

# **BAT EMERGENCE SURVEY REPORT**

**at  
Former Royds Hall Printing Co  
96 Longwood Road  
Huddersfield  
West Yorkshire  
HD3 4EJ**

**Client:  
Pav Sadiq**

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**JCA Ref:  
23652a/ADo**

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09/06/2026**



## Quality Assurance

| Version | Desktop Survey Completed: |              | Site Surveyed: |              | Report Completed: |              | Reviewed: |               |
|---------|---------------------------|--------------|----------------|--------------|-------------------|--------------|-----------|---------------|
|         | Date                      | Name         | Date           | Name         | Date              | Name         | Date      | Name          |
| 001     | 10/02/26                  | Alex Donovan | 21/05/26       | Alex Donovan | 22/05/26          | Alex Donovan | 29/05/26  | Grace Bramley |
|         |                           |              |                |              |                   |              | 07/06/26  | Liz Davies    |

This report has been prepared and provided in accordance with the *British Standard 42020: Biodiversity – Code of practice for planning and development 2018* and the *CIEEM's Code of Professional Conduct*.

This Assessment is only valid for the named client and the project described. JCA Limited. accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purpose for which it was commissioned. If the scope of works or timing of the project are altered the advice given in this report may not be valid. Information and data provided within this report is considered accurate at the time of writing.

Provided no significant changes are made to the proposals or on the site (e.g. significant changes to management practices or habitats present) subsequent to the report's issue; this report can be considered valid for 18 months from the date of issue.

As part of membership to our professional body (CIEEM) and EPS licence reporting we are required to provide our biological results to applicable biological record centres. As such, it is our intention to supply biological data collected as part of this assessment, where recorded, to the relevant BRC. If the project is sensitive in nature, we may be able to delay submitting the records until the project enters the public domain, however, this must be discussed with JCA Limited and agreed in writing.



## Summary

JCA Ltd was commissioned by **Pav Sadiq** to provide ecological advice to inform works at **Former Royds Hall Printing Co**, hereafter referred to as 'the site'. The site is located at **96 Longwood Road, Huddersfield, West Yorkshire, HD3 4EJ**, Ordnance Survey (OS) National Grid Reference **SE 12110 16342**.

The Bat Roost Potential Survey undertaken by JCA Ltd in February 2026 identified a building with **low** Bat Roost Potential (BRP) which would be impacted during renovation works. Further surveys were recommended to determine the presence/likely absence of a roost.

The purpose of this report is to present the findings of the surveys, an interpretation of the findings and to provide recommendations for undertaking the proposed works in accordance with relevant legislation.

Bats and their roosts are protected under UK law. Development works that are likely to affect bats or their roost sites must be completed under licence from the statutory conservation body, in this case Natural England (NE).

A dusk emergence survey was undertaken on 21/05/2026 to identify any bat use of the building. The surveys found **no** emergence activity from the surveyed building, and **low** levels of commuting and foraging activity around the site.

An evaluation of the site, likely impacts of the scheme upon bats and recommendations for proceeding with works in compliance with legislation are presented in Chapters 4, 5 and 6 of this report.



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## 1. Introduction

### 1.1 Background

- 1.1.1 In February 2026, JCA Ltd produced a Bat Roost Potential (BRP) Survey Report of a site located at **96 Longwood Road, Huddersfield, West Yorkshire, HD3 4EJ**, hereafter referred to as 'the site'. The BRP survey identified a building with **low** bat roost potential (BRP), due to the building containing potential roost features (PRFs) that would likely be disturbed as part of the proposed work.
- 1.1.2 In May 2026, JCA Ltd. was commissioned by **Pav Sadiq** to undertake **one** dusk emergence survey on the building.

### 1.2 Details of Proposed Development

- 1.1.1 The scheme is the change of use of a former retail/commercial building to a dwelling.

### 1.3 Site Location

- 1.1.2 The site is located at Ordnance Survey (OS) National Grid Reference **SE 12110 16342**, with nearby postcode **HD3 4EJ**. The site is bordered by urban residential areas on all sides.

### 1.4 Previous Studies

- 1.1.3 JCA Ltd. – Bat Roost Potential Survey Report, February 2026 (23652/ADo).

