33 Gawthorpe Lane, Huddersfield, HD5 0NY

Preliminary Bat Roost Assessment

and Biodiversity Net Gain Assessment

March 2025

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Prepared by	Toby Fisher CEnv MCIEEM
Approved by	Andrew Westgarth CEnv MCIEEM
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01765 600 799
info@quantsenvironmental.com
quantsenvironmental.com
Quants Environmental Ltd, 65 Kirkby Road, Ripon, North Yorkshire. HG4 2HH

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1 Introduction

1.1.1.1 This report presents the results of a Preliminary Bat Roost Assessment and Biodiversity Net Gain (BNG) Assessment in relation to proposed development at 33 Gawthorpe Lane, Huddersfield, HD5 0NY. The site is located at OS grid reference SE18991679 and extends to approximately 0.11 hectares.

1.1.1.2 The aims of this report are to complete a Preliminary Bat Roost Assessment in accordance with good practice guidelines[1] and complete a BNG Assessment in accordance with the Statutory Biodiversity Metric guidance[2] and the Kirklees Council Biodiversity Net Gain Technical Advice Note[3] using the following proposed development layout drawing:

- Northern Design Partnership. Proposed Site Plan. 33 Gawthorpe Lane, Huddersfield, HD5 0NY. Project no. 2380. Drawing no. 03. Rev A. Date 03.25.

1.1.1.3 This report is based on the findings of a site survey undertaken on 10th February 2025 by Toby Fisher MCIEEM CEnv.

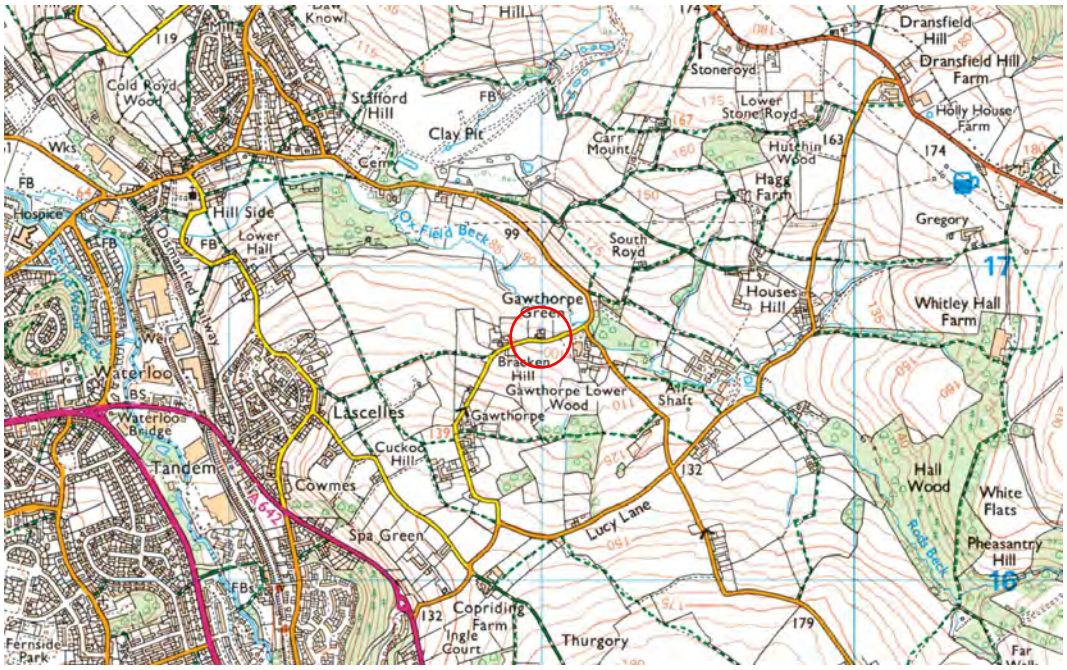
Figure 1. Site Location

[1] Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6.

[2] https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides

[3] Kirklees Council. (2021). Biodiversity Net Gain Technical Advice Note, June 2021.

