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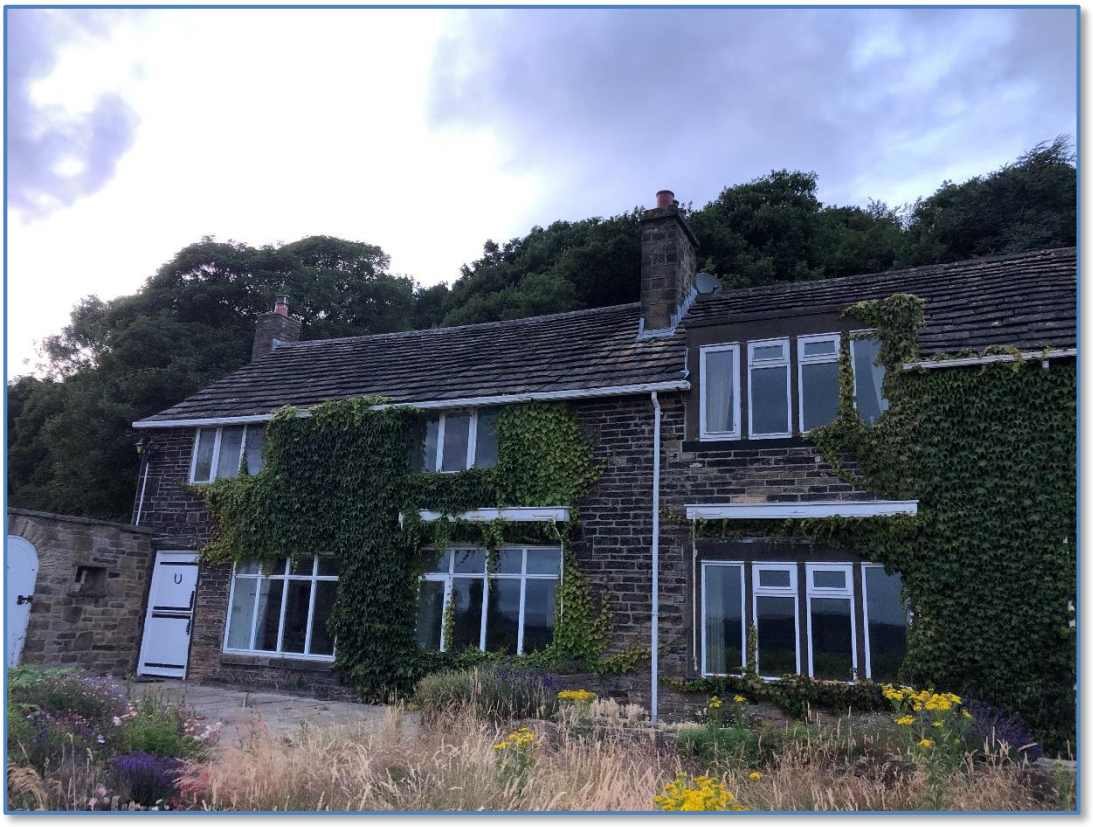
Whinney Close Farm, Kirkheaton

Bat Survey and Assessment

Prepared for Thomas Crompton Demolition Ltd

September 2023



	Staff Member	Position
Survey Leader	Rob Frith BSc (Hons) MRSB	Principal Ecologist
Report prepared by	Rob Frith BSc (Hons) MRSB	Principal Ecologist
Approved by:	Dena Frith	Senior Ecologist
Notes:	**This report contains sensitive information concerning protected species and caution should be exercised when copying and distributing to third parties.**	

Report Status	Authorised for Release	Date	Position
DRAFT	Rob Frith 	6 September 2023	Principal Ecologist
FINAL	Rob Frith 	6 September 2023	Principal Ecologist

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EXECUTIVE SUMMARY

Thomas Crompton Demolition Ltd is seeking planning permission for the demolition of Whinney Close Farm at Cockley Hill Lane, Kirkheaton. After demolition a new residential dwelling will be constructed.

In January 2023 Verity Webster undertook a Preliminary roost assessment survey of the buildings associated with Whiney Close Farm, Kirkheaton and prepared a draft report for the client. The report concluded that:

"The house is considered to have high suitability for bats, whilst the smaller outbuilding is considered to have very low -negligible suitability for bats. The proposals to demolish the structures may impact on bats.

Further survey work in the spring/summer months is recommended to determine the presence or absence of a bat roost in the house. This survey work must be undertaken between May – August when bats are active. Precautionary methods of work are proposed for the outbuilding."

RDF Ecology were appointed in July 2023 to undertake bat roost presence/likely absence surveys of the property to be demolished in accordance with current best practice and to prepare a bat assessment report.