### 1.5 Scope of Works

- 1.1.4 The following elements of work were included in the bat survey programme:
- Field surveys – **one** dusk emergence survey in appropriate weather conditions, within the bat survey season of 1<sup>st</sup> May to 31<sup>st</sup> August, to assess whether bats are using the building to roost in.
  - Ecological report – detailing the survey results, implications for the disturbance of the buildings/trees and recommendations.

### 1.6 Survey and Report Aims

- 1.1.5 The main aim of the dusk emergence surveys was to determine the presence/likely absence of roosting bats that will be impacted by the proposed development.



1.1.6 If roosting bats are present, to:

- Identify the species and numbers of bats present.
- Determine the type of roost (e.g. maternity roost, transitional roost, hibernation site, etc).
- Gain sufficient information to allow the potential impacts on bats of the proposed works to be assessed and for appropriate avoidance, mitigation and/or compensation measures to be designed.

1.1.7 The aims of the report presented are to:

- Outline the legislative protection given to bats.
- Report on the findings of a desk-based study undertaken to identify any existing records for bats which are relevant to the site.
- Summarise the findings of the bat surveys and provide an assessment of the potential ecological constraints to the proposed works at the site.
- Provide recommendations for further survey, avoidance, mitigation and/or enhancement where appropriate.

## 1.7 Legislative Context

1.1.8 In the UK, all species of bat and their roosts are fully protected under Schedule 2 (European Protected Species of Animals) of the Conservation of Habitats and Species Regulations (CHSR) 2017 (retained in UK law by CHSR (Amendment) (EU Exit) 2019), with additional protection offered under Schedule 5 and 6 of the Wildlife and Countryside (WCA) Act 1981 (as amended). This makes it an offence to:

- Deliberately or recklessly capture, injure or kill a bat;
- Deliberately or recklessly disturb in a way that would affect their local distribution or abundance, or affect their ability to survive, breed or rear young;
- Damage or destroy a bat roost (this is an 'absolute' offence);
- Intentionally or recklessly obstruct access to a bat roost; and/or
- Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat.

1.1.9 Under this legislation, a roost is determined as any structure or place used for shelter. As bats tend to re-use the same roosts, the roost is protected whether the bats are present at the time or not.

1.1.10 Please see Appendix 1 for a more detailed overview of the UK legislation protecting bats.



## 2. Methodology

### 2.1 Desktop Study

- 2.1.1 A full desktop study was carried out as part of the BRP Survey Report, using records of bats obtained from West Yorkshire Ecology Service (WYES) and West Yorkshire Bat Group (WYBG) within a 2km radius of the site.

### 2.2 Field Surveys

- 2.2.1 The field survey was planned and conducted with reference to Bat Surveys: Good Practice Guidelines 4<sup>th</sup> Edition (Collins, 2023). The survey was conducted in May 2026.
- 2.2.2 The survey was led by Alex Donovan (JCA Assistant Ecologist) and assisted by Jordan England and David Hepworth (Seasonal Surveyors).

### 2.3 Emergence Surveys

- 2.3.1 Dusk emergence surveys are used to determine the presence or likely absence of bat roosts in buildings or features when the preliminary roost assessment cannot reasonably rule out the presence of roosting bats. They are also used to identify the type of roost where a known roost is present. They can only be completed in the season when bats are most active (May to September, with optimum bat activity between June and August).
- 2.3.2 During the BRP conducted in February 2026 by JCA Ltd, all structures/trees/buildings on site were subject to an external and internal survey to establish the suitability of the structure to support roosting bats in accordance with Collins (2016) (3<sup>rd</sup> edition. The current 4<sup>th</sup> edition released in October 2023) and Bats in Tree Roosts (Andrews, H. 2018). Dusk emergence and survey effort is dictated by the category of bat roost potential assigned to a structure or tree during the preliminary bat roost potential assessment. **Table 1** (taken from Collins, J. 2023) summarises the survey effort required for structures to give confidence in a negative result.

