stone caps and no obvious access. Bats are considered unlikely to use this building and it has been assessed as being of negligible interest to bats. Building 1a is an extension of this roof, slightly raised above that of building 1 and has a covering of pressed steel sheeting and is considered to be of negligible value to bats.



Photo 1: Showing gable and roof of building 1

Building 2

A large brick workshop with multiple north light roofing. The south slopes to the roofs are slate while the north slope is entirely glass. This style of roof tends not to support ridge dwelling species and the roof is subject to constant light ingress. Internally, the roof is open and without any roof void and the unit is in constant use throughout the day with industrial processes and associated noise and dust which would prevent bats from using the roof. The brickwork walls do not have gaps or structural cracks and the gable walls are all completely rendered making access to the dry verges unlikely for bats.



Photo 2: Showing building 2

Building 3

A modern brick building which appears to be flat roofed when viewed from ground level but is does have a large, pitched roof covered with pressed steel sheeting to the rear. Inside it is open to the rafters and there is no ridge section capable of supporting ridge dwelling species. The walls have no features such as fascia or soffits and the wall tops are covered with a sheeting which tightly overlaps the bricks and does no offer access.

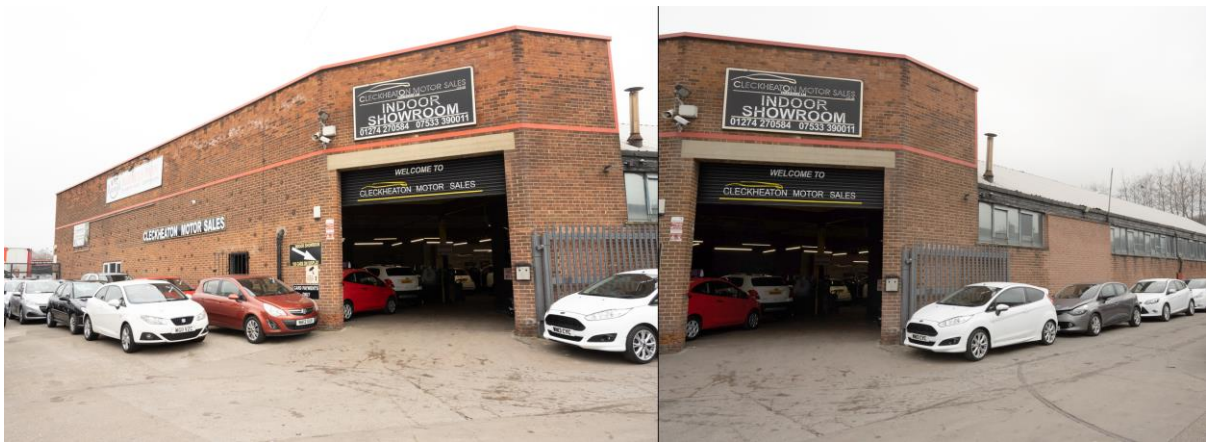


Photo 3: Showing building 3

None of these buildings are considered likely to support roosting bats, particularly a maternity roost and all are considered to have **negligible** interest to bats.

9. Interpretation and analysis

None of the buildings offer any significant roost potential due to their construction style. The single thickness steel sheeting rarely appeals to bats and does not offer any obvious roost potential and the northlight roof, as well as being subjected to constant light ingress is also subject to disturbance throughout the day from the manufacturing processes being undertaken. The slate roof of building 1 is partially covered with felt and has very limited appeal to bats. All of the buildings are without soffits or fascia and all dry verges are sound and do not offer roosting potential. It is considered highly unlikely that bats would roost in these buildings.

Although the river Spen flows to the immediate east of the site, the habitat surrounding the site is very poor and the foraging opportunities are slim at best. Previous activity surveys undertaken in this locale have revealed very few bats. Bat numbers are likely to be very unremarkable and limited to very small numbers of the commoner species. There are many residential dwellings surrounding the site that offer greater roosting potential, though, given the lack of foraging, it is unlikely that there are any maternity roosts present locally. The buildings have all been assessed as being of negligible interest to roosting bats.

10. Impact assessment

The buildings have been assessed as being of negligible interest to bats and surveyor experience in conjunction with the assessment of the site and its surrounds, suggests there will be no impact to local bats and there will be no loss of potential roosting sites and no fragmentation of habitat. Impact is likely to be negligible and the roof top car park will be contained within the site footprint and will have no affect beyond the site boundary.

11. Mitigation and Compensation

The buildings offer no real potential roosting features and there was nothing to suggest bats are likely to be present. There is no requirement for a European Protected Species Mitigation Licence (EPSML) and inclusion of a permanent roosting features in the proposed car park is very unlikely to be used. No compensation has been specified and is considered not to be required.

12. Conclusion

A bat scoping survey carried out to Raypal Business Park, Cleckheaton determined that the buildings offer negligible bat roosting potential and are very unlikely to be used by bats. The scoping survey has determined that it is highly unlikely that there will be any impact on bats or the local bat population. Given the very poor quality of the habitat available locally, no compensation has been specified. No further survey work is required.