Assessment Summary

Survey Item	Conclusions
Bats—Buildings and Structures	No roosting bat activity was recorded. N**o** impacts upon roosting bats are predicted and **no** further survey or assessment work is recommended Guidance notes on demolition protocols have been included in the report recommendations
Recommendations	
Bats	The data and recommendations contained within this report will remain valid for a period of no more than two years from the date of the survey, after which the validity of this assessment should be reviewed to determine whether further updates are necessary

1. INTRODUCTION

1.1. Project Background

1.1.1. Thomas Crompton Demolition Ltd (the 'client') is seeking planning permission for the demolition of Whinney Close Farm at Cockly Hill Lane, Kirkheaton (hereafter referred to as 'the site') whose location and extent is shown in Figure 1.

1.1.2. After demolition new residential dwelling will be constructed.

1.2. Ecological Background

1.2.1. In January 2023 Verity Webster undertook a Preliminary roost assessment survey of the buildings associated with Whiney Close Farm, Kirkheaton and prepared a draft report for the client. The report concluded that:

"The house is considered to have high suitability for bats, whilst the smaller outbuilding is considered to have very low -negligible suitability for bats. The proposals to demolish the structures may impact on bats.

Further survey work in the spring/summer months is recommended to determine the presence or absence of a bat roost in the house. This survey work must be undertaken between May – August when bats are active. Precautionary methods of work are proposed for the outbuilding."

1.2.2. ***RDF*** Ecology were appointed in July 2023 to undertake bat roost presence/likely absence surveys of the property to be demolished in accordance with current best practice and to prepare a bat assessment report.

1.3. Project Brief and Objectives

1.3.1. The objectives of the commission were to:

- To undertake a preliminary ground level bat roost inspection survey of all buildings, structures or large trees within or immediately adjacent to the site boundary to assess their potential value for roosting bats in accordance with current guidance (Collins *et al* 2016);and to identify any potential roost features (PRF's) and to ensure that these are adequately covered by surveyors during the roost presence/likely absence surveys;
- To complete the appropriate number of roost presence/likely absence surveys as required by current best practice;
- To prepare a bat survey and assessment report;

- Recommend appropriate mitigation measures to enable compliance with wildlife legislation, offset potential negative ecological effects and enhance biodiversity where possible.

1.3.2. This report describes the findings of the roost presence/likely absence surveys, considers the potential impacts arising from the proposed development and proposes appropriate mitigation measures where required.

2. THE DEVELOPMENT PROPOSALS

2.1. The developments proposals considered by this assessment are for the following:

- Demolition of the exiting farmhouse and outbuildings and associated enabling works
- Construction of a new replacement dwelling.

2.2. The new development will approximately occupy the area currently taken up by the existing farmhouse building, associated outbuildings and areas of surfaced driveway and parking areas.

3. SURVEY AND ASSESSMENT METHODS

3.1. Preliminary Roost Assessment Surveys

3.1.1. On 9th January a Preliminary Roost Assessment was undertaken at Whinney Close Farm, Kirkheaton, by Verity Webster and experienced ecologist and licensed bat surveyor (Bat Survey Class Licence WML CL18 (Class 2) Registration number: 2015-13858-CLS-CLS).

3.1.2. The survey concluded that:

"The house is considered to have high suitability for bats, whilst the smaller outbuilding is considered to have very low -negligible suitability for bats."

3.1.3. ***RDF*** Ecology completed their own ground level preliminary roost assessment survey of the buildings to check the results of the January survey and to identify any potential roost features (PRF's) which needed to be covered during roost emergence and re-entry surveys.

3.1.4. The surveys were led by Rob Frith (B.Sc., Hons) MRSB the Principal Ecologist at ***RDF*** ecology who holds a Bat Survey Class Licence (WML CL17 (Class 1) Registration number: 2017-31258-CLS-CLS).

3.2. Buildings Assessment

3.2.1. Buildings within the Site were visually assessed from ground level for potential roost features (PRF's) and evidence of bat activity using binoculars to view upper floor areas and roofs along with a one million candlepower torch to aid visibility.

3.2.2. The external ground level survey sought to identify features that could be used by roosting bats such as small gaps in the pointing and brickwork, gaps around barge/soffit/fascia boards, loose or badly fitting lead flashing, raised or missing ridge tiles and gaps at gable ends, all of which provide potential access points for roosting bats. Evidence of use by bats included the presence of a live or dead bat, accumulations of bat droppings, feeding remains or urine staining. The presence of cobwebs, bird nests and general detritus within PRF's was taken as an indication that they were unlikely to be used by bats.

