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Bat Roost Survey

42 Mill Road, Dewsbury, WF13 2HH

SURVEYS: March 2025
ISSUE DATE: 23rd March 2025

Executive Summary

This report has been prepared in relation to the identification and location of protected bat species at 42 Mill Road, Dewsbury, WF13 2HH, regarding the proposed redevelopment of an of existing building.

An initial assessment of the site was taken 6th March 2025 and the building was assessed for its suitability to support roosting bats. The building was categorised as being of negligible suitability for roosting bats. Thorough physical searches were also carried out on the same day by Environmental Business Solutions (EBS). No signs of bat habitation were noted during physical searches. Due to these findings EBS concluded that no further surveys were required at the present time.

It is the opinion of EBS that at present it is unlikely that bats are roosting in the buildings at the present time.

Overall, it was concluded that the proposed development will not have a negative impact on the local bat or bird population within the surrounding environment as the buildings do not appear to contain roosts or nesting birds at present.

**Bill Gaudie,
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Natural England Licence No CLS001191
ECOLOGICAL CONSULTANT**

1. Introduction.

1.1 Site Overview. The Site is located 42 Mill Road, Dewsbury, WF13 2HH. The site is located in a highly built up area with heavy traffic and dense street lighting. The site consists of a terraced building currently being used for storage.

1.2 Proposed Works. Renovation of current building.

1.3 Aims of survey. The identification and location of protected bat species at 42 Mill Road, Dewsbury, WF13 2HH regarding possible renovation of existing building.

1.4 Legislation Considerations. All species of bat are fully protected under the Wildlife and Countryside Act 1981, the European Conservation (Natural Habitats etc.) Regulations 1994, and the Countryside and Rights of Way Act 2000. This legislation makes it illegal to possess or control any live or dead specimens, to damage, destroy or obstruct access to any structure or place used for shelter, protection or breeding, and to intentionally disturb a bat while it is occupying a structure or place which it uses for that purpose. Most resident nesting birds are protected under the Wildlife and Countryside Act 1981, which protects birds, nests, eggs and nestlings. Some rarer species, such as barn owls, are afforded extra protection. If bat species are present at the proposed redevelopment site, the purpose of this report will only summarise the potential requirements for a bat mitigation package or project. A separate mitigation report or project will be required which will include the necessary compensation measures to maintain the conservation status of a European Protected Species.

1.5 Qualification and Experience. With over 15 years' experience, licensed bat ecologist Bill Gaudie BSc (Wildlife Conservation), MCIEEM, Natural England licence number: CLS001191, supervised all surveys.

Fig 1. Site location



2. Methodology

2.1 Preliminary Ecological Appraisal

2.1.1 Dates: 6th March 2025.

2.1.2 Conditions. Dry with good visibility.

2.1.3 Surveyors. Mr W Gaudie, BSc hons (Wildlife Conservation), MCIEEM, Natural England Licence No CLS001191.

2.1.4 Preliminary Ecological Appraisal. A walkover of the proposed site to observe, assess and record any habitats suitable for bats to roost, commute and forage within the site and immediate surrounding areas. As per; Bat Conservation Trust (2023). *Bat Surveys – Good Practice Guidelines 4th Edition*. **Bat Conservation Trust, London**. ISBN 13 978-1-87274596-1.2.3.5

2.1.5 Equipment. Visual Optics VO18-10ww endoscope, Petzl Ticker LED head torch, Cluson Smartlite 1,000,000 candlepower torch, ladders.

2.2 Data Search

2.2.1 <http://magic.defra.gov.uk/> Was consulted for European Protected Species Licensing in the near area.

2.3 Day time building survey.

2.3.1 Dates. 6th March 2025

2.3.2 Conditions. Dry with good visibility.

2.3.3 Surveyors. Mr W Gaudie, BSc hons (Wildlife Conservation), MCIEEM, Natural England Licence No CLS001191

2.3.4 Bat roost survey. Internal and external physical search of the building. As per; Bat Conservation Trust (2023). *Bat Surveys – Good Practice Guidelines 4th Edition*. **Bat Conservation Trust, London**. ISBN 13 978-1-87274596-1.2.3.5

2.3.5 All roof spacing, voids, cracks (internal and external) and over hanging roofing sheets were searched (where possible) for signs of bat habitation.

