

67 Hall Ing Lane, Honley

Bat Survey Report

26th June 2025



Prepared by:

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Contents

| | |
|---|----|
| 1. Summary..... | 3 |
| 2. Introduction | 4 |
| 3. Habitat Assessment | 4 |
| 4. Methodology..... | 6 |
| 5. Results | 8 |
| 6. Assessment..... | 13 |
| 7. References..... | 17 |
| Appendix 1. West Yorkshire Ecology Bat Records | 18 |
| Appendix 2. Bat Records For Submission To Recording Organisations | 19 |

1. Summary

- 1.1.1 A bat survey of 67 Hall Ing Lane was commissioned by the architect Joshua Hazeldine of One 17 Design on behalf of the client on 15th August 2023.
- 1.1.2 The survey was undertaken to inform proposals to re-model the existing bungalow as a two storey dwelling.
- 1.1.3 Bat survey works detailed in this report include a desk-based study, an internal and external visual inspection, and two nocturnal surveys.
- 1.1.4 The dwelling was considered to display a moderate level of bat roosting suitability. Survey works recorded the presence of three common pipistrelle day roosts and a whiskered bat day roost. All roost were recorded being used by a maximum of one bat, and they were considered to be low conservation value (Mitchell-Jones, 2004), and of site level importance to nature conservation (Reason & Wray, 2023). Maternity roosts are considered likely to be absent from the surveyed building, although their presence in the exterior of the roof cannot be comprehensively ruled out. Winter use of the building by pipistrelle bats is considered possible.
- 1.1.5 A bat mitigation licence of some form must be obtained to permit the proposed development. A mitigation licence cannot be applied for until all required consents (i.e. Planning Permission) has been granted and any nature conservation related conditions discharged. Depending upon the type of licence, Natural England require between 15 - 30 working days to determine mitigation licence applications. If works are to commence after May 2024, then an update nocturnal survey would have to be undertaken.
- 1.1.6 A bat mitigation scheme has been outlined in this report. This scheme includes: avoiding demolition during the core winter period (December to February), delivery of a toolbox talk and supervised roof strip/roost exclusion. Long term alternative roost provision is to comprise the installation of two sets of three interconnected integrated bat boxes. Use of standard breathable roofing membranes should be completely avoided during building re-development, with the only acceptable types of roofing membrane to use in this instance comprising either traditional hessian-backed bituminous Type 1F felt or TLX Batsafe.
- 1.1.7 It is recommended that building conversion works commence outside the main bird nesting period (March to August). If this is not possible then a nesting bird check should be undertaken by an ecologist immediately prior to works commencing. A bird nesting enhancement has been detailed within this report.

2. Introduction

- 2.1.1 A bat survey of 67 Hall Ing Lane was commissioned by the architect Joshua Hazeldine of One 17 Design on behalf of the client on 15th August 2023.
- 2.1.2 The survey was undertaken to inform proposals to re-model the existing bungalow as a two-storey dwelling.
- 2.1.3 Bat survey works detailed in this report include a desk-based study, an internal and external visual inspection, and two nocturnal surveys.
- 2.1.4 The surveyed building was located off Hall Ing Lane in Honley, approximately 4.2 km southeast of Huddersfield town centre.

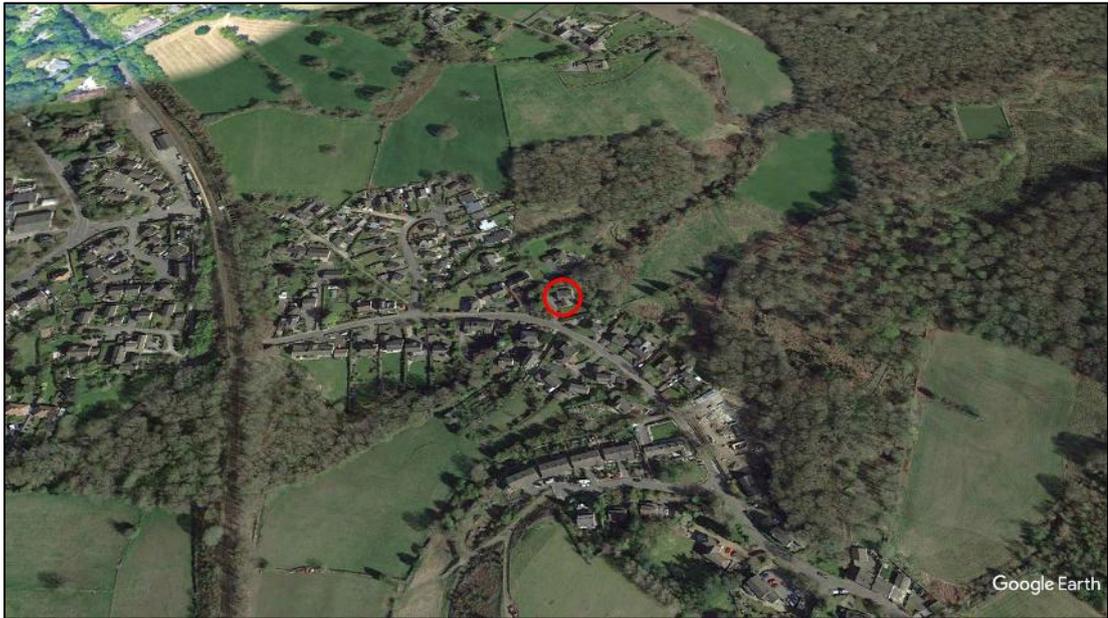
3. Habitat Assessment

- 3.1.1 The surveyed house was located adjacent to deciduous woodland block connected to an extended network of woodland. This woodland was anticipated to comprise prime bat foraging habitat.
- 3.1.2 The area was considered likely to support a moderate to high density of bats comprising a varied range of species. Table 1 summarises the habitats present, adjacent to and further afield of the surveyed building.

