

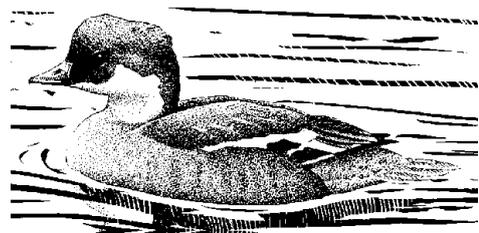
Bat Survey to
12 Chapel Lane
Moldgreen
Huddersfield
HD5 9BG

31st July 2025



John Gardner

Wildlife Photographer | Bat ecologist
32 Nostell Lane, Ryhill, Wakefield, West
Yorkshire WF4 2DJ.
01924 229800 mobile 07887 627005
www.wildscenes.com
e: john@wildscenes.com



1. Summary

- 1.1 A bat scoping survey has been carried out to former engineering works at 12 Chapel Lane, Huddersfield to determine if there are features that have any potential to be used by roosting bats and whether bats are present or likely to be present. 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 demolition of the existing range of buildings and the erection of a multi-storey apartment block.
- 1.2 The building is disused, former engineering office and stores constructed from brick with a Marley modern roof tile. The east wall is fully rendered and the deep, wooden box eaves fit snugly all around the building and are without any form of gap. The north elevation is entirely obscured by vegetation which will severely limit use by bats. A section of the roof has been vandalised but in general, the roof is sound and ridge tiles and mortar are present. The building has very few potential roosting sites (PRFs) and is considered to be of very low to almost negligible interest to bats.
- 1.3 A single emergence survey was undertaken on the same evening as the scoping survey and established that, as expected, bats are not present in the building and only a small number of bats were recorded and were observed flying into the site from a westerly direction along Chapel Lane. Bat numbers were unremarkable and limited to common pipistrelle which is commensurate with the location and habitat in this area. The low number of bat passes suggest potentially the same bat was recorded foraging along Chapel Lane just after emerging.
- 1.4 The survey established that bats are not present in the building and that the building offers a very limited number and diversity of potential roosting features and is unlikely to be used by bats. There are no statutory constraints to the development of this site from the presence of bats. No further survey work is required.

2. Introduction

- 2.1 A bat scoping survey and emergence survey has been undertaken to 12 Chapel Lane, Moldgreen, Huddersfield HD5 9BG (NGR SE072211) 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 and none were noted.
- 2.2 The current proposal seeks to demolish the existing buildings and replace with a multo-storey block of student apartments on the same footprint.
- 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 (4th Edition) *and* surveyor experience by John Gardner, a surveyor with 45yrs 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 31st July 2025 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

4.1 There were no constraints to the survey.

5. Site Description

The site consists of a former office and storeroom building which is now disused and is located in an urban area close to both traffic and light pollution but there is good foraging habitat to the rear. Bats using Chapel Lane have easy access to the areas north of the site but are less likely to cross to areas south of the site.

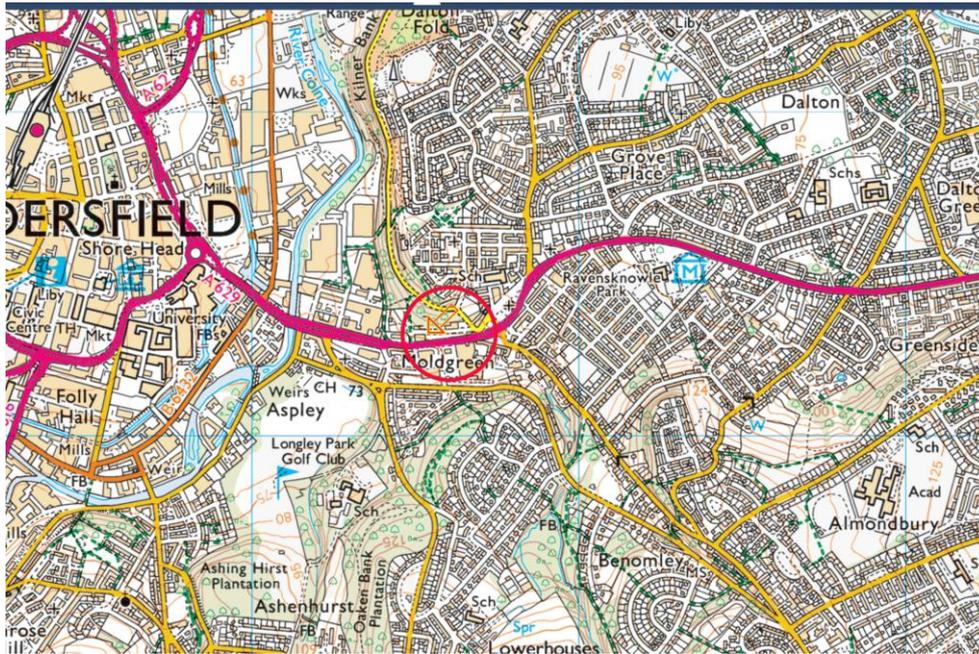


Figure 1. Site location plan



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

6. Desk Study

It is extremely unlikely that any records relating directly to this site exist. The building has almost negligible interest to bats and an activity survey determined that bats were not present and are not common locally. The results for this survey are the most up to date and therefore, no further searches have been carried out or are required at this time.

7. Activity surveys

7.1 A single activity survey was carried out on the same evening as the scoping survey by two very experienced surveyors using a combination of heterodyne and RTE detectors and also thermal imaging aids. The survey was carried out from 60 mins prior to sunset until 90 mins after sunset. Sunset was recorded at 21:06 and the weather was ideal with clear skies, no wind and a temperature of 16°C. The results are detailed in section 8.2.

8. Survey results

8.1 The daylight survey

The building is a medium sized former office and stores and is now unused. The roof is hipped and is covered with Marley modern tiles which interlock and sit flat and do not present gaps. The ridge tiles are present and generally, all ridge pointing is present. There is a section of roofing which has been stripped by vandals along a valley, presumably for lead, but this is unlikely to be used by bats as it is too big and open to predators. Internally, the roof is lined with traditional felt and has no light ingress apart from where the roof has been damaged. There is a very complex system of timbers internally which makes the roof unsuitable for brown long-eared bats and generally, hipped roofs are less often used by ridge dwelling species.



Photo 1: Showing the roof's general condition and area of damage

The walls are brick and in good condition and do not have any structural gaps or cavities and the east elevation is entirely rendered and therefore of no interest to bats. There are wooden boxed eaves, but these fit snugly to the wall and offer no roost potential. All windows and doors are covered by roller shutters.



Photo 2: detailing rendered wall and snug fitting box eaves.



Photo 3: General views of the building.

The photographs illustrate the limited number of potential roosting features present. The east wall is totally rendered, and the soffits lack any potential access, while the back wall is heavily obscured by vegetation in addition to tightly fitted box eaves. The roof may offer some potential if there are areas of failed ridge mortar, but the building is not considered essential to species survival and is assessed as being of extremely low importance to bats.

Despite the very low potential of bats being present, an emergence survey was undertaken on the same evening as the scoping survey.

8.1 The emergence survey

An evening emergence survey was carried out on the same evening as the daytime survey by two very experienced surveyors. The first bat was recorded just 10 mins after sunset indicating a local emergence, but it was detected flying along Chapel Lane from the west and was seen returning a few minutes later. A second bat was detected 30minutes after sunset and came from the same westerly direction and looped round and back the same way. Only 5 bat passes were recorded and all single bats which could potentially all relate to the same individual. No bats were recorded emerging from the building, and no bats were recorded later than 50 minutes after sunset. The number of bats was unremarkable and very much as expected for the locale.

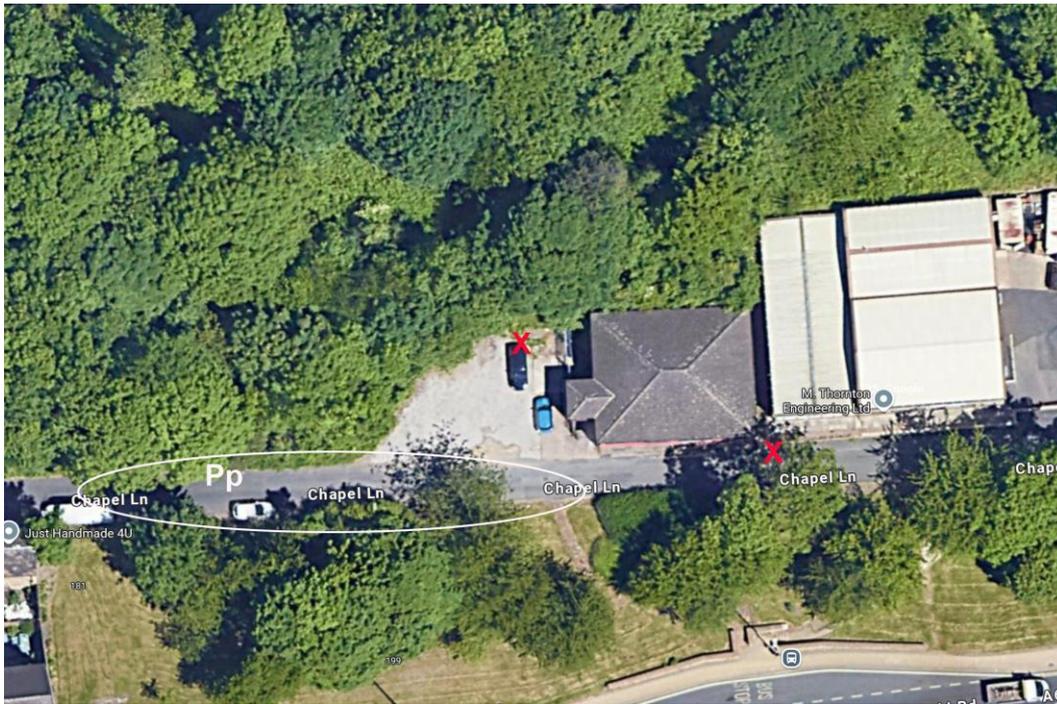


Figure 4. Observer location and main areas of bat activity

9. Discussion and analysis

The scoping survey established that the building offered very few opportunities for bats to roost as the walls were partially rendered, obscured by vegetation, and had tight fitting box eaves without any form of gap. The roof is reasonably sound, save the vandalised section, and the tiles are flat and interlocking and without gaps. The ridge pointing appeared to be sound and without any significant sections of failed mortar.

The building is adjacent to excellent woodland foraging to the north, but to the south is bounded by the very wide and busy A629 with it's associated street lighting which may prevent bats crossing to other possible feeding areas to the south. There are only limited residential dwellings close by and therefore roosting opportunities may be somewhat limited. Bats of a local provenance were expected to be low in number and limited to the commoner species and this proved to be the case. The very small number of bat passes suggest this was probably a single bat hunting along Chapel Lane before heading further afield. No bats emerged from the survey site and it is clear that the building is not being used by bats.

10. Impact assessment

The building offers a limited number and diversity of potential roosting features and is not considered essential to species survival. There are limited roosting opportunities in the immediate vicinity with only a small number of dwellings on Chapel Lane and the emergence survey suggested that bat numbers are low. The demolition of this building is very unlikely to have any impact on bats in the area and there will be no loss of roosting sites. The proposed new building will sit within the same footprint and will not result in loss or fragmentation of habitat.

11. Mitigation measures

No evidence of use by bats was found and it is unlikely that bats would use this building. Consequently, there is no requirement for a European Protected Species Licence, and no further survey work is required. Bats are present in the area and foraging habitat is available and therefore, artificial roosting features should be incorporated into the fabric of the building. These will be included on the west and south elevations, high up at eaves level. The proposed building is

multi-storey and therefore, it may also be appropriate to include integral swift bricks on east elevation. The location of all bat and bird boxes can be marked on the final drawings.

Timings

There are no timing constraints to the demolition of the building

Enhancements

Bat and swift boxes should be included and be incorporated into the fabric of the building and be in place prior to occupation. The location of these features will be indicated on any plans associated with this project.

Lighting

The building should not be subjected to any form of direct floodlighting. All lighting will be low level and kept to a minimum, particularly to the north elevation where the site backs on to woodland.

12. Conclusion

A bat scoping and activity survey carried out to 12 Chapel Lane, Huddersfield determined that the building presented very few roosting opportunities for bats and that bat activity in the area was low and limited to the commoner species. The demolition of this building will not damage roosts or harm bats and will not fragment habitat. Features to enhance the area for bats will be included in the fabric of the proposed new dwelling. There are no statutory constraints to the development of this site and no further survey work is required.

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.