3.2.3. Where safe internal access was possible, buildings were thoroughly examined for any evidence of bat activity including looking for live or dead bats, droppings, feeding remains or staining. Specifically, the visual survey involved looking for the following evidence:

- Bat droppings on walls, windowsills and in roof spaces
- Scratch marks and staining on beams, other internal structures and potential entrance and exit holes

- Wing fragments of butterfly and moth species underneath beams and other internal structures
- The presence of dense spider webs at a potential roost can often indicate absence of bats
- Examination of crevices and cracks in the buildings to assess their importance for roosting bats

3.2.4. Buildings are classified as having high, medium, low or negligible risk for containing bat roosts based upon the type and construction of the building, the number and quality of potential roost features present, and the building position in relation to the surrounding environment. Table 2 below summarises the criteria used for bat roost potential assessment of buildings.

3.2.5. However it should be noted that these are guidelines only and ***RDF*** Ecology have discovered important bat roosts in modern as well as older buildings.

Table 1—Criteria for bat roost potential assessment of buildings and structures (based Collins 2016).

Suitability	Description
Negligible	Negligible habitat features on site likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.

3.3. Emergence Survey Methodology

3.3.1. Emergence surveys are used to determine bat presence or likely absence in a tree or building and can also give a good estimate of the numbers present.

3.3.2. Survey times are selected to ensure that bats can be observed emerging from roosts' given that Common Pipistrelle *(Pipistrellus pipistrellus)* bats can emerge up to 30 minutes before sunset and Brown Long-eared *(Plecotus auritus)* may emerge up to an hour after sunset. These surveys will also record any foraging and commuting activity.

3.3.3. To ensure that all potential access points identified in the daytime visual inspection could be observed, experienced surveyors were positioned around the site each night.

3.3.4. Bat activity and species were identified by using some or all of the following:

- Bat box duet heterodyne/frequency division bat detector and Roland Edirol R-05 Digital Recorder
- Anabat SD1/SD2 frequency division bat detectors/recorder
- Echometer Touch Bat detector and recorder
- Infra-red video recorder and 940nm infra-red floodlight
- Kaleidoscope bat call analysis software
- Bat Explorer bat call analysis software

3.3.5. To ensure that all PRF's identified in the daytime visual inspection could be observed, surveyors were carefully positioned around the site. Their locations are shown in Figure 2.

3.3.1. Pre-dawn Return Survey Methodology

3.3.1.1. Return surveys conducted at sunrise are particularly useful as bats tend to swarm outside their roosts for up to 2 hours before entering and even single bats often fly towards the roost entry point several times before entering the roost, thus allowing the surveyor more time to identify the bat species and the precise roost entrance locations. Bats will return to roosts anywhere between 2 hours before sunrise until 15 minutes after sunrise. The timing of the surveys is selected to ensure that returning bats would be recorded with surveys commencing 2 hours before sunrise and continuing until up to 15 minutes after sunrise.

3.3.1.2. During return surveys surveyors can be more proactive in their search for roost and can follow returning bats towards their roost location. Consequently surveyors are positioned around the site so that bats returning to potential roost locations can be observed and their locations are shown in Figure 2.

3.4. Limitation of Field Survey

3.4.1. Two dusk emergence and a single dawn re-entry survey were competed in suitable weather and during the optimum survey season for bats (May to August inclusive) by experienced bat surveys and whilst the first survey was not completed until 3 July 2023 this is not considered detrimental to the validity of the survey.

3.4.2. The data and recommendations contained within this report will remain valid for a period of no more than two years from the date of the survey, after which the validity of this assessment should be reviewed to determine whether further surveys are necessary.

4. BAT SURVEY RESULTS

4.1. Building Assessment Survey Results

4.1.1. The ground level preliminary roost survey competed by ***RDF*** Ecology survey agreed with the conclusion of the survey competed by Verity Webster in January 2023 and assess that the main dwelling had a high risk for supporting roosting bats Whilst the attached garage and nearby small outbuilding were assessed to have negligible value for roosting bats.

4.1.2. Full descriptions of the buildings are included in the Preliminary Roost Assessment report prepared by Verity Webster (January 2023)

4.1.3. The photographs included in Appendix 3 show some of the more significant PRF's identified during the RDF Ecology survey and observed for evidence of roosting bats during the dawn and dusk surveys.