Figure 2. Site Location



2 Methodology

2.1 Personnel

2.1.1.1 All survey and assessment work was undertaken by Toby Fisher CEnv MCIEEM[4] [5].

2.2 Desk Study

2.2.1.1 West Yorkshire Bat Group (WYBG) was contacted for a search of previous bat records of within a 2 km radius of the site. In addition, the following data sources were searched for statutorily protected sites and additional ecological data of relevance to the assessment such as off-site habitat features:

- Multi Agency Geographic Information for the Countryside (MAGIC).
- Ordnance Survey 1:10,000 mapping.
- Aerial imagery (dated 2019, 2020, 2021, 2022, 2024).
- Google Street View (dated 2021).

2.3 Preliminary Bat Roost Assessment

2.3.1.1 The building was subject to detailed external and internal inspections for signs of bats and assessed in terms of its potential to support bats in accordance with current good practice guidelines[6] on 10th February 2025 by Toby Fisher CEnv MCIEEM[7]. This involved searching the exterior and interior of the building for signs of bats and nesting birds such as droppings and for potential bat roost locations and bird nest sites. The building was assessed in terms of its potential to support bat roosts using the following categories:

- Negligible potential.
- Low potential.
- Moderate potential.
- High potential.
- Confirmed roost.

2.4 Habitat Survey to inform Biodiversity Net Gain Calculations

2.4.1.1 To inform the BNG Assessment, the habitat types and condition of the habitats within the site were assessed on 10th February 2025 in accordance with the DEFRA Statutory Biodiversity Metric guidelines[8], as far as possible given the time of year.

2.4.1.2 As far as possible given the time of year, the habitats within the site have been identified using the standard UK Hab methodology[9] using a combination of the information gathered during the field survey on 10th February 2025 and analysis of aerial and streetview imagery. Habitat Condition Assessments have been undertaken in accordance with the current guidelines[8].

2.4.1.3 The weather conditions at the time of survey were: 4°C, dry, cloud cover 100%, wind 2 (Beaufort Scale) with good visibility.

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[4] Natural England Class Licence Registration No. 2015-10756-CLS-CLS - CL18 Level 2 (Bats).

[5] Natural England Class Licence Registration No. WML- CL08:2015-16681-CLS-CLS (Great Crested Newts).

[6] Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6.

[7] Natural England Class Licence Registration No. 2015-10756-CLS-CLS - CL18 Level 2 (Bats).

[8] Statutory Biodiversity Metric User Guide. Natural England Joint Publication JP040. First published February 2024.

[9] UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at https://www.ukhab.org)

2.5 Comments on Methods

2.5.1.1 All parts of the site, including the interior of the building, were fully accessed and there were no access restrictions.

2.5.1.2 The Preliminary Bat Roost Assessment was undertaken outside the main bat survey season of May to August/September inclusive. At this time of year, evidence of bats such as droppings are readily removed by the actions of precipitation and wind although evidence can remain on internal surfaces for several years. Given the objectives of the bat survey, it is considered that there were no significant limitations to the Preliminary Bat Roost Assessment.

2.5.1.3 The Habitat Survey was undertaken outside the optimal season for assessing habitat types and condition (April/May to September/October). During the survey it was possible to identify broad habitat types and to identify a significant proportion of plant species.

2.5.1.4 For the BNG Assessment, given the time of year of survey, a precautionary approach has been adopted regarding the identification of habitats and habitat condition assessments; where there is doubt, the higher value likely habitat type and condition assessment result has been given. Analysis of aerial imagery indicates that there has been no degradation of habitats since 30th January 2020. Given the precautionary approach which has been adopted, it is considered that that the limitations to the BNG Assessment are not significant.

3 Baseline Results

3.1 Desk Study

3.1.1.1 Information provided by WYBG is included at Appendix 3.

3.1.1.2 WYBG provided 27 bat records within the search area (see Appendix 3) comprising the following species: Common Pipistrelle *Pipistrellus pipistrellus*, Pipistrelle *Pipistrellus* sp., Noctule *Nyctalus noctula*, Leisler's *Nyctalus leisleri*, Brown Long-Eared *Plecotus auritus*, Daubenton's *Myotis daubentonii*, Natterer's *Myotis nattereri* and unidentified bat *Vespertilionidae*.