Table 1. Location and habitat table

| Name and address: 67 Hall Ing Lane, Honley, HD9 6QW | | | |
|---|---------|-----------------|---|
| OS Grid Ref. SE 14892 12319 | | Altitude. 133 m | |
| Local Planning Authority: Kirklees Council | | | |
| Features on site and adjacent to site | | | |
| Feature | On site | Adjacent | Comments |
| Buildings | ✓ | ✓ | Located adjacent to residential dwellings |
| River bordered by trees | | | River Holme 670 m to southwest |
| Standing water | | | Waterbody 390 m to northeast |
| Bridges tunnels and culverts | | | Associated with River Holme |
| Trees | ✓ | ✓ | Trees present in garden of dwelling |
| Woodland | | ✓ | Located adjacent to broadleaved woodland |
| Grassland | ✓ | ✓ | Lawn associated with dwelling |

Figure 1. Site location, as indicated by red circle



3.2 Aims

3.2.1 The survey was conducted to help determine the following:

- The presence/absence of roosting bats.
- Bat roosting areas and access/egress points into the building.
- The level of bat roost potential associated with the building.
- The number and species of bat roosting within the building, if present.
- Further survey work or mitigation requirements.

4. Methodology

4.1 Data Consultation

- 4.1.1 A desk study was undertaken with West Yorkshire Ecology and West Yorkshire Bat Group to request bat records for locations within 2 km of the site.
- 4.1.2 A search of the Multi-Agency Geographical Information for the Countryside (MAGIC) website was undertaken to identify historic European Protected Species (EPS) licences obtained for locations within 2 km of the site.

4.2 Field Survey

Internal and External Visual Inspection

- 4.2.1 The preliminary roost assessment was conducted on 15th August 2023 by Robert Bell (MCIEEM; Class license WML-A34-Level 4, 2016-25236-CLS-CLS).
- 4.2.2 The following activities were carried out during the surveys in compliance with relevant Bat Survey Guidelines (Collins, 2016):
- A brief inspection and assessment of the site and habitats present to within 300m.
 - An extensive examination of all parts of the building both inside and out to record structural features and condition and to record features that may be suitable for roosting bats. Particular attention was paid to any crevices or gaps in walls, lintels, gaps between beams and joists and to the possibility of finding droppings stuck to walls, floors or other surfaces, or insect remains below beams, among a number of other factors. All signs indicative of a bat roost presence including live or dead bats, droppings, feeding remains, scratch marks and staining were recorded.
 - An assessment of the building's bat roost suitability (negligible, low, moderate, high or confirmed roost).
- 4.2.3 In addition, any signs of nesting bird usage of the buildings were recorded.
- 4.2.4 The following equipment was used or at hand during the survey:
- Clulight
 - Binoculars
 - Endoscope
 - Ladders
 - Camera

Nocturnal Surveys

- 4.2.5 Two dusk emergence surveys were undertaken. The first nocturnal survey was conducted by two surveyors, assisted by infra-red video cameras and a stand-alone video camera position. The second nocturnal survey was conducted by three surveyors assisted by infra-red video cameras.

4.2.6 The following personnel conducted the nocturnal surveys:

- Robert Bell (Visit 1)
- Amanda Murphy (QualCIEEM; Bat Survey Class license WML-A34-Level 2, 2016-25236-CLS-CLS) (Visit 2)
- Ian Wright (Bat Survey Class licence WML-A34-Level 2, 2023-11218-CLS-CLS) (Visit 2)
- Carl Dixon (Visit 1)
- Daniel Cunningham (Visit 2)

4.2.7 The following activities were carried out in compliance with relevant Bat Survey Guidelines (Collins 2016).

- Dusk emergence survey on 15th August 2023
- Dusk emergence survey on 6th September 2023

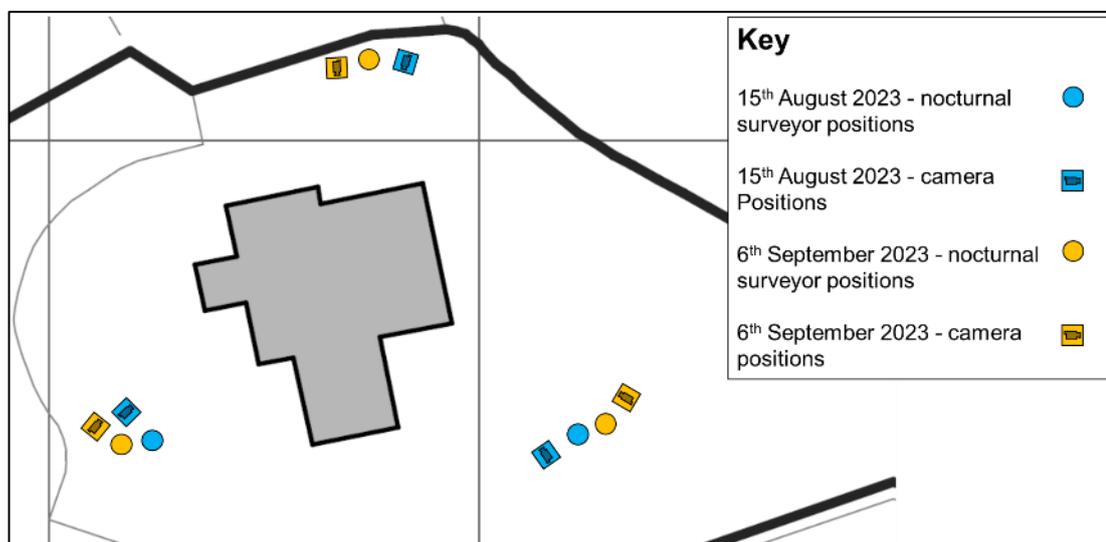
4.2.8 The dusk emergence surveys continued from 15 minutes prior to sunset until 1.5 hours after this time.

4.2.9 All surveyors were equipped with Wildlife Acoustics EM Touch bat detectors and iPad/iPod recorders. Three Canon XA10 video cameras were used during each survey visit. Surveyor locations and building numbers are shown in Figure 2.

4.2.10 Where cameras were positioned beside surveyors, only segments of video relating to confirmed or potential roosting activity were reviewed. Where the camera was positioned in unassisted positions, all sections of footage were reviewed by a licensed bat ecologist (Amanda Murphy).

4.2.11 Two dusk emergence surveys were conducted, rather than a combination of dusk emergence and dawn return survey visits. All surveyor positions were also covered by infra-red lit video cameras. This approach is in line with guidance on the use of night vision aids for bat emergence surveys (BCT, 2022), which proposes a move away from dawn surveys as standard. This recommendation is made due to the increased ability to detect roosts at dusk where cameras are deployed, combined with the propensity of bats that return to roost before dawn surveys commence.

Figure 2. Building numbers and nocturnal survey positions



4.3 Survey Limitations

- 4.3.1 Maternity roosts of many species would have dispersed prior to the first nocturnal survey (15th August 2023) being undertaken, with maternity roosts of some species disbanding from around mid-July. Bat maternity roosts do however often leave evidence of their recent presence, such as large dropping accumulations and/or staining, particularly when roosting internally within buildings. The potential for any signs of bats, including droppings recorded during the inspections, to have been deposited by a maternity roost of bats is considered in the discussion section of this report.

5. Results

5.1 Data Consultation

- 5.1.1 A total of 66 bat records were received from West Yorkshire Ecology (see Appendix 1). None of these records related to the site itself. The closest record to site comprised a common pipistrelle *Pipistrellus pipistrellus* field record, collected in 2010 from a location 190 m west of the site. Bat species positively identified in the data consultation comprised common pipistrelle, soprano pipistrelle *Pipistrellus pygmaeus*, noctule *Nyctalus noctula*, Leisler's bat *Nyctalus leisleri*, Brandt's bat *Myotis brandtii*, whiskered bat *Myotis mystacinus*, Natterer's bat *Myotis nattereri* and brown long-eared bat *Plecotus auritus*. Other records were attributed to either an unidentified *Pipistrellus* species, an unidentified *Myotis* species, or an unidentified bat species.
- 5.1.2 A total of 35 bat records were received from West Yorkshire Bat Group. No historic bat records related to the site itself. The closest record comprised a possible common pipistrelle roost recorded in 1996 from a location 190 m west of the site. Bat species positively identified in the data consultation comprised common pipistrelle, soprano pipistrelle and noctule. Other records were attributed to either an unidentified *Pipistrellus* species or an unidentified bat species.
- 5.1.3 A search of MAGIC showed that no bat EPS mitigation licences have been issued for locations within 2 km of the site.

5.2 Field Survey

Preliminary Roost Assessment

- 5.2.1 A low number (c. 5) of scattered probable pipistrelle droppings were recorded from the roof void of 67 Hall Ing Lane. In addition, a cluster of three probable pipistrelle droppings was recorded from a roost location behind a fascia board on the west elevation. The surveyed building was considered to display a moderate level of bat roost suitability.

Description

- 5.2.2 The surveyed dwelling comprised a stone-built bungalow with a multi-pitched stone-slate covered roof (Plates 1-3). The walls were expected to be of cavity construction. The building had three gables with mortar filled verges and a single-storey porch on the west elevation. A stone chimney was present. Wooden fascia boards were present with a plastic soffit on the east elevation. Single-paned wood-framed windows were present with a mix of wood and plastic doors present. Guttering was plastic.

External bat roost suitability

- 5.2.3 Potential roost features on the exterior of the dwelling were limited mainly to crevices present between stone roof slates (Plate 4), with such slates typically uneven in width. These gaps were particularly prominent on gable verges. Gaps were also present in places between wood fascia boards and the underlying masonry, with a cluster of three probable pipistrelle droppings recorded between a wooden fascia board and the wall on the west elevation (Plate 1). This finding of droppings behind a fascia board was considered to be evidence of a confirmed bat roost, likely a day roost.

Internal inspection

- 5.2.4 A large T-shaped roof void was present, with a maximum height of 2.2 m. The roof was mainly lined with hessian backed Type 1F bituminous felt, although some breathable roof membrane was present on the southern projection of the roof. The roof was suspended on a ridge beam, purlins, rafters and battens, with the ceiling mainly boarded out for storage but with c. 100 mm of glass-fibre insulation present elsewhere. Approximately five small (likely pipistrelle) bat droppings were recorded from within the roof void.
- 5.2.5 The surveyed building was considered to display a moderate level of bat roosting suitability. No evidence of bird nesting was recorded during the survey.

Plate 1. South corner of dwelling, with roost location behind fascia board shown in subset image



Plate 2. East elevation of dwelling



Plate 3. North elevation of dwelling



Plate 4. Example of gap between slates on verge

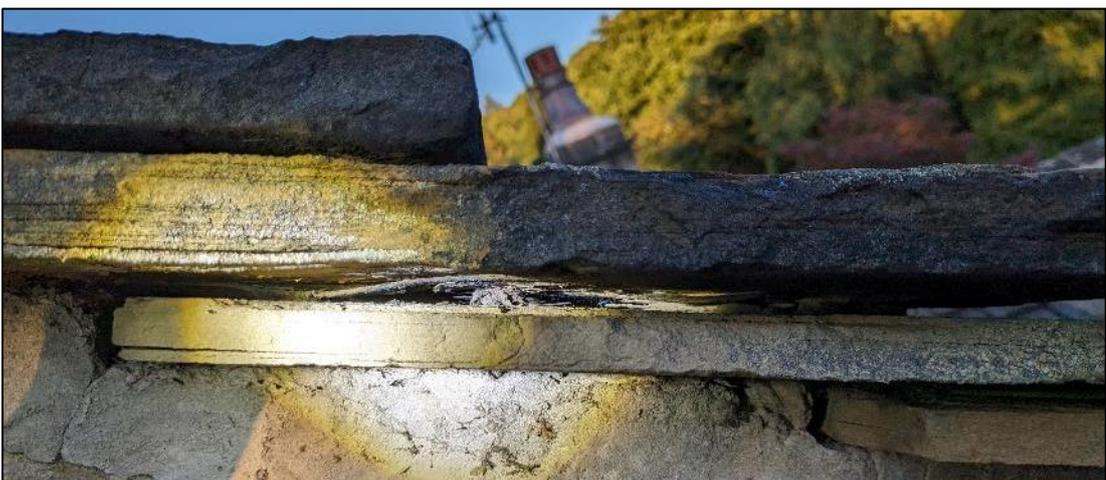


Plate 5. Roof void interior



Nocturnal Surveys

15th August 2023 – dusk emergence survey

- 5.2.6 The temperature at the beginning of monitoring was 16 °C, with a light air (Beaufort Scale Force 1) and no cloud. The temperature dropped to 15 °C during the survey with the other conditions remaining largely the same. The weather was dry throughout. Sunset was at 20:37.
- 5.2.7 A single bat of a *Myotis* species was recorded emerging from the south pitch of the western gable verge at 20:56 (see clip: <https://youtu.be/dkaKmXnjnz8> (this clip is unlisted on YouTube and can only be found using this link)). All roosting activity was recorded on Figure 3. On the basis of roost location, time of emergence (19 minutes after sunset) and echolocation call parameters, this bat was likely to comprise a whiskered bat.
- 5.2.8 The first bat activity recorded comprise a common pipistrelle which commuted across the site from an offsite location to the southwest at 20:51, with this species recorded intermittently thereafter. The first noctule was recorded at 20:59, with a further pass at 21:01. In addition to the emerging bat, several further passes by a *Myotis* bat were recorded from 21:15 until the end of the survey. A single brown long-eared bat pass was recorded at 21:45.

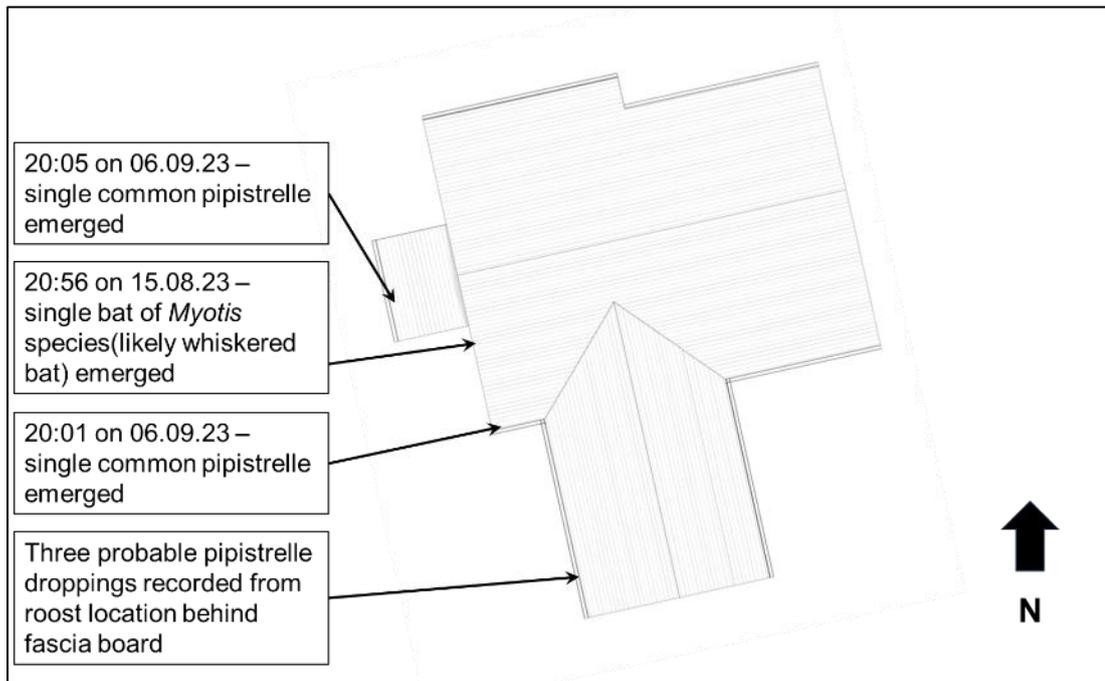
6th September 2023 – dusk emergence survey

- 5.2.9 The temperature at the beginning of monitoring was 23 °C, with a light air (Beaufort Scale Force 1) and 30 % cloud. The temperature dropped to 21 °C with the other weather conditions remaining the same. The weather was dry throughout. Sunset was at 19:46.
- 5.2.10 Two common pipistrelle bats were recorded emerging from separate roost locations during the survey. At 20:01 a single common pipistrelle was recorded emerging from a location behind fascia boarding at the south end of the west gable (see <https://youtu.be/8VJ09jyL4uo>). At 20:05 a second common pipistrelle emerged from

the lower edge of the porch roof on the west elevation (see https://youtu.be/s_5cJcpu9H8).

- 5.2.11 The first bat activity recorded during the survey comprised a noctule pass, heard at 19:54. The first common pipistrelle activity comprised the first emerging bat, with intermittent common pipistrelle activity heard thereafter. Occasional activity by a *Myotis* bat (likely to be whiskered bat) was recorded from 20:17, with a pass by a Leisler's bat heard at 20:42.

Figure 3. Bat roost evidence recorded



Summary

- 5.2.12 One bat roost location was recorded during the visual inspection, with this roost comprising a space behind the fascia board at the south end of the western elevation. The size and shape of droppings indicated pipistrelle bats, with common pipistrelle the only pipistrelle species recorded during nocturnal surveys. It is considered this roost is likely to comprise a common pipistrelle day roost. The low number of bat droppings scattered in the roof void are not considered indicative of roosting within this space.

- 5.2.13 Three roosts were recorded during the nocturnal surveys. These roosts included a roost on the western gable verge used by a single bat of a *Myotis* species, considered likely to be a whiskered bat. This roost was assessed as being a day roost. Two common pipistrelle day roosts were also recorded, one from the fascia board at the south end of the west gable and a second from the lower edge of the porch roof on the west elevation.

- 5.2.14 The survey works were undertaken late in the bat activity season. It is however considered that maternity roost usage of the inside of the roof space can be ruled out as a possibility. There remains a slim possibility that the exterior of the house roof could be used by maternity roosting bats during the peak maternity roosting period, however, the lack of associated droppings at the time of survey diminishes this possibility.

6. Assessment

6.1 Summary and Evaluation of Findings

Bats

- 6.1.1 The dwelling was considered to display a moderate level of bat roosting suitability.
- 6.1.2 Survey works recorded the presence of three common pipistrelle day roosts and a whiskered bat day roost. All roost were recorded being used by a maximum of one bat, and they were considered to be low conservation value (Mitchell-Jones, 2004), and of site level importance to nature conservation (Reason & Wray, 2023). Maternity roosts are considered to be absent from the surveyed building.
- 6.1.3 The surveyed building lacked cellars or alternative areas likely to offer the cool stable temperatures and humid conditions preferred by some bat species in winter, however, bat use during the hibernation season could not be completely ruled out. This is particularly the case for those species known to tolerate wide temperature fluctuations within their roost locations during the hibernation season, such as pipistrelle species.
- 6.1.4 Re-development of the surveyed building will result in destruction of the bat roosts present.

Birds

- 6.1.5 No evidence of historic bird nesting was recorded, however, the building was considered to display potential for use by bird species such as house sparrow *Passer domesticus*.

6.2 Legislation and Policy Guidance

Bats

- 6.2.1 Bats receive protection under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and the Wildlife and Countryside Act 1981 (as amended).
- 6.2.2 It is an offence to:
- Deliberately capture (or take), injure or kill a bat.
 - Intentionally or recklessly disturb bats whilst they are occupying a structure or place used for shelter or protection or obstruct access to any such place.
 - Damage or destroy the breeding or resting place (roost) of a bat.
 - Possess a bat (live or dead), or any part of a bat.
 - Intentionally or recklessly obstruct access to a bat roost.
 - Sell (or offer for sale) or exchange bats (dead or alive), or parts of parts.
- 6.2.3 The Convention on Biological Diversity, signed in Rio de Janeiro, Brazil in 1992, requires member states to develop national strategies and to undertake a range of actions aimed at maintaining or restoring biodiversity. The UK Biodiversity Strategy was produced in response to the Convention.
- 6.2.4 In England & Wales, the Natural Environment and Rural Communities (NERC) Act, 2006 imposes a duty on all public bodies, including local authorities and statutory

bodies, in exercising their functions, “to have due regard, as far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”. It notes that “conserving biodiversity includes restoring or enhancing a population or habitat”. Barbastelle *Barbastella barbastellus*, Bechstein’s bat *Myotis bechsteinii*, brown long-eared bat, greater horseshoe bat *Rhinolophus ferrumequinum*, lesser horseshoe bat *Rhinolophus hipposideros*, noctule and soprano pipistrelle are included as priority species within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. At a more local level there are Local Biodiversity Action Plans for smaller geographical areas which may cover a greater or lesser range of bat species.

- 6.2.5 Where it is proposed to carry out works which will have an adverse impact on roosting bats, the site must either be registered on the Bat Mitigation Class Licence or Earned Recognition licence, or a European Protected Species license must first be obtained from Natural England. This requirement applies even if no bats are expected to be present when the work is carried out.
- 6.2.6 The National Planning Policy Framework for England was revised in 2021. This document states that plans should ‘promote the conservation, restoration and re-creation 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’.

Birds

- 6.2.7 All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to:
- Intentionally kill, injure or take any wild bird.
 - Take, damage or destroy the nest (whilst being built or in use) or eggs of any wild bird.

6.3 Further Survey, Recommendations and Enhancements

Bats

Bat licensing and further survey

- 6.3.1 A bat mitigation licence of some form will be required to permit the proposed development. The site is eligible for registration on the Earned Recognition. Alternatively, a full European Protected Species licence could be obtained in relation to the scheme. In all instances, a licence cannot be applied for until all required consents (i.e. Planning Permission) have been granted and any nature conservation related planning conditions have been discharged. Depending upon the type of licence, Natural England require between 15 - 30 working days to determine mitigation licence applications.
- 6.3.2 The survey work undertaken is considered sufficient to inform the planning application. It is however recommended that if the works are to be undertaken after May 2024, then at least one update nocturnal survey will be required.

Timings

- 6.3.3 The presence of over-wintering bats cannot be ruled out. Therefore, demolition works must not commence during the peak hibernation period (December – February).

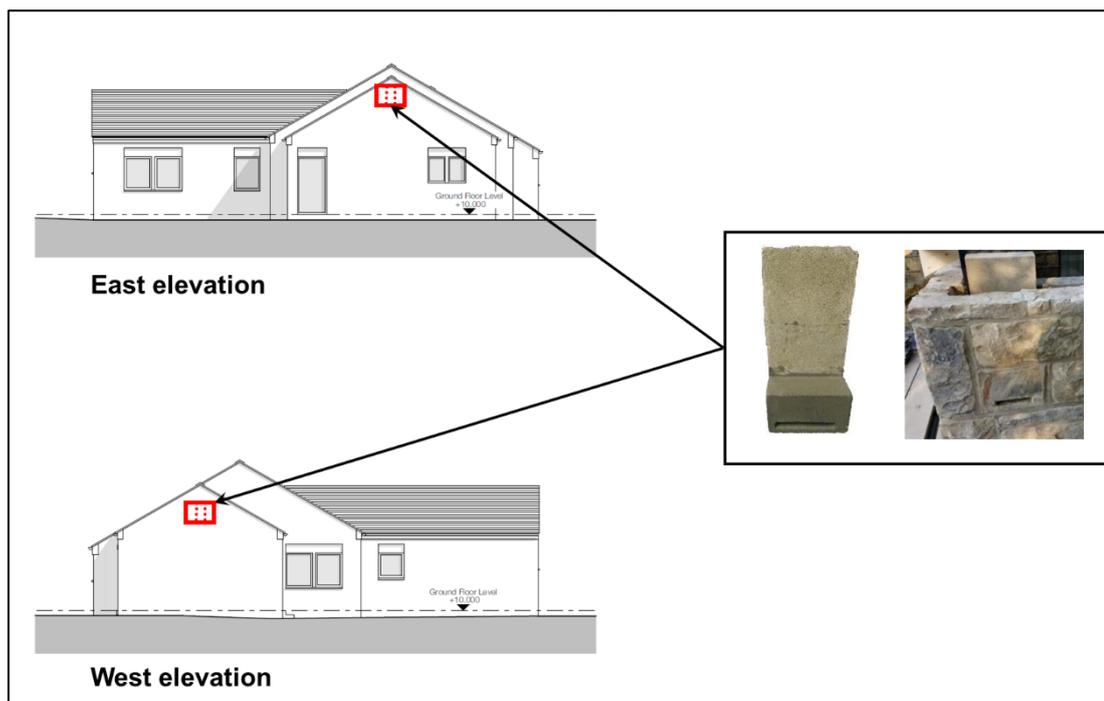
Avoidance of killing or injuring bats during construction

- 6.3.4 Re-development works should commence with a Toolbox Talk delivered by the licenced bat ecologist to the construction team.
- 6.3.5 In order to avoid killing or injuring roosting bats during development, all works to known or suspected bat roost locations, including roof stripping, will need to be overseen by a licensed bat ecologist. Any bats found during the supervision works that can be captured, will be subject to a health check and moved to a temporary release box.

Long-term roost mitigation

- 6.3.6 Use of standard breathable roofing membranes must be avoided during building re-development. Bats have been shown to regularly become entangled and die in the component filaments of modern woven roofing membranes. When buildings are being re-developed, particularly with stone or artificial stone roof slates, it is typically impossible to completely exclude bats from the new roof. Therefore, the only acceptable types of roofing membrane to use in this instance comprise either traditional hessian-backed bituminous Type 1F felt, Siga Majcoat 350 or TLX Batsafe.

Figure 4. Proposed locations of two new interconnected sets of three PRO UK Build-in WoodStone Bat Boxes



- 6.3.7 In order to provide long-term alternative bat roosting provision in the re-modelled dwelling, it is recommended that two connected sets of three PRO UK Build-in WoodStone Bat Boxes (or equivalent) should be installed in both the east and west elevations of the new dwelling (see Figure 4). This compensatory roost provision would

be suitable to compensate for the slim residual possibility of a crevice roosting bat species (i.e. common pipistrelle or whiskered bat) using the site building

Lighting

- 6.3.8 It is recommended that new external lighting is restricted to passive infra-red sensor operated lighting only. Where lighting is necessary, it is advised that lighting is low height, low output, directional and of a warm colour tone. No light spill should occur across the integrated bat boxes.

Monitoring

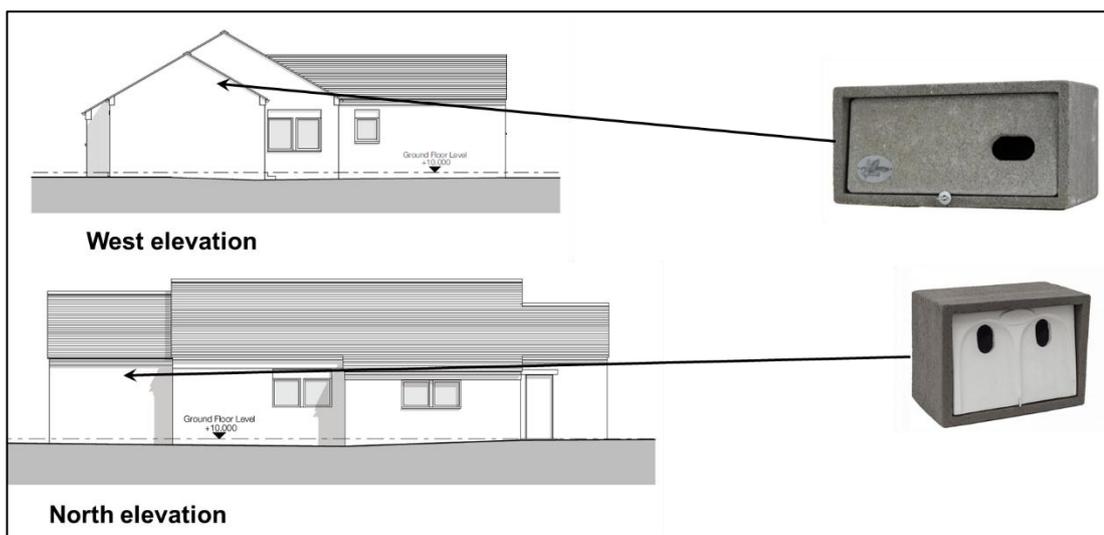
- 6.3.9 No monitoring survey work is considered necessary.

Birds

- 6.3.10 Building re-development works should commence either outside the bird nesting period (March to August inclusive), or the works will need to be preceded by a nesting bird check.

- 6.3.11 In accordance with the aims of the National Planning Policy Framework, and to compensate for the loss of bird nesting habitat associated with the outbuilding, it is recommended that one integrated swift *Apus apus* box (i.e. the Orlando Swift Box (Figure 5)) be installed within the dwelling. This box should be fitted in the west gable. Studies have shown that swift boxes are used by other bird species that utilise buildings and consequently this measure will provide potential nesting space for house sparrows and starlings *Sturnus vulgaris*, in addition to potentially providing future nest space for swift. It is also recommended that one Vivara Pro WoodStone® House Sparrow Nest Box be integrated into the proposed north elevation (Figure 5).

Figure 5. Proposed swift brick and sparrow box locations



6.4 Conclusions

- 6.4.1 The dwelling supports three common pipistrelle day roosts and one whiskered bat day roost. A bat mitigation licence must be obtained to permit the proposed works. This licence can only be applied for once all required consents have been obtained and any nature conservation related planning conditions have been discharged.
- 6.4.2 The bat licence application will need to be informed by a bat mitigation plan, with the details of this plan presented in this document.
- 6.4.3 Building re-development works should commence either outside the bird nesting period (March to August inclusive), or the works will need to be preceded by a nesting bird check. It is recommended that an integrated swift box is fitted in the new dwelling.

7. References

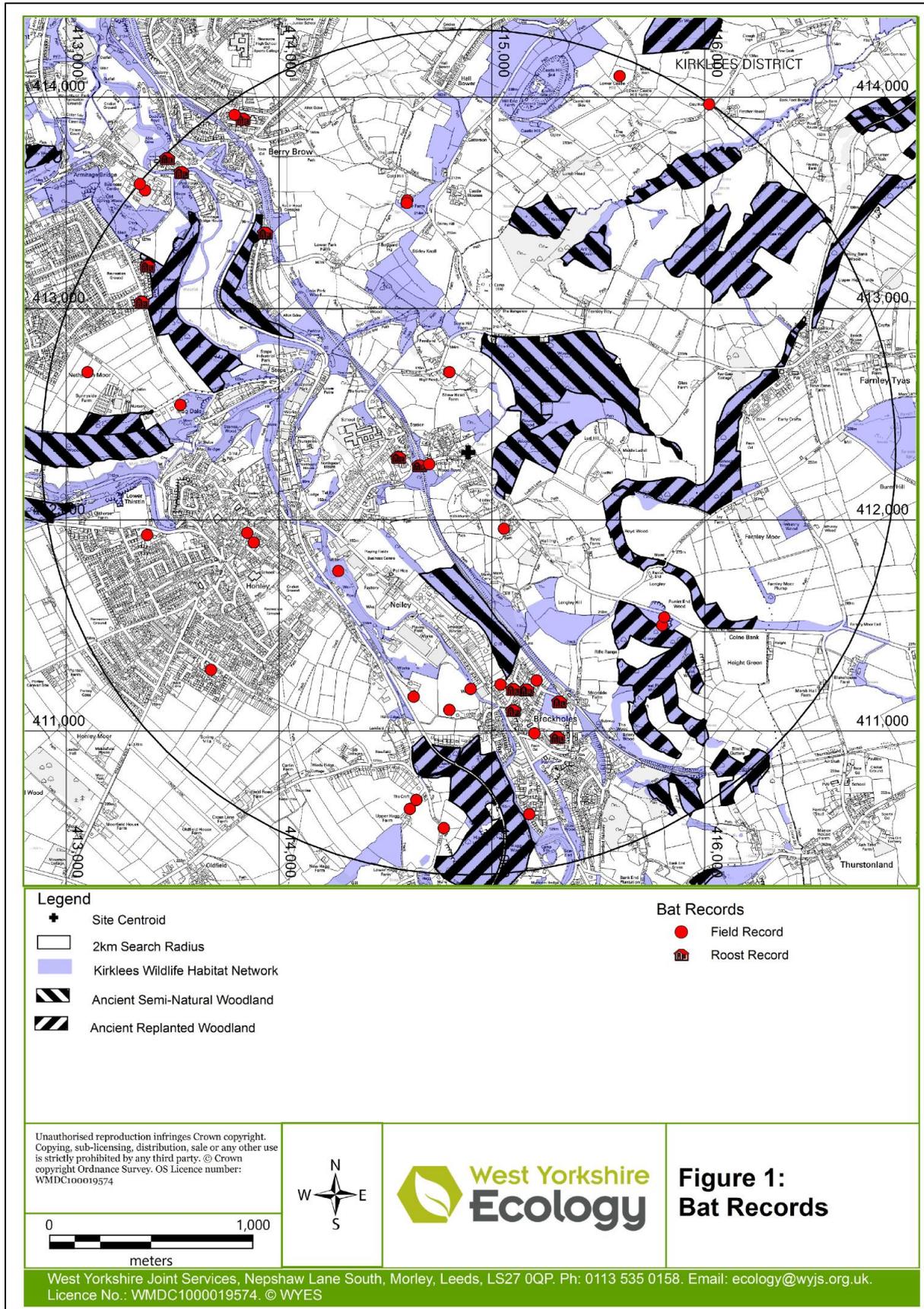
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Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines. The Bat Conservation Trust.

Mitchell – Jones, A.J (2004) Bat Mitigation Guidelines, English Nature.

Reason, P. and Wray, S. (2023) UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management.

Appendix 1. West Yorkshire Ecology Bat Records



Appendix 2. Bat Records For Submission To Recording Organisations

In accordance with best practice and the requirements of bat licensing, bat records collected during surveys are supplied to the relevant biological record centres and bat groups. The records to be supplied in accordance with this survey are shown below. House names/numbers are not given out by record holding organisations except under very particular circumstances. Please let us know if you object to the distribution of these records.

| Date | Species | Site Address | OS Grid Reference | Notes |
|------------|---|-----------------------------------|-------------------|----------------------------------|
| 06/09/2023 | Common pipistrelle | 67 Hall Ing Lane, Honley, HD9 6QW | SE 14892 12319 | 3 day roosts – max. count 2 bats |
| 15/08/2023 | Unidentified <i>Myotis</i> species (expected whiskered bat) | 67 Hall Ing Lane, Honley, HD9 6QW | SE 14892 12319 | 1 day roost – max. count 1 bat |
| 06/09/2023 | Noctule | 67 Hall Ing Lane, Honley, HD9 6QW | SE 14892 12319 | Pass |
| 15/08/2023 | Brown long-eared bat | 67 Hall Ing Lane, Honley, HD9 6QW | SE 14892 12319 | Pass |
| 06/09/2023 | Leisler's bat | 67 Hall Ing Lane, Honley, HD9 6QW | SE 14892 12319 | Pass |