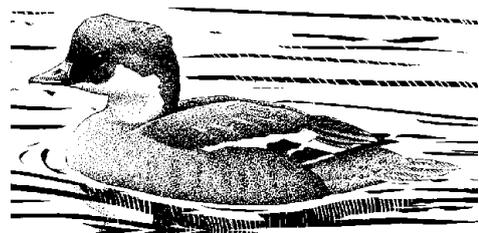


Bat Scoping Survey to

Unit 9G
Carlinghow Mills
Bradford Road
Batley
WF17 8LL

3rd September 2024



1. Summary

- 1.1 A bat scoping survey has been carried out to Unit 9G, Carlinghow Mills, Batley to determine if there are features that have any potential to be used by roosting bats and whether bats are present, likely to be present and, if so, would they be affected by the proposed works to convert the ground floor into a nursery.
- 1.2 The site comprises a very large, three-storey stone mill with slate roof located in an urban area with limited foraging habitat close by. The building is in a good state of repair and is occupied by local businesses. A search of the building was carried out in the area of the proposed works looking for potential roosting features (PRFs) but revealed none. No internal search of the roof space was made and only a limited external search was made to the roof and eaves section of the mill as the works are internal and restricted to a very small ground floor section.
- 1.3 Due to the limited extent of the internal works, the scoping survey determined that the affected part of the building is not being used by roosting bats and there no potential for them to do so. The proposed ground floor alterations will not result in any harm to bats or loss of roosting sites and there will be no loss or fragmentation of habitat. There are no statutory constraints due to the presence of bats and no further survey effort is required.

2. Introduction

- 2.1 A bat scoping survey has been carried out to Unit 9G, Carlinghow Mills, Bradford Road, Batley WF17 8LL (NGR SE237247) 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 application seeks to alter a small section of the ground floor into a children's nursery and add a 2m safety fence outside the unit.
- 2.3 The survey took place at a time considered to be towards the end of the optimal period for bat occupancy but still aimed to establish the following:
- The presence or absence of bats using the buildings by undertaking a scoping survey.
 - Identify any potential roosting features (PRFs).
 - Identify any evidence of bats (droppings, staining, dead bats).
 - 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 44yrs field experience in searching for bats and is registered to use the Class Survey Licence WML CL19 & 20 (Level 4). The licence number is 2015-15656-CLS-CLS.
- 3.2 The building was inspected during daylight using torches, binoculars, a Ziess DTI 3/35 Gen 2 thermal scope and an endoscope where possible. 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 Tuesday 3rd September 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 No access was made into the roof space or the building as the proposed works are internal, restricted to the ground floor and will not have any impact on bats.

5. Site Description

5.1 The site consists of a large three-storey stone mill in an urban area close to the centre of Batley. Foraging habitat close to the site is very limited, though there is a small stream and clusters of trees to various boundaries and the site is connected to the wider area by these linear features, Bats of a local provenance are likely to be limited to common species and in very low numbers. Previous surveys in this area suggest bats are uncommon.

