

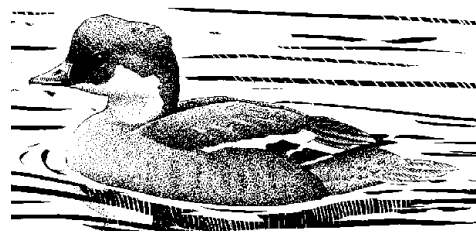
Bat Survey to
Moorlands Cricket Club
Memorial Park
Huddersfield Road
Mirfield
WF14 9NE

11th June 2026



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1. Summary

- 1.1 A preliminary ecological assessment (PEA) carried out to Moorlands Cricket Pavillion by Miranda Cowan Ecology (March 2026) determined that the building held low bat roosting potential based on three potential roosting features (PRFs) identified therein and recommended a single activity survey be carried out during the optimal period. A full bat scoping and activity survey has now been carried out at the site to determine if the building is being used by roosting bats. The survey is required for the planning application process and was undertaken at the optimal time for bat occupancy and therefore aimed to establish the *presence or absence* of bats in the building. The application seeks to extend the building with a two-storey side extension and single storey front extension.
- 1.2 The site is located in a semi-urban area along Huddersfield Road, Mirfield and comprises a square, two-storey, hipped roof building with single storey side buildings. The building was assessed for its suitability to support bats and was graded as low potential as noted in the PEA. Within the PEA, three PRFs were noted but two, the large openings noted as missing air vents, should not be considered to be of interest to bats due to their large opening which is accessible to birds and rodents and are unlikely to provide the tight crevice dwelling opportunities that bats require. There was some missing ridge pointing as described in the PEA and these sections could possibly provide roosting opportunities to individual or small numbers of bats, therefore, a single emergence survey is required.
- 1.3 A single emergence survey was carried on 11th June 2026 by two very experienced surveyors and resulted in no bats emerging from the cricket pavilion. Common pipistrelles were recorded 20minutes after sunset suggesting a local emergence, but these were foraging along the boundary trees at the east side of the site. There are many residential dwellings close by that will offer greater roost potential and it is likely that the bats are from these areas.
- 1.4 The roost potential assessment in both the PEA and during the activity survey graded the building as being of **low** roost potential and the activity survey did not record bats emerging from the pavilion.
- 1.5 There are no statutory constraints to the redevelopment of the site from the presence of a bat roost. No further activity surveys are required, and mitigation has been specified.

2. Introduction

2.1 A bat scoping and activity survey has been undertaken to Moorlands Cricket pavilion Huddersfield Road, Mirfield WF14 9NE (NGR SE1207198) in accordance with the Planning Authority's request, to determine whether bats are using the property as a roost site. The site was also checked for the presence of nesting birds though none were noted.

2.2 The current proposal seeks a two-storey side extension and single-storey front extension.

2.3 The survey took place at a time considered to be the optimal period for bat occupancy 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).
- 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 46yrs field experience in searching for bats and is registered to use the Class Survey Licence WML CL20 (Level 4). The licence number is 2015-15656-CLS-CLS.

3.2 The building was inspected during daylight using torches, binoculars, a Zeiss 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 scoping survey carried out to the above property on Thursday 11th June 2026 and 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

There were no constraints.

5. Site Description

5.1 The site consists of a brick two-storey cricket pavilion located along Huddersfield Road, Mirfield and is surrounded by amenity grassland but boundary trees and other features connect the site to the wider landscape and along the River Calder. Therefore, the surrounding landscape is considered to be of moderate feeding and excellent commuting habitat. There are many residential dwellings close to the site that will also offer greater roosting potential.



Figure 1. Site location plan



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

6. Desk Study

All desk studies were undertaken by Miranda Cowan Ecology as part of the PEA and results for bats in this area were limited to 4 species with only three records post 2000. No new data searches have been undertaken, and none are required. Results from this activity survey supersede all other records.

7. Activity surveys

- 7.1 A single emergence survey was undertaken on 11th June 2026 and carried out from 50mins prior to sunset until 90mins after sunset using thermal imaging, RTE and heterodyne detectors by a very experienced surveyor. Sunset was recorded at 21.35 and the temperature was 15.5°C.

8. Survey results

8.1 The daylight survey

The cricket pavilion is constructed from brick and is square with a hipped roof of concrete tiles which sit flat and offer no potential access. The ridge mortar has failed along the south elevation which might enable crevice dwelling bats to roost. The walls and soffits offer no potential roosting features and there are no cracks or structural gaps. There are two large vent holes noted in the PEA as being likely to allow ingress/egress by bats, but this is unlikely as they are large enough for jackdaws, little owl, squirrels and other rodents to enter. For these reasons, it is also unlikely they would be used by blue tits as suggested in the PEA. Therefore, the only areas that have any potential to be used by bats are the sections of failed mortar beneath ridge tiles. The building is graded as being of low bat roost potential which concurs with the assessment made within the PEA.