3.1.1.3 There are 2 records within 500 metres of the site:

- Aural bat detector record of 1 Common Pipistrelle *Pipistrellus pipistrellus* at Whitley Willows, Lepton (grid ref SE195166) approximately 470 metres east of the site, dated 08/08/2006.
- Aural bat detector record of 2 Daubenton's Bat *Myotis daubentonii* at Whitley Willows, Lepton (grid ref SE195166) approximately 470 metres east of the site, dated 08/08/2006.

3.1.1.4 A search on MAGIC identified no previously granted European Protected Species Mitigation (EPSM) licences for bats within 1 km of the site.

3.2 Preliminary Bat Roost Assessment

3.2.1 Evidence of Bats

3.2.1.1 No evidence of bats was found during the survey on 10th February 2025.

3.2.2 Overview of Surrounding Habitats

3.2.2.1 The site is located at approximately 96 metres above sea level, in a rural location approximately 4.5 km east of Huddersfield town centre.

3.2.2.2 The habitats in the immediate vicinity of the building include pasture; a small garden; hedgerows; and dry-stone walls. A minor watercourse known as Oxfield Beck with an associated linear belt of broad-leaved woodland lies approximately 75 metres north of the site. In the wider area, between 100 metres and 500 metres from the site, lie several areas of broad-leaved woodland set within an agricultural landscape. There are also a number of scattered dwellings in the wider area.

3.2.2.3 A minor road lies approximately 15 metres south of the site. Background disturbance levels appear to be low.

3.2.2.4 A small Hawthorn tree lies approximately 5 metres west of the building and an outgrown hedgerow approximately 12 metres south of the building but few other trees/hedgerows within 50 metres of the site.

3.2.2.5 Overall, the site and surrounding area provide moderate quality habitats for foraging and commuting bats. The vicinity of the site is likely to support reasonable numbers of bats, potentially including species less tolerant of lighting and human disturbance such as *Myotis* species and Brown Long-Eared bats.

3.2.3 Building Description

3.2.3.1 See photos at Appendix 2. The surveyed building is a two-storey traditional stone-built barn which appears to date from the 19th century. The barn is attached to a dwelling (outside the site boundary to the south) and extends to approximately 17 x 6.5 metres. The main part of the barn is of stone construction with a gable roof covered with traditional stone-slates. A lean-to on the north side of the barn is brick-built and has a roof of traditional stone-slates. The barn receives direct warmth from the sun.

3.2.3.2 The barn is currently in use for general storage and workshop along with an aviary. The roof of the main part of the barn is predominantly un-lined although the northern third of the roof is under-lined with hardboard. The roof of the lean-to is un-lined. There are multiple gaps beneath and within the traditional stone-slates throughout the entire roof providing a large number of potential bat roost features beneath the roof stone-slates and also providing direct access to the interior of the building.

3.2.3.3 There are multiple potential bat roost features in gaps within the masonry and brick walls throughout all elevations of the barn. There are also multiple potential bat roost features in gaps along all eaves. There are no eaves boards or barge boards. The door and window surrounds are generally well-sealed although there are potential bat roost features locally in gaps over doorways and windows. The ridge is generally well-pointed although there are locally gaps beneath the ridge providing potential bat roost features. There are also potential bat roost features beneath flashing where the roof of the lean-to joins the main barn. Internally, the main part comprises one fully interconnected space. On the first floor, the internal height to apex is at least 3 metres.

3.2.3.4 Based on all available information including the abundance of potential bat roost features, the nature of the surrounding habitat and the absence of bat droppings, the building is considered to have moderate bat roost potential.

3.2.3.5 No evidence of nesting birds was observed during the survey on 10th February 2025. A range of common birds, e.g. Wren, House Sparrow, could nest within the building, garden and walls at the site.

3.3 Habitats (BNG Baseline)

3.3.1.1 The On-Site Baseline Habitat Types are shown in Appendix 2. The Habitat Condition Assessments are presented below.