2.3.6 Equipment. Visual Optics VO18-10ww endoscope, Petzl Ticker LED head torch, Cluson Smartlite 1,000,000 candlepower torch, white sheets, extendable ladders.

3. Results

3.1 Preliminary Ecological Appraisal

3.1.1 See Table 1 below.

Table 1. Building descriptions.

Building Reference	Description	Suitability for roosting bats
B1	Brick built terraced storage unit with slate roof. Breeze block flat roof extension. Situated in a built up area with traffic and high street lighting.	Negligible. All cracks / holes easily accessible and searched thoroughly with endoscope. No signs of bat habitation noted.

Photo 1. Front of building.

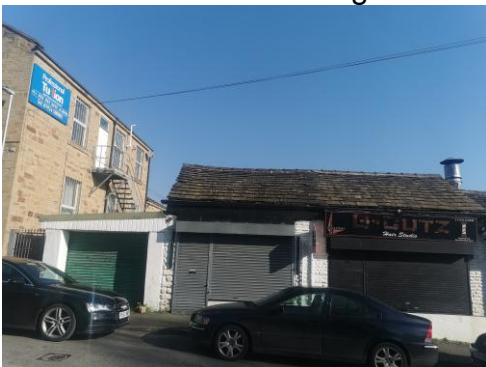


Photo 2. Interior of building.



Photo 3. Roofs of building.



3.2 Survey Data.

3.2.1 No bat EPSM licences are associated within 1km of the site.

3.3 Day time buildings survey

The following features of all structures on site were assessed

- Type / age of building
- Aspect of building
- Wall construction, focussing what brick type was used and presence of cavity or rubble filled walls.
- Roof form and structure
- Nature of eaves
- Presence and condition of lead flashing
- Gaps under eaves, around windows, lead flashing etc
- Presence of roof insulation
- Roof structure.

Particular attention was paid to:

- Beams for hanging bats
- Droppings beneath beams
- Droppings and urine stains on walls
- Droppings or urine stains on any materials left stored
- Corpses
- Bat fly (*Nycteribiid*) cases

3.3.1 No signs of bat presence found during physical search of buildings

3.3.2 No sign of any bat activity was noted within the Site.

3.3.3 No sign of any bird nesting was noted within the buildings.

4. Constraints

4.1 Constraints on Survey Information. None.

4.2 Constraints on Equipment Used. None

4.3 Potential Impacts of Development.

4.3.1 Designated Sites. Due to the size of the proposed development it thought that no designated site will be impacted upon.

4.3.2 Roosts. It is not thought that bats are roosting in any parts of the building at present.

4.3.3 Foraging and Community Habitat. The proposed development is not thought to have any detrimental ecological effects to the area. Any disturbance will be minimal and temporary.

5. Recommendations.

5.1 Further Surveys

5.1.1 Bat. If work on building is substantially delayed, then surveys should be repeated.

5.2 Mitigation Measures.

5.2.1 Roost Sites. With reference to Natural England Bat Mitigation Guidelines (2004), no further mitigation is required at this point. No roosts are thought to be affected by the proposed development.

5.2.2 Foraging and Commuting Sites. With reference to Natural England Bat Mitigation Guidelines (2004), no further mitigation is required at this point. Not thought to be affected by proposed development.

5.3 Compensation.

5.3.1 Natural England Bat Mitigation Guidelines (2004) states “Where roosts of low conservation significance are to be lost to development, bat boxes may provide an appropriate form of mitigation, either alone or, preferably, in combination with the provision of new roosts in buildings. In such cases, the type of bat box provided should be appropriate to the species.” As the current building does not hold any roosts no compensation is deemed necessary.

6. **Summary.** Full physical searches provided no evidence of bat habitation in any parts of the buildings. The site is situated in well lit, built up area. Due to the findings of these surveys, it is thought that the proposed development is unlikely to have any negative effect on any bat or bird populations at the present time. It is the opinion of EBS that if the above recommendations regarding mitigation and compensation are followed then the development will result in a nett gain to biodiversity in the immediate area.

**Bill Gaudie,
BSc hons (Wildlife Conservation), MCIEEM**