A full description and photographs of the site are reproduced within the PEA (Cowan Ecology, 2026) and should be referenced therein along with the assessment of the boundary trees.

8.2 The emergence survey

An emergence survey was carried out on Thursday 11th June 2026 in favourable conditions with temperatures of 14.5°C and only a gentle breeze which got up towards sunset. Sunset was recorded at 21:35 and the survey commenced 40 minutes prior to that time and lasted until 90 minutes after that time. The first bat was recorded around 20 minutes after sunset and was hunting around trees to the east of the pavilion and this suggests a local emergence. However, no bats emerged from the cricket pavilion and only a small number of bat passes were recorded.



Figure 3. Area of bat activity.

9. Discussion and analysis

The cricket pavilion has been assessed as being of low bat suitability by two separate surveyors and the only points of difference are that of the suitability of the large 'vent' openings in the soffit and on the rear of the lower section of building. These are clearly large enough for birds and rodents and should be considered unlikely that bats would use these features as they would be vulnerable to predation and, furthermore, the vents are unlikely to lead to tight roosting crevices which all British bats require. There are sections of failed ridge mortar which may support individual or small numbers of bats, but the hipped design is often less conducive to bats as a nursery roost. The roof is modern and will be felted so there is unlikely to be evidence internally, though neither survey accessed the roof space. As discussed in the PEA, the boundary trees will remain undisturbed meaning there will be no loss of foraging or fragmentation of habitat.

No birds were noted as using the building and it seems unlikely that the pavilion offers much in the way of nesting potential. Cowan Ecology Ltd suggested in the PEA that birds could use the vent openings and suggested potential use by blue tit, but this seems highly unlikely for much the same reason as bats would be unlikely to use the openings due to size and accessibility by predators. Starlings or jackdaws would be more likely but neither species was present.

10. Impact assessment

The buildings offer a small number of potential roosting features beneath the ridge tiles, but no bats were recorded using the site. There will be a loss of these potential roosting features as the ridge tiles will be bedded in during the works. However, as bats are not using the site, there will be no impact and there will be no loss or fragmentation of habitat.

11. Mitigation measures

The building has very few potential roosting features and bats are not present in the building, consequently, there are no requirements for a European Protected Species Licence (EPSML). The inclusion of permanent roosting features has been stimulated by Cowan Ecology Ltd and include tree mounted bat boxes and a wall mounted box on the pavilion as well as bird nesting features. This will compensate for any loss of roosting/nesting features.

Timings

There are no timing constraints to the works.

Precautions

- Bats are transient creatures and are present in the area, therefore, a careful check beneath the ridge tiles should be made when stripping or repairing the roof.
- In the unlikely event of a bat being found, works will cease and advice will be sought from an experienced bat surveyor. Only a bat surveyor will handle the bat.
- The bat boxes should be erected on the trees prior to works commencing so that they can be used as an alternative roost should a bat be found.

Permanent roosting features

- A permanent roosting feature should be erected on a tree on the main trunk some 4m above ground and with a clear access free from obscuring vegetation. A Schwegler 1FF tree box would be suitable. This should be in place prior to works commencing.
- A permanent roost should be built into the fabric of the new building, and a range of this type of feature is available from Ibstock or Schwegler and can be purchased via www.nhbs.com.
- Alternatively, post works, an external surface mounted box such as a Schwegler 1FTH should be placed on the south elevation of the building high up at eaves level.

Other enhancement features

- Two Schwegler nestbox 1B should be sited in the boundary trees, high enough up to avoid disturbance from the public. These have a 32mm opening to allow for use by a variety of species. These are also available from www.nhbs.com

The above can be conditioned into any planning permission that may be granted.

12. Conclusion

Both a bat scoping assessment undertaken as part of a PEA and a bat scoping and activity survey to Moorlands Cricket pavilion assessed the building as having low bat roost potential. The activity survey carried out during the optimal time for bats surveys established that bats are not using the pavilion but are within the area. The works are unlikely to cause any impact to bats and will be confined to the site footprint. There will be no loss or disturbance to the boundary trees and, overall, this is a low impact project. Permanent roosting features have been specified along with nesting features for birds. This will provide compensation for any potential loss of roosting/nesting and will enhance the site's appeal to bats.

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.

Surveyor experience – Heather Gardner

Heather also began bat surveying in the 80s and held a level 4 licence for over 20 years before family commitments prevented her from more regular surveying. She has experience at searching for and handling six species of bat and has completed hundreds of hours of field surveys. Along with John Gardner, she has visited bat roosts outside the county to observe horseshoe bats in Wales and has taken part in bat searches in Lancashire. She has provided surveyor services with the primary surveyor for the past 14 years as and when required where multiple surveyors are required.