3.3.1.2 The landform of the site is broadly flat lying approximately 80 metres above sea level but rising to approximately 85 metres above sea level on embankments on the site's northern and north-eastern edge. The site is bordered to the north, east and north-west by woodland with an industrial estate beyond; to the west by woodland with residential beyond; and to the south by a minor road with housing and gardens beyond. The River Aire lies approximately 70 metres west of the site.

3.3.1.3 Analysis of aerial imagery indicates that there has been degradation of habitats since 30th January 2020; the central part of the site and some areas of woodland have been cleared of vegetation and the central part of the site has been covered with hard-standing. Using aerial imagery and adopting a precautionary approach, it is considered that the central part of the site likely supported a mosaic of Mixed Scrub and Other Neutral Grassland and that the peripheral areas supported Lowland Mixed Deciduous Woodland.

3.3.2 Strategic Significance

3.3.2.1 Given the absence of a Local Nature Recovery Strategy (LNRS) for Kirklees Council, Strategic Significance has been assigned in accordance with the Kirklees Council Biodiversity Net Gain Technical Advice Note[3] as follows:

- High strategic significance: Any habitat parcel within a statutory designated wildlife site, a Local Wildlife Site or the Kirklees Wildlife Habitat Network. Any Habitat of Principal Importance within Kirklees located within the associated Biodiversity Opportunity Zone.
- Medium strategic significance: Any habitat parcel not designated as above but directly adjoining such a habitat.
- Low Strategic Significance: Habitat parcels not within or adjacent to a statutory designated wildlife site, a Local Wildlife Site or the Kirklees Wildlife Habitat Network.

3.3.2.2 The nearest areas of Kirklees Wildlife Habitat Network (KWHN) is located approximately 70 metres north of the site. Therefore, in accordance with the Kirklees Council Biodiversity Net Gain Technical Advice Note, all parts of the site are assessed as 'low' strategic significance (area not in local strategy / no local strategy.

3.3.3 Urban – Developed Land; Sealed Surfaces

3.3.3.1 The building and hard-standing at the site are largely devoid of vegetation. The hard standing supports very sparse vegetation at the margins including Creeping Bent *Agrostis stolonifera*, Red Fescue *Festuca rubra*, Ribwort Plantain *Plantago lanceolata* and American Willowherb *Epilobium ciliatum*.

Condition Assessment N/A

3.3.4 Urban – Vegetated Garden

3.3.4.1 The vegetated garden at the site supports typical garden vegetation including a lawn of Perennial Rye-Grass *Lolium perenne*, Cock's-Foot *Dactylis glomerata*, Red Fescue and Dandelion *Taraxacum officinale* agg. and borders containing Butterfly Bush *Buddleja davidii*, Ivy *Hedera helix*, Sumach *Rhus* sp., Pine *Pinus* sp. and Rowan *Sorbus aucuparia*.

Condition Assessment N/A

3.3.5 Modified Grassland

3.3.5.1 Modified Grassland at the site comprises Perennial Rye-Grass, Cock's-Foot, Common Nettle *Urtica dioica* and Broad-Leaved Dock *Rumex obtusifolius*. Species diversity appeared to be very low; however given the suboptimal season of survey, a precautionary approach has been taken regarding the habitat condition assessment.

Condition Assessment = Good (see Tab 5A in accompanying spreadsheet)

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4 Net Gain for Biodiversity

4.1 Methodology

4.1.1.1 The Statutory Biodiversity Metric has been used to calculate the baseline value of the site (before development) and the post-development value in order to calculate the Total Net Unit Change. Baseline habitats are described in Section 3 above and condition assessment results are presented separately in the standard spreadsheet format.

4.2 Proposed Habitats

4.2.1.1 Habitat Baseline and Proposed Habitat maps are shown in Appendix 2, as based on the following drawing:

- Northern Design Partnership. Proposed Site Plan. 33 Gawthorpe Lane, Huddersfield, HD5 0NY. Project no. 2380. Drawing no. 03. Rev A. Date 03.25.

4.2.1.2 The existing and proposed on-site habitats are summarised in the tables below.

Existing Habitats						
Existing Broad Habitat Type	Existing Habitat Type	Total Area	Condition	Strategic Significance	Retained	Enhanced
Grassland	Modified grassland	0.0629	Good	Area/compensation not in local strategy/ no local strategy	0.052	0
Urban	Developed land; sealed surface	0.0342	N/A - Other	Area/compensation not in local strategy/ no local strategy	0.0287	0
Urban	Vegetated garden	0.015	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	0.0014	0

Habitat Creation				
Broad Habitat Type	Habitat Type	Area (ha)	Condition	Strategic Significance
Urban	Developed land; sealed surface	0.0188	N/A - Other	Area/compensation not in local strategy/ no local strategy
Urban	Vegetated garden	0.0112	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy
Individual Trees	Rural tree	0.0407	Moderate	Area/compensation not in local strategy/ no local strategy

4.3 Strategic Significance

4.3.1.1 Given the absence of a Local Nature Recovery Strategy (LNRS) for Kirklees Council, Strategic Significance has been assigned in accordance with the Kirklees Council Biodiversity Net Gain Technical Advice Note[3] as follows:

- High strategic significance: Any habitat parcel within a statutory designated wildlife site, a Local Wildlife Site or the Kirklees Wildlife Habitat Network. Any Habitat of Principal Importance within Kirklees located within the associated Biodiversity Opportunity Zone.

- Medium strategic significance: Any habitat parcel not designated as above but directly adjoining such a habitat.
- Low Strategic Significance: Habitat parcels not within or adjacent to a statutory designated wildlife site, a Local Wildlife Site or the Kirklees Wildlife Habitat Network.

4.3.1.2 The nearest areas of Kirklees Wildlife Habitat Network (KWHN) is located approximately 70 metres north of the site. Therefore, in accordance with the Kirklees Council Biodiversity Net Gain Technical Advice Note, all parts of the site are assessed as 'low' strategic significance (area not in local strategy / no local strategy.

4.4 BNG Results

4.4.1 Baseline

4.4.1.1 The Biodiversity Net Gain baseline for the site comprises:

- Habitat Units: 0.41.
- Hedgerow Units: not applicable.
- Watercourse Units: not applicable.

4.4.2 Post-Intervention

4.4.2.1 Based on the proposed site plan, the post-intervention results (including habitat retention and creation) are as follows:

- Habitat Units: 0.46.
- Hedgerow Units: not applicable.
- Watercourse Units: not applicable.

4.4.3 Net Biodiversity Units Result

4.4.3.1 The Total Project Biodiversity % Change (Net Project Biodiversity Units) is as follows:

- Habitat Units: +0.05 (equivalent to +13.12% gain).
- Hedgerow Units: not applicable.
- Watercourse Units: not applicable.

4.4.3.2 The target net biodiversity gain of at least 10% is achieved for Habitat Units.

4.4.3.3 Neither Hedgerow units nor Watercourse units are applicable to this project.

4.4.4 Trading Rules

4.4.4.1 The Trading Rules are satisfied for Habitat Units.

4.4.4.2 The Trading Rules are not applicable for Hedgerow Units nor Watercourse Units on this project.

5 Conclusions and Recommendations

5.1 Habitats

5.1.1.1 BNG is considered in Section 4 above.

5.2 Bats

5.2.1.1 No evidence of bats was found during the survey on 10th February 2025. The desk study revealed that the nearest previous bat records are aural bat detector observations approximately 470 metres from the site.

5.2.1.2 Based on all available information including the abundance of potential bat roost features, the nature of the surrounding habitat and the absence of bat droppings, the building is considered to have moderate bat roost potential.

Recommendations

5.2.1.3 In order to ensure legal compliance and in accordance with current guidelines[10], prior to any work affecting the building, it is recommended that a minimum of 2x dusk emergence surveys should be undertaken during the optimal survey period of 1st May to 31st August inclusive. Each survey should be spaced at least 3 weeks apart.