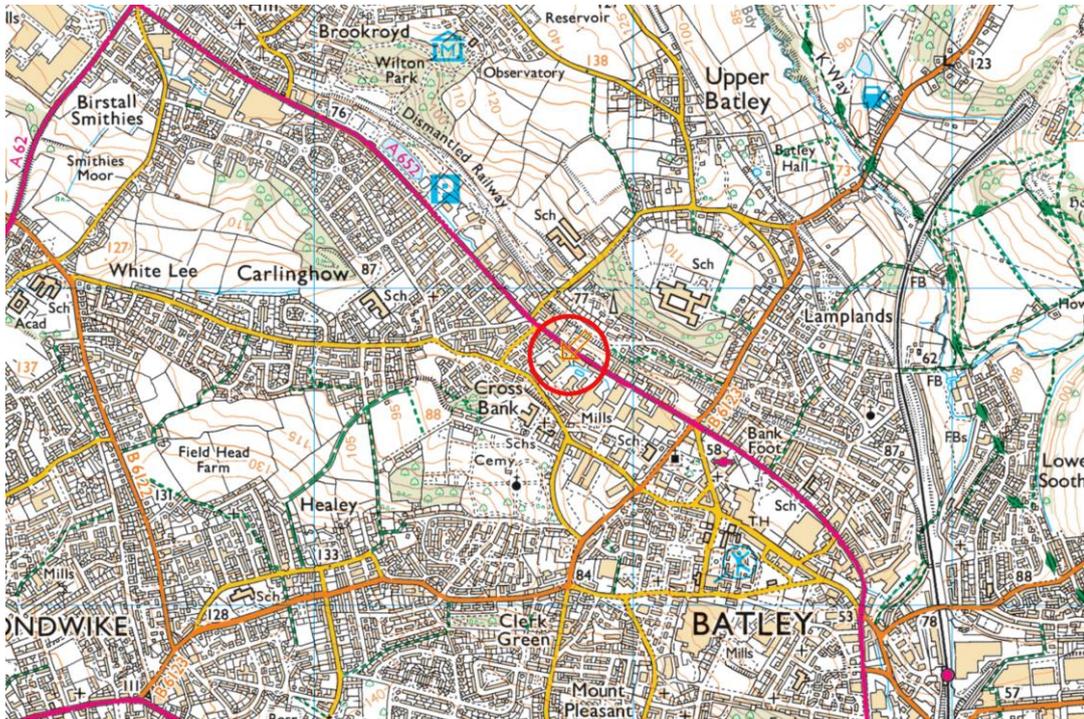


Figure 1. Site location plan



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

6. Desk Study

The proposed works are highly unlikely to impact bats in any way and bat numbers in the area are likely to be unremarkable. Therefore, no desk studies have been carried out and they are not required at this time.

7. Activity surveys

7.1 No activity surveys have been carried out and none are required.

8. Survey results

8.1 Scoping survey

Although this is a three storey, stone mill with blue slates to the roof, there are a limited number and diversity of potential roosting features. The walls appear to be sound and without structural cracks and the roof is sound and has no missing or slipped tiles when viewed from the ground. No internal inspection of the building was made as there is no possibility that the proposed works could impact bats given that the works are internal modifications to a small section of the ground floor.



Photo1: Area of localised internal development

As the works are internal and limited to a small section of the ground floor, there will not be any impact on bats and the building, in terms of this project, has negligible bat roosting potential.

9. Interpretation and analysis

Given the scope of this project and its limited disturbance to the building, the building is assessed as being of negligible value to roosting bats. The works will be confined to a very small section of the ground floor and, in the area of the proposed works, there are no suitable potential roosting features to the walls or windows and the project is highly unlikely to impact bats in any way. A small area of the land outside the unit will be fenced off to create a safe zone for the nursery but will not have any bearing on bats or bat roosts.

10. Impact assessment

The survey established that the proposed works are to be restricted to internal modifications to a small section of the ground floor. It is extremely unlikely that the works would have any impact on bats or bat roosts, even if they were present in this building. The alterations to the internal sections as proposed are extremely unlikely to impact bats.

11. Mitigation and Compensation

The section of the building likely to be affected offers negligible roosting value to bats, consequently, there is no requirement for a European Protected Species Mitigation Licence (EPSML) and no compulsory compensation is required as the works are internal.

12. Conclusion

A bat scoping survey to Unit 9G, Carlinghow Mills, Bradford Road, Batley determined that the proposed internal modifications to a small section of the ground floor will not affect bats in any way and therefore the building has negligible value to roosting bats with regards to this project. There will be no loss or fragmentation of foraging habitat and no impact to any other bat roosts in the area. No further survey effort is required.

Appendix 1: Surveyor experience

Surveyor experience – John Gardner

The primary surveyor has been surveying for bats for over 40 years and holds a Class Level 4 licence. Since surveying for bats in Wakefield, he has found roosts of over 7 species of bats including the first record of Nathusius' pipistrelle for West Yorkshire. Prior to his starting bat surveying in Wakefield, only a single occurrence of Leisler's bat was known from South Yorkshire, but extensive surveying in the 80s in Wakefield established that this species is widespread and common. The survey effort in Wakefield with this species resulted in a total rewrite of the UK distribution maps for Leisler's bat. A bat box scheme run at Bretton Country Park resulted in a nursery roost of over 80 Leisler's bats in 2 boxes and was visited by Durham Bat Group and others for experience. Long term roost monitoring of common pipistrelles was carried out and the results have been used in international papers by Dr John Altringham. He continues to survey for bats when not commissioned to survey for planning applications.