**Table 1** Recommended minimum number of survey visits for presence/likely absence surveys (taken from Collins, 2023).

| Negligible roost suitability | Low roost suitability or PRF-I                                           | Moderate roost suitability                                                            | High roost suitability or PRF-M                                                                 |
|------------------------------|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| No further survey required   | One survey visit. One dusk emergence survey, May to August (structures). | Two separate dusk emergence survey visits.<br><br>May to September, with at least one | Three separate dusk emergence survey visits.<br><br>May to September, with at least two surveys |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | No further surveys required (trees). | survey between May and August. | between May and August |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|--------------------------------|------------------------|
| <p>September surveys are both weather- and location-dependent. Conditions may become more unsuitable in these months, particularly in more northerly latitudes, which may reduce the length of the survey season. September surveys are likely to miss maternity roosts due to dispersal before this time but may pick up mating roosts.</p> <p>Multiple survey visits should be spread out to sample as much of the recommended survey period as possible; it is recommended that surveys are spaced out at <b>least three weeks apart</b>, preferably more. Survey timings <b>should consider the prevailing conditions in the year of survey, which will vary geographically</b>. In years with a cold spring, the surveys should not be started in early May, or all completed in May. The surveys should maximise the possibility of detecting maternity roosts, which can switch roosts between pregnancy and lactation, and the <b>optimum coverage includes the pre-parturition, post-parturition, and mating periods</b>.</p> <p>Structures that have been categorised as low potential can be problematic, and the number of surveys required should be judged on a case-by-case basis. In some cases, more than one survey may be needed, particularly where there are several buildings in this category.</p> |                                      |                                |                        |

2.3.3 The following categories were assigned to structures and trees that required further survey.

**Table 2** Categories of Structures/Trees Surveyed.

| Structure/tree to be surveyed | Assigned category | Number of surveys required |
|-------------------------------|-------------------|----------------------------|
| B1                            | Low               | 1                          |

2.3.4 Dusk emergence surveys commence 15 minutes before sunset and end 1.5 hrs after sunset, depending on activity levels recorded during the survey.

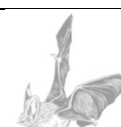
2.3.5 During the survey, the building was monitored using Nightfox Whisker night vision binoculars.

2.3.6 The Nightfox Whisker and Anabat devices clocks were synchronized prior to the survey.

2.3.7 Bat calls were monitored using ANABAT Scout bat detectors and notes were made on the times of bat calls and any bat activity seen or heard (commuting, foraging, roosting or social calls) to determine the following information:

- Time and species of first and last bat call.
- Location of bats/proximity to the buildings.
- Number and species of bats present (where identification is possible).
- Bat activity levels (foraging, commuting, social calls).
- Number of bats recorded entering/exiting the structures/trees/buildings

2.3.8 The bat calls were analysed using Anabat Insight software, by a suitably qualified ecologist.





## 2.4 Survey Constraints and Weather Conditions

2.4.1 The survey conditions and timings were suitable for surveying bats and therefore are not considered to be a limitation to the effectiveness of the surveys.

2.4.2 The weather conditions during the survey are given in **Table 3** below:

**Table 3.** Weather Conditions during the surveys.

| Date     | Sunset time | Start & finish time | Temp - Start and Finish (°C) |    | Wind speed (Beaufort) | Cloud cover (%) | Precipitation | Humidity |
|----------|-------------|---------------------|------------------------------|----|-----------------------|-----------------|---------------|----------|
| 21/05/26 | 21:12       | 20:57<br>22:42      | 18                           | 17 | 2                     | 50              | 0             | 71%      |

2.4.3 The details of this report will remain valid for 18 months. Beyond this period, if the proposed works have not commenced, a new review of the ecological conditions must be undertaken.



## 3. Results

### 3.1 Desktop Study

3.1.1 Local Data Centre Records: WYES and WYBG were commissioned to provide the records held for bat species within a 2km radius of the survey site. The results have been summarised below. It should be noted that the absence of records should not be taken as confirmation bat species are absent from the search area. Please see Tables 4-7 below for a summary of the bat records and bat roost records from the last ten years obtained from WYES and WYBG.