5.2.1.4 Depending on the results of the recommended surveys, it may be necessary to provide mitigation measures for bats (potentially including permanent provision of a 'bat loft' amongst other measures) and to obtain a European Protected Species Mitigation (EPSM) licence before development works commence.

5.2.1.5 It is recommended that bat boxes/bricks should be provided at the site, e.g. bat boxes attached to the converted building, away from artificial lighting.

5.3 Birds

5.3.1.1 No evidence of nesting birds was observed during the survey on 10th February 2025. A range of common birds, e.g. Wren, House Sparrow, could nest within the building, garden and walls at the site.

Recommendations

5.3.1.2 Where possible, any works affecting potential bird nesting areas should be undertaken outside the main bird nesting period of March to August (inclusive). If this is not possible, any such works undertaken within the bird nesting period (March to August inclusive) should be supervised by a suitably qualified ecologist. The supervising ecologist should advise all site personnel of the potential presence of nesting birds, their legal protection and the need to minimise disturbance of nesting birds. If active nests are present, they must be retained in situ undisturbed until the nests are no longer active. A nest is classed as active when it contains eggs or chicks and whilst being built.

5.3.1.3 It is recommended that bird nesting boxes/bricks should be provided on the retained building, e.g. Swift Bricks installed on the east, north or west elevation.

[10] Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6.

Appendix 1. Photographs

Photo 1. Barn – east elevation

Photo 2. Barn – east elevation

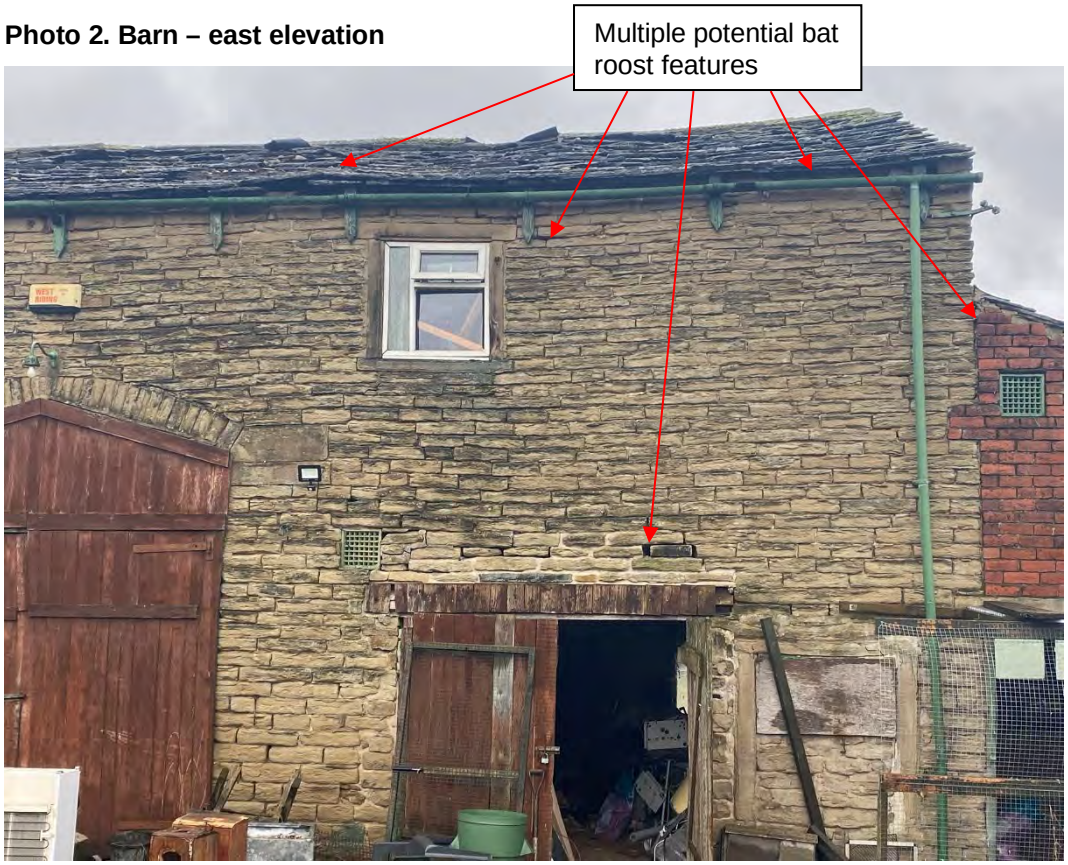

Photo 3. Barn viewed from north-east

Photo 4. Barn viewed from north-west

Photo 5. Barn – east elevation

Photo 6. Barn – west elevation

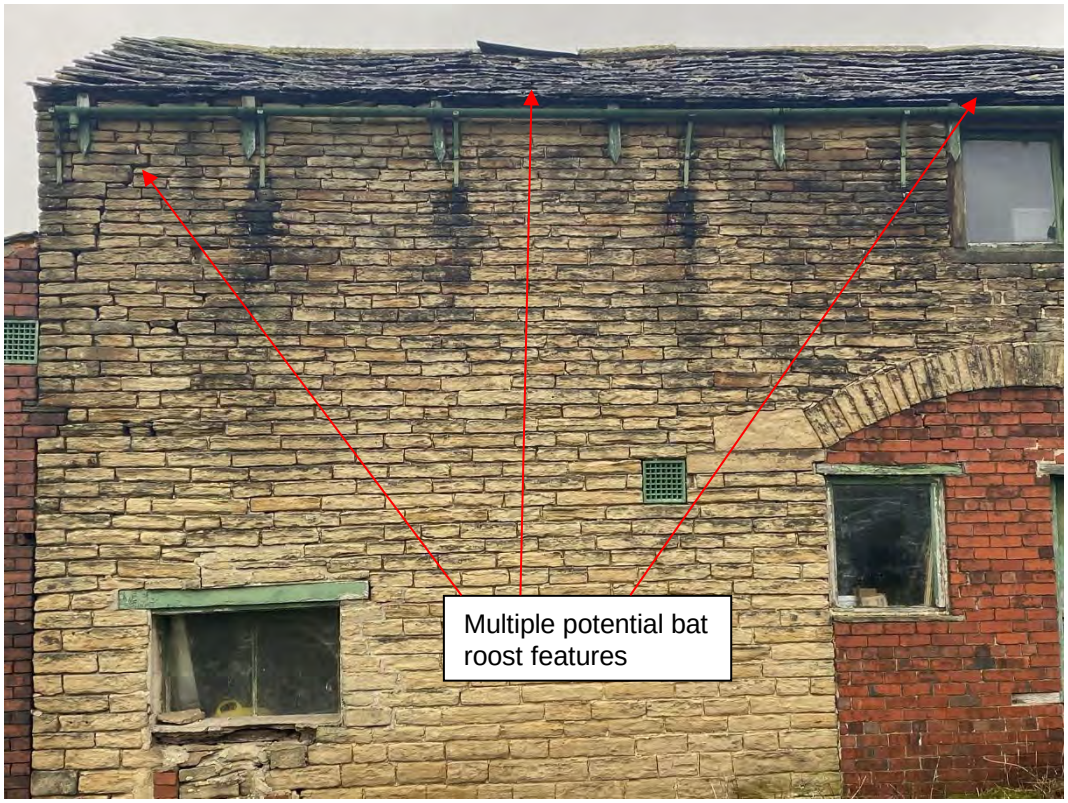

Photo 7. Barn – west elevation

Photo 8. Interior of lean-to on north side of barn

Photo 9. Interior of barn – first floor – looking towards south gable

Photo 10. Interior of barn – first floor - looking north

Photo 11. Interior of barn – first floor – looking towards north gable

Photo 12. Looking north towards the eastern part of the site

Photo 13. Looking west across south-western part of the site

Photo 14. Looking east across north-east part of the site

Appendix 2. Baseline and Proposed Habitat Maps

Figure A2.1. Baseline Habitat Map

Figure A2.2. Proposed Habitat Map

Appendix 3. Information Provided by WYBG

Grid Ref	Location Name	Date	Common Name	Abundance	Record Type
SE1984717458	Lower Stone Royd Farm, Kirkheaton	10/07/2017	Unidentified Bat	1 Count of Adult	None
SE195166	Whitley Willows, Lepton	08/08/2006	Daubenton's Bat	2 Count of Adult	aural bat detector
SE195166	Whitley Willows, Lepton, Huddersfield	08/08/2006	Daubenton's Bat	2 Count of Adult	aural bat detector
SE1984717458	Lower Stoneroyd Farm, Kirkheaton	09/08/2017	Natterer's Bat	1 Count of Adult	aural bat detector
SE1984717458	Lower Stone Royd Farm, Kirkheaton	10/07/2017	Leisler's Bat	1 Count of Adult	None
SE1984717458	Lower Stone Royd Farm, Kirkheaton	10/07/2017	Noctule	1 Count of Adult	None
SE1764616895	60 Waterloo Rd, Waterloo, HD5 0AF	21/06/1993	Pipistrellus	51-100 Count of Adult	Roost (maternity)
SE182177	Orchard Road	09/08/2001	Common Pipistrelle	uknown Count of Adult	Roost (possible)
SE1801016592	42 Quarry Lane, Lascelles Hall, Kirklees	11/07/2003	Common Pipistrelle		Roost