4.1.4. The roosting opportunities were identified within the main building during preliminary roost assessment

- Gaps under stone roof slates
- Slipped roof slate on norther roof elevation
- Gaps between lead flashing around chimneys and stone roof slates
- Gaps between lead flashing around dormer windows

4.1.5. The mortar pointing on the stonework was in good condition with no visible PRF's recorded.

4.2. Roost Presence/Likely Absence surveys

4.2.1. Survey Effort and Weather

4.2.1.1. Table 2 below gives details of survey effort and prevailing weather

Table 2—Survey Effort and Weather

Survey	Date	Time		Sunset / Sunrise	Wind Speed and Direction	Temperature		Rainfall	Cloud Cover
		Start	Finish			Start	Finish		
Dusk Emergence Surveys									
Emergence	05/07/2023	21.10	23.10	21.38	Still	16^{0}C	14^{0}C	None	Clear sky
Emergence	17/07/2023	21.00	23.05	21.27	Still	15^{0}C	14^{0}C	None	Clear sky
Dawn Re-entry Surveys									
Re-entry Building 1B	23/08/2023	03.10	06.20	05.57	Still	16^{0}C	15^{0}C	None	Clear sky

4.3. Survey Results

4.3.1. Table 3 below summarises the results of the emergence and re-entry surveys completed in 2023.

Table 3—Summary of Survey Results

Survey	Date/Time	Notes
Survey 1 – Dusk Emergence	05/07/2023 Sunset 21.38 Start 21.10 Finish 23.10	Species recorded included noctule *(Nyctalus noctula)* and common pipistrelle *(Pipistrellus pipistrellus)*. The first bat was a noctule recorded flying over the trees to the north of the site at 21.44. It remained feeding along the tree line with several feeding passes until it left site, unseen at 21.53. A noctule was later recorded briefly at 23.01 The first pipistrelle was recorded at 21.58 and arrived from the east. A single pipistrelle was then recorded feeding around the building intermittently until 23.03 the bat fed along the front and rear of the building in looping feeding flights. Two common pipistrelles were observed together at 22.35. No bats were seen to emerge from roost locations within the main building
Survey 2 – Dusk Emergence	17/07/2023 Sunset 21.27 Start 21.00 Finish 23.05	Species recorded included noctule *(Nyctalus noctula)*, common pipistrelle *(Pipistrellus pipistrellus)*, whiskered Bat *(Myotis mystacinus)*. The first bat observed was a common pipistrelle at 21.46 which was observed to fly down the access track to the west of the buildings and then began feeding in the sheltered area at the rear of the building with numerous recorded feeding buzzes. At 21.48 the bat was joined by another which arrived from the same direction as the original. Both bats were feeding together around the rear and front of the building until 22.40. Three common pipistrelles were observed together at 22.18. A single whiskered/Brandt's bat was recorded briefly at 22.36 and subsequent analysis of the sonogram suggest that this was whiskered bat. No bats were seen to emerge from roost locations with the main building
Survey 3 – Dawn Re-entry Survey	23/08/2023 Sunrise 05.57 Start 03.10 Finish 06.20	Species recorded included *(Nyctalus noctula)*, common pipistrelle *(Pipistrellus pipistrellus)*, soprano pipistrelle (Pipistrellus pygmaeus), whiskered Bat *(Myotis mystacinus)* and brown long-eared bat *(Plecotus auritus)*. The first bat recorded was a brown long-eared bat recorded at 03.47 feeding in the garden to the south of the building before moving quickly to the west at 03.50. At the same time a common pipistrelle was recorded to the north of the building feeding briefly along the trees to the north before leaving unseen. Brown long-eared bats were recorded at 03.55 and with the final record at 04.22 of a single bat flying west through the site. Several common pipistrelles were recorded both to the north and south of the building, predominantly feeding around the trees at the north and east of the building and a total of 45 passes were recorded. None of the bat were seen to enter potential roost locations within the building and number we seen to leave along the driveway of the property to the west. A single soprano pipistrelle was recorded in the southern garden area at 03.51 feeding briefly, having joined a previously feeding common pipistrelle before they both left to the west. A single unseen whiskered bat was recorded briefly at 04.25 to the south of the property. Two passes of noctule were recorded at the rear of the property at 03.55 with the bat feeding briefly above the tall trees to the north before leaving unseen. No bats were observed to entre potential roost locations within the buildings and the survey was finished at 06.20 at which point it was fully light.

4.3.2. Table 4 below summarises the number of bat passes for each species recorded during the three roost presence/likely absence surveys.