#### WYES

**Table 4:** Summary of bat activity records from the last ten years held by WYES within 2km of the site.

| Common Name                                 | Scientific Name                  | Notes                       |
|---------------------------------------------|----------------------------------|-----------------------------|
| Daubenton's bat                             | <i>Myotis daubentonii</i>        | One record from 2019        |
| Unidentified bat of the genus <i>Myotis</i> | <i>Myotis sp.</i>                | One record from 2023        |
| Noctule                                     | <i>Nyctalus noctula</i>          | Five records from 2016-2024 |
| Common pipistrelle                          | <i>Pipistrellus pipistrellus</i> | 13 records from 2016-2024   |
| Soprano pipistrelle                         | <i>Pipistrellus pygmaeus</i>     | Four records from 2019-2024 |
| Unidentified bat species                    | <i>Vespertilionidae sp.</i>      | One record from 2018        |

**Table 5:** Summary of bat roost records held by WYES within 2km of the site.

| Common Name                                       | Scientific Name                  | Notes                                                      |
|---------------------------------------------------|----------------------------------|------------------------------------------------------------|
| Common pipistrelle                                | <i>Pipistrellus pipistrellus</i> | 19 records from 2003-2021                                  |
| Unidentified bat of the genus <i>Pipistrellus</i> | <i>Pipistrellus sp.</i>          | Four records from 2004-2019, including one maternity roost |
| Unidentified bat species                          | <i>Vespertilionidae sp.</i>      | Six records from 1993-2004, including one maternity roost  |

#### WYBG

**Table 6:** Summary of bat activity records from the last ten years held by WYBG within 2km of the site.

| Common Name                                 | Scientific Name                  | Notes                                                                 |
|---------------------------------------------|----------------------------------|-----------------------------------------------------------------------|
| Daubenton's bat                             | <i>Myotis daubentonii</i>        | One record of a single bat from 2018                                  |
| Natterer's bat                              | <i>Myotis nattereri</i>          | One record of a single bat from 2018                                  |
| Unidentified bat of the genus <i>Myotis</i> | <i>Myotis sp.</i>                | One record of a single bat from 2018                                  |
| Common pipistrelle                          | <i>Pipistrellus pipistrellus</i> | Three records from 2017-2018, two of a single bat, and one of 28 bats |
| Soprano pipistrelle                         | <i>Pipistrellus pygmaeus</i>     | One record of five bats from 2018                                     |
| Brown long-eared bat                        | <i>Plecotus auritus</i>          | One record of a single bat from 2018                                  |



**Table 7:** Summary of bat roost records held by WYBG within 2km of the site.

| Common Name                                       | Scientific Name                  | Notes                                                                     |
|---------------------------------------------------|----------------------------------|---------------------------------------------------------------------------|
| Common pipistrelle                                | <i>Pipistrellus pipistrellus</i> | Six records of roosts from 1998-2016, including three of maternity roosts |
| Unidentified bat of the genus <i>Pipistrellus</i> | <i>Pipistrellus</i> sp.          | Four records of roosts from 1996-2007, including one of maternity roost   |
| Unidentified bat species                          | <i>Vespertilionidae</i> sp.      | Six records of roosts from 1997-2004, including one maternity roost       |

## 3.2 Field Survey

### 3.2.1 Dusk emergence survey

The results of the surveys are detailed in **Table 8**.

**No** emergences from the building were observed. **Low** levels of commuting and foraging activity were observed during the survey. Observations were of common pipistrelle bats *Pipistrellus pipistrellus* and Nyctalus bat *Nyctalus* sp.

**Table 8.** Summary of the survey on 21/05/2026. Sunset time 21:12.

| Location | Number of observations | Species identified and number of recordings | Time of first detection | Time before/after sunset | Activity recorded     | Emergence location |
|----------|------------------------|---------------------------------------------|-------------------------|--------------------------|-----------------------|--------------------|
| 1        | 61                     | Common pipistrelle (59)<br>Nyctalus bat (2) | 21:10                   | 2 min before             | Commuting<br>Foraging | None               |
| 2        | 23                     | Common pipistrelle (20)<br>Nyctalus bat (3) | 21:10                   | 2 min before             | Commuting             | None               |
| 3        | 1                      | Common pipistrelle (1)                      | 22:04                   | 52 min after             | Commuting             | None               |



## 4. Interpretation of Survey Results

- 4.1.1 **No** bats were observed emerging from the surveyed building. The available evidence suggests that bats are not currently roosting within the surveyed building.
- 4.1.2 The number of commuting passes/foraging activity recorded during the surveys suggests a low activity level in this area of the site.



## 5. Impacts of the Scheme

- 5.1.1 The survey did not record any use of the building by roosting bats, and it is considered unlikely that the scheme will result in an offence under relevant legislation (see section 1.7 and Appendix 1).
- 5.1.2 The PRFs in the building, however, remain available to bats for use in the future. