



## TECHNICAL NOTE: PRELIMINARY BAT ROOST ASSESSMENT

<b>PROJECT ADDRESS</b>	Fairfield Mills - off Milford Street, Huddersfield HD1 3DY.
<b>PROPOSED PLANS</b>	Partial demolition of single storey building and other ancillary works.
<b>DATE</b>	19 May 2025
<b>AUTHOR</b>	Ryan Knight BSc (Hons) MCIEEM - Principal Ecologist
<b>ISSUED TO</b>	TD Jagger Ltd

## INTRODUCTION

Knight Sky Ecology Ltd was commissioned to undertake a preliminary bat roost assessment at Fairfield Mills in relation to the development plans for the property which are to include the partial demolition of a single storey building (location shown in Figure 1.1). This document presents the results of the bat survey and provides all the necessary data, assessment and guidance to satisfy the relevant planning and conservation policy obligations and legislative framework.

**Figure 1.1. Property location (red line)**





## METHODS

The assessment was undertaken by Ryan Knight MCIEEM who holds a Level 2 Natural England Class Licence (ref. 2015-12611-CLS-CLS) for bats and has held this licence type for over 12 years. Ryan has also acted as the named ecologist on numerous European Protected Species (EPS) mitigation licences issued by Natural England which covered several bat species and roost types.

The preliminary bat roost assessment was undertaken in accordance with good practice guidelines (*Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th edition. Bat Conservation Trust, London. (Collins, J., (ed.) (2023))*) and the scope of the assessment was also designed in relation to the small-scale nature of the proposed works, the property location and the predicted degree of risk of impacts to bats.

Records of bats from within a 2km radius of the site were requested from West Yorkshire Bat Group (WYBG).

A daytime visit to the property was undertaken on 1<sup>st</sup> May 2025. The assessment involved a visual search for evidence of bats and an assessment of the bat roost suitability of the property based on the extent and suitability of any potential roost features present.

The site visit was undertaken during a period of good weather conditions within the main active period for bats (April-October) when evidence of a bat roost is most identifiable.

## RESULTS

### WYBG Records

A total of 35 records of bats were provided by WYBG. The locations of the records were scattered throughout the search radius (Huddersfield town centre and outskirts). The majority of records (32) comprised common pipistrelle, pipistrelle species or bats unidentified to a species level (Vesper bat species). There was a single record of a brown long-eared bat and two records of Leisler's bat (also known as lesser noctule). A total of 24 roost records were provided including maternity roosts. The most notable record in respect of the site was a common pipistrelle maternity roost located 425m east, adjacent to the River Colne. There were no records originating from the site or adjacent land.

### Other Background Data

Knight Sky Ecology Ltd have undertaken several dusk emergence surveys of a site located 800m north in 2023 and low but regular activity levels of common pipistrelle were recorded.

### Property Description & Potential Roost Features

Photos of the property are provided at the foot of this document. The property proposed for demolition is a single storey, lean-to building which is on the western aspect of the mill. Part of the building was below ground level. The building had a single pitched roof which had a felt covering and a line of skylights. The actual west elevation of the building comprised a stone wall which was integrated into a steep earth bank. The stone wall appeared in good condition with no cavities present. Internally, the building comprised an open, linear floor space and featured painted brick walls. The room was relatively bright throughout due to the skylights. No crevices were identified in the internal walls. The building did not have a loft area.

### Suitability of Surrounding Habitats

The property is just to the south of the very centre off Huddersfield and within a very urbanised location. Habitats of notable value for bats are limited within the immediate area of the site. Night-time lighting levels are also expected to be relatively high within the locality.



The tree lined Huddersfield Narrow Canal is located 30m south and this provides a suitable foraging habitat for bats. In addition, the River Colne is located 175m south and notably large areas of woodland over 500m south-east and such habitats will also provide a good foraging resource. Overall, with respect to the location of the property, the environmental conditions and the suitability of the surrounding habitats, bat activity levels and species diversity are expected to be low within the immediate area of the site.

#### **Evidence of Bats and Bat Roost Suitability**

No bats, evidence of bats or potential roost features for bats were recorded. Overall, the property appeared to be in very good repair and was well sealed throughout.

#### **Nesting Birds**

No evidence of nesting birds was observed. There was considered to be very limited potential for use of the property by nesting birds due to the sealed nature of the property.

### **CONCLUSIONS AND RECOMMENDATIONS**

No evidence of bats was identified and the property is considered to of **negligible suitability to support bats**. Therefore, it is concluded that bats do not present a constraint to the development proposals as the works will remain legally compliant with the legislation afforded to bats including the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). No further surveys or mitigation measures are recommended. Enhancements for bats (bat boxes) are not recommended for this property as boxes are less likely to be used given the expected low activity levels.



**PHOTOS**

**Photo 1.**  
View of roof.



**Photo 2.**  
View of western  
wall of building.



**Photo 3.**  
Internal view.

