



TECHNICAL NOTE: PRELIMINARY BAT ROOST ASSESSMENT

SITE NAME & ADDRESS	New Closes Farm, Upperthong, Holmfirth, HD9 3RB
DEVELOPMENT PROPOSAL	Conversion of building to one dwelling
PLANNING REFERENCE	Not known
DATE	5 th November 2024
AUTHOR	Ryan Knight BSc (Hons) MCIEEM - Principal Ecologist

STATEMENT

Knight Sky Ecology was commissioned to provide a preliminary bat roost assessment at the above listed property in relation to the proposed development plans for the site.

The assessment was undertaken by Ryan Knight MCIEEM who holds a Level 2 Natural England Class Licence (ref. 2015-12611-CLS-CLS) for bats and has held this licence type for over 12 years.

The assessment is based on a site survey conducted on 29th October 2024. The level of detail within this document is considered proportionate to the level of potential impacts posed to bats from the proposal and has been undertaken in respect of the relevant planning and conservation policy obligations and legislative framework.

Photos of the existing property are provided below. The property comprises stone built, two-storey, outbuilding with a stone slate (gable) roof. The building is currently used as a workshop and for storage. The building does not have a loft. In addition, the building was extensively repaired around 10 years ago. This included the repointing of the stonework and the relaying of the roof. As a result of this relatively recent work, the building was in very good condition.

A thorough inspection was carried out both internally and externally. No evidence of a bat roost or potential roost features were recorded.

Overall, the development proposal is considered to be of negligible risk of impacts to bats and it is recommended that bats do not present a constraint to the development proposals. The conversion works will remain compliant with the legislation afforded to bats including the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended).



PHOTOS