SE194166	Whitley Willows, Lepton, Huddersfield	08/08/2006	Common Pipistrelle	1 Count of Adult	aural bat detector
SE195166	Whitley Willows, Lepton, Huddersfield	08/08/2006	Common Pipistrelle	1 Count of Adult	aural bat detector
SE195166	Whitley Willows, Lepton	08/08/2006	Common Pipistrelle	1 Count of Adult	aural bat detector
SE194166	Whitley Willows, Lepton	08/08/2006	Common Pipistrelle	1 Count of Adult	aural bat detector
SE178173	Hill Top Farm, Stead Lane, Kirkheaton, Huddersfield, HD5 0JP	08/05/2012	Common Pipistrelle	4 Count of Adult	Roost
SE181180	Land off Cockley Hill Lane, Kirkheaton	02/07/2015	Pipistrelle	3 Count of Adult	aural bat detector
SE181180	Land off Cockley Hill Lane, Kirkheaton	16/07/2015	Pipistrelle	8 Count of Adult	aural bat detector
SE180178	Shop Lane, Huddersfield	11/08/2015	Pipistrelle	1 Count of Adult	aural bat detector
SE1984717458	Lower Stone Royd Farm, Kirkheaton	10/07/2017	Pipistrelle	1 Count of Adult	None
SE1809517484	23 The Paddock, Kirkheaton, Huddersfield	12/06/2007	Pipistrelle Bat species		Roost
SE181178	Knowle Rd, Huddersfield, HD5	11/08/2015	Brown Long-Eared Bat	1 Count of Adult	aural bat detector
SE1777017241	20 Rectory Dr, Kirkheaton	05/08/1997	Vesper Bat species	21-50 Count of Adult	Roost (maternity)

Grid Ref	Location Name	Date	Common Name	Abundance	Record Type
SE1761717035	10 Winsford Drive, Waterloo, Huddersfield, HD5 OAD	13/07/1998	Vesper Bat species	20 Count of Adult	Roost (maternity)
SE1820616050	21 Fenay Bridge Road, Fenay Bridge, Huddersfield, HD8 0AY	02/07/2001	Vesper Bat species	30 Count of Adult	Roost
SE1765616850	50 Waterloo Road, Huddersfield, Kirklees	09/06/2003	Vesper Bat species	40 Count of Adult	Roost
SE1793515956	106 Fenay Lea drive, Waterloo, Kirklees	28/07/2003	Vesper Bat species	40 Count of Adult	Roost
SE1734017090	Kirkwood Hospice, 21 Albany Road, Dalton, Huddersfield	25/07/2007	Vesper Bat species		Roost
SE177152	Fenay Wood, Fenay Lane, Fenay Bridge	17/09/2007	Vesper Bat species	1 Count of Adult	Casualty