Table 4—Summary of Bat Passes Recorded

Survey Type and Date	Whiskered Bat	Noctule	Common Pipistrelle	Soprano Pipistrelle	Brown Long-eared Bat	Total
Emergence Surveys						
05/07/2023		35	94			129
17/07/2023	3		183			186
Re-entry Surveys						
23/08/2023	1	2	45	1	9	58
Total	**4**	**37**	**322**	**1**	**9**	**373**

5. PLANNING POLICY CONTEXT

5.1. National Planning Policy

5.1.1. The National Planning Policy Framework (NPPF 2021) sets out the Government's planning policies for England and how these are expected to be applied. The NPPF sets out the Government's national principles and policies for England on the protection of biodiversity and geological conservation through the planning system.

5.1.2. At the heart of the NPPF is a clear *"presumption in favour of sustainable development"* (Para 11).

5.1.3. The UK's Sustainable Development Strategy "Securing the Future" sets out 5 guiding principles of sustainable development:

- living within the planet's environmental limits;
- ensuring a strong, healthy and just society;
- achieving a sustainable economy;
- promoting good governance; and
- using sound science responsibly.

5.1.4. Section 15 (paragraph 174) of the NPPF sets out how the planning system should contribute to sustainable development by conserving and enhancing the natural environment through:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the intrinsic character and beauty of the countryside and the wider benefits from natural capital and ecosystem services;
- maintaining the character of the undeveloped coast:
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

5.1.5. Paragraph 179 refers to protecting and enhancing biodiversity and geodiversity, stating that plans should:

- Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

5.1.6. Paragraph 180 states that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted. Where an adverse effect on the site's notified special interest features is likely, an exception should only be made where the benefits of the development, at this site, clearly outweigh both the impacts that it is likely to have on the features of the site that make it of special scientific interest and any broader impacts on the national network of Sites of Special Scientific Interest;
- development proposals where the primary objective is to conserve or enhance biodiversity should be permitted;
- opportunities to incorporate biodiversity in and around developments should be encouraged;
- and, planning permission should be refused if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for.

- Paragraph 181 outlines that the following wildlife sites should be given the same protection as European sites:
  - » potential Special Protection Areas and possible Special Areas of Conservation;
  - » listed or proposed Ramsar sites; and
  - » sites identified, or required, as compensatory measures for adverse effects on European sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

5.1.7. Additionally paragraph 182 notes that *"the presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site."*

5.1.8. Annex 1 of the NPPF sets out the detail of implementation.

5.1.9. *ODPM Circular 06/2005* (Government Circular: Biodiversity and Geological Conservation—Statutory Obligations and their Impact within the Planning System) continues to provide administrative guidance on the application of the law relating to planning and nature conservation as it applies in England. It complements and supports the expression of national planning guidance set out in NPPF.

5.2. Bats and the Law

5.2.1. European Protection

5.2.1.1. The Conservation of Habitats and Species Regulations 2017 consolidates the various amendments that have been made to the Conservation (Natural Habitats &c.) Regulations 1994. The original (1994) Regulations transposed the EC Habitats Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Council Directive 92/43/EEC) into national law.

5.2.1.2. All bats are classified as "European protected species" (EPS) and are listed on Schedule 2 of the Conservation of Habitats and Species Regulations 2017 as amended. Bats and the places they use for shelter or protection (i.e. roosts) are protected. A person commits an offence if they:

- deliberately capture, injure or kill a bat;
- deliberately disturb bats; or,
- damage or destroy a bat roost (breeding Site or resting place).

5.2.1.3. It is an offence for any person to:

- have in their possession or control;
- to transport;
- to sell or exchange; or
- to offer for sale, any live or dead bats, part of a bat or anything derived from bats which has been unlawfully taken from the wild.

5.2.1.4. A person found guilty of an offence is liable on summary conviction to imprisonment for a term not exceeding six months and/or to a fine not exceeding level 5 on the standard scale.

5.2.1.5. An EPSL can be issued by Natural England for scientific, research purposes (including survey work) for Bats. An EPSL can be issued by Natural England for the disturbance of an EPS in relation to a development. Licences can only be granted if there is no satisfactory alternative or if the action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.

5.2.2. UK Protection

5.2.2.1. Bats and the places they use for shelter or protection (i.e. roosts) are protected under the Wildlife and Countryside Act (WCA) 1981 (as amended). Whilst the WCA 1981 (as amended) is broadly similar to the above legislation, the following should be noted:

- Section 9(1) of the WCA 1981 (as amended) makes it an offence to intentionally kill, injure or take any protected species.
- Section 9(4)(a) of the WCA makes it an offence to intentionally or recklessly[1] damage or destroy, or obstruct access to, any structure or place which a protected species uses for shelter or protection.
- Section 9(4)(b) of the WCA makes it an offence to intentionally or recklessly* disturb any protected species while it is occupying a structure or place which it uses for shelter or protection.

5.2.2.2. The Natural Environment and Rural Communities (NERC) Act 2006 Act came into force on 1st October 2006. Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The list of Species and Habitats of Principal Importance has been drawn up in consultation with Natural England, as required by the Act. This list

[1] Reckless offences were added by the Countryside Rights of Way Act 2000

(sometimes referred to as the England Biodiversity list or S41 List) is almost entirely based on the species and habitats identified as requiring action under the UK Biodiversity Action Plan, with some additions.

5.2.2.3. The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under Section 40 of the NERC Act 2006, to have regard to priority species and habitats in exercising their functions including development control and planning.

5.2.2.4. Seven species of bat (soprano pipistrelle bat, brown long-eared bat, noctule bat, Bechstein's bat, barbastelle bat, greater and lesser horseshoe bats) are included on the S41 list (and are also classified as UK Biodiversity Action Plan Priority Species). This protection means that bats, and the places they use for shelter or protection, are a material consideration in the planning process.

6. EVALUATION AND RECOMMENDATIONS

6.1. Building Roost Assessment

6.1.1. After completing the required minimum number of dusk emergence/dawn re-entry surveys **no** evidence of roosting bats was recorded. It is therefore assessed that the building **did not** contain roosting bats during the survey period and that the demolition of the building will have **negligible** impact upon roosting bats or upon the local bat populations.

6.2. Recommendations

6.2.1. Whilst no evidence of roosting bats was recorded during the surveys in 2023 the following precautionary measures are proposed and have been discussed with the client.

6.2.1. Removal of Roof Covering

6.2.1.1. The roof is covered with large Yorkshire stone slates and these are to be removed carefully by hand and recycled.

6.2.1.2. It is recommended that no more than 50% of the roof covering is removed in each 24 hour period.

6.2.1.3. Once the roof structure has been removed there is no longer any significant risk of bats roosting in the remaining structure and demolition can proceed.

6.2.2. Action to be Taken on Discovery of Bats

6.2.2.1. In the unlikely event that bats are discovered during the demolition works the following action should be taken.

- Immediately stop the work that you are undertaking if it is safe to do so
- Advise colleagues in the vicinity of your work why you have stopped and advise than to be aware of the potential for bats being disturbed
- Do not expose the bat or cause it to fly out of the roost location on its own accord.
- If replacing the tile/slate be careful not to trap or injure the bat
- Immediately report the matter to your site manager/line manager who will inform relevant people.
- Immediately contact ***RDF*** Ecology on 07860 620 422 or 01709 531 868 for advice on how to proceed

6.2.2.2. Any grounded bats should be carefully placed in a small, ventilated box with a piece of clean cloth and a small shallow container with a small amount of water. Bats should always be handled carefully whilst wearing gloves

6.2.2.3. Injured or underweight bats would be taken into care until such time when they can be safely released at the site from where they were caught.

6.2.2.4. **Do not attempt to pick up** bats unless wearing suitable gloves because they may bite or scratch and it is possible that they may carry a rabies virus called European Bat Lyssavirus (EBLV). EBLV is not the classic rabies which is usually associated with dogs; classic rabies has **never** been recorded in a native European bat species.

6.2.2.5. Bats are not normally aggressive and will avoid contact with humans. **This means that there is no risk if you do not handle bats.** The rabies virus is transmitted via a bite or scratch from an infected animal, or from its saliva coming into contact with your mucous membranes (your eyes, mouth or nose). If you do need to handle a grounded or injured bat, always wear thick gloves to avoid getting bitten.

6.2.3. Bat Boxes

6.2.3.1. Whilst no evidence of roosting bats was recorded, the location is well used by feeding and commuting bats and it might be beneficial for a small number (one or two) bat boxes/bat bricks to be included in the development with their locations to be agreed with the client and architects.

6.2.3.2. Self-cleaning bat boxes are recommended and the following may be suitable at this location. Thes e should be mounted on a south, south west or southeast facing elevation of the building.

Supplier	Box Type	Notes
Ibstock Bat Box B Brick Slip Front – Colour Buff	Integrated bat brick 	Designed specifically for the pipistrelle species Several roosting chambers provide zones of different temperatures within the box The bats are contained within the box itself and the entrance at the bottom allows droppings to fall out Red/ Buff in colouration: match your design F2 S2 – Fully Frost Resistant Dimensions 215 x 215 or 215 x 290
Wild care Ecology supplies	Wall mounted bat box 	Suitable for pipistrelle and Myotis species Material: woodstone Guarantee: 10 years Two size options Maxi: 380 x 500 x 70; 280 x 390 x 25 (inner) Midi: 290 x 400 x 70; 190 x 300 x 20 (inner) weight (kg): 8

7. FIGURES

Figure 1—Site Location

Figure 2—Bat Activity Summary

Cockley Hill Building Demolition

419000

418000

Cockley Hill

Lane

B6118

Cockley Hill Farm

Bellstring Lane

Cockley Hill Lane

Willow Court

N

419000

KEY

Site Boundary

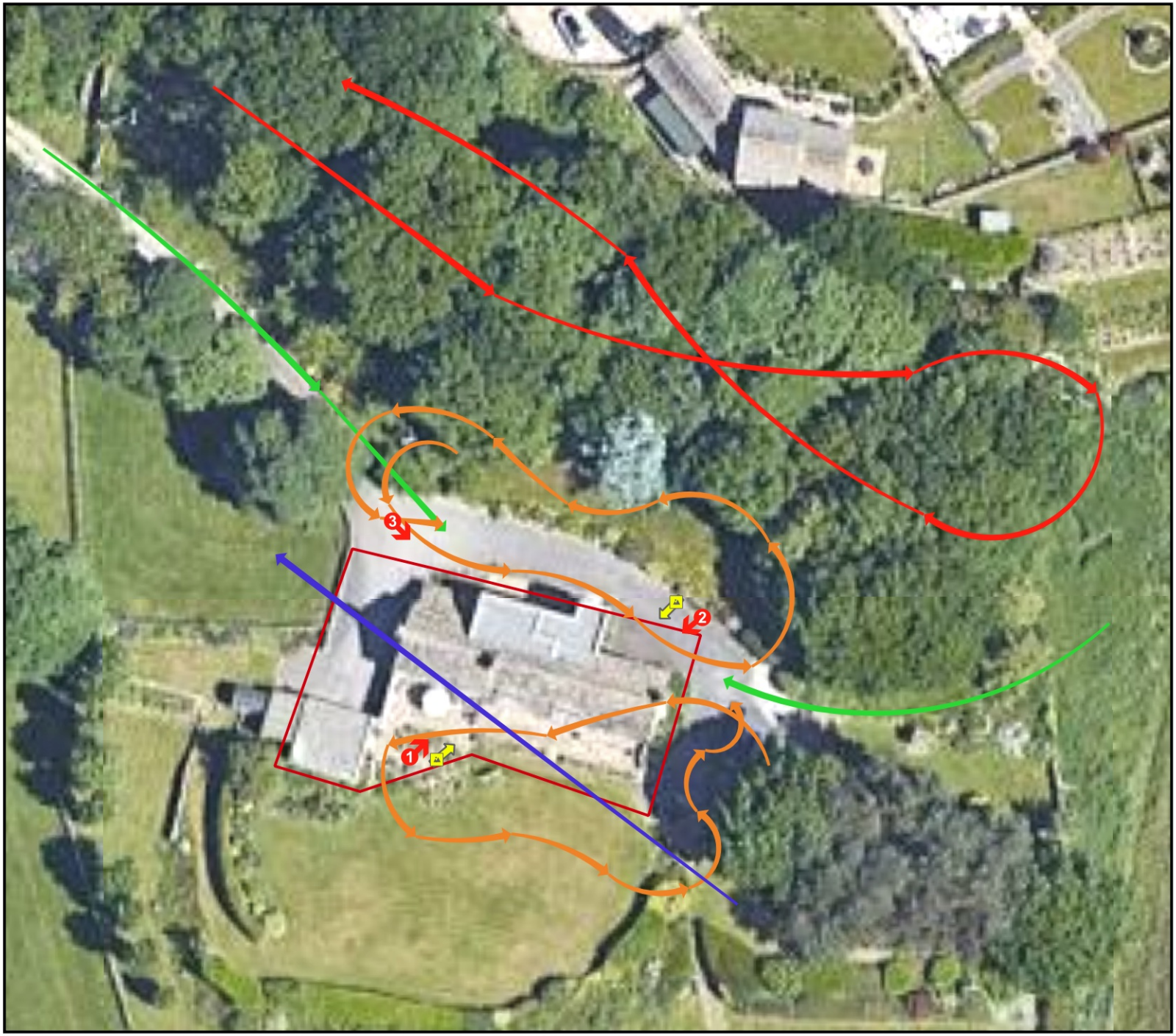
Scale: 1:5,000 @A4

RDF ecology
Consultant Ecologists

5 Stamford Road
Woodlaithes Village
Sunnyside
Rotherham
South Yorkshire
S66 3YY

Tel 01709 531 868
e-mail sales@rdfecology.co.uk

Fig 1 - Site Location



Cockley Hill Building Demolition

KEY

Site Boundary

Bat Flights 2023

NYCNOC - Feeding

PIPPIP - Commuting

PIPPIP - Feeding

PLEAUR - Commuting

Bat Surveyor Locations

Surveyor Location

IR Camera Position

PIPPIP = Common Pipistrelle
NYCNOC = Noctule
PLEAUR = Brown Long-eared Bat

Scale: 1:500 @A4

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Fig 2 - Generalised Bat Flights

8. REFERENCES

8.1. Project References

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8.2. Technical References

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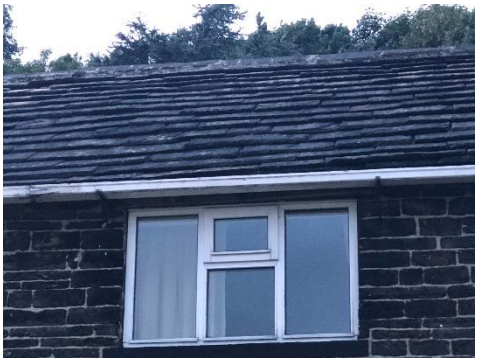
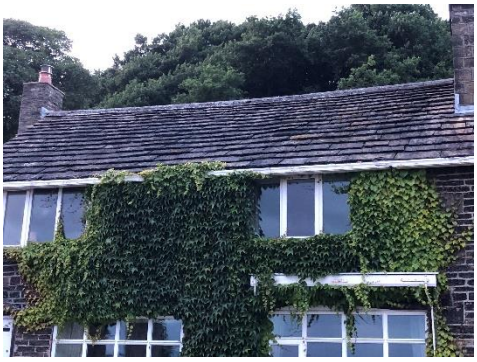
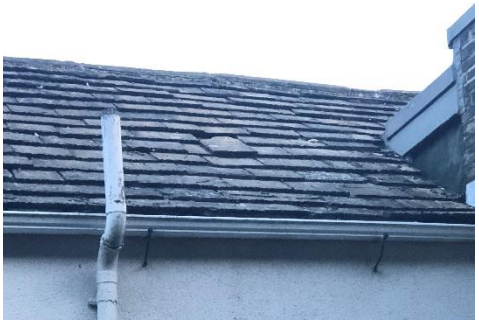
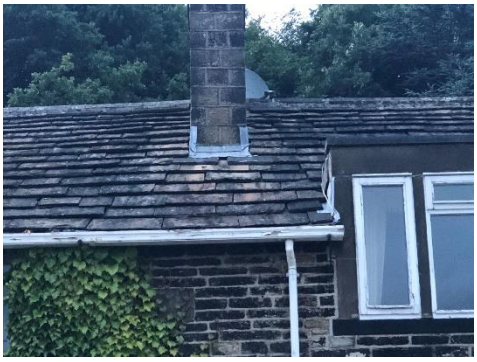
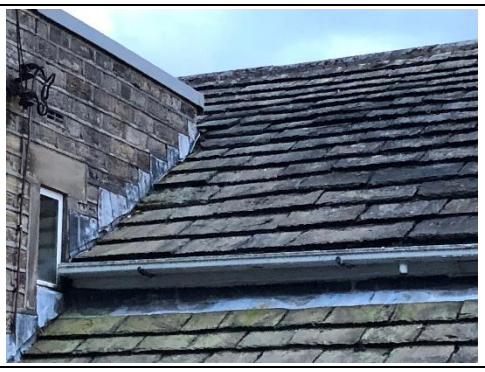
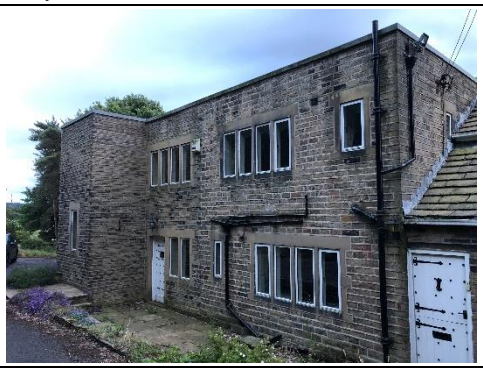
9. APPENDICES

9.1. Appendix 1—Building Photographs

	
Photograph 1—Showing numerous gaps under tiles on south facing elevation	Photograph 2—Showing numerous gaps under tiles on south facing elevation
	
Photograph 3—Showing slipped tile on south facing elevation	Photograph 4—Showing gasp under lead flashing at chimney and on dormer windows sides
	
Photograph 5—Showing limited number of gaps under tiles on north facing elevation and tight fitting lead flashing	Photograph 6—North facing elevation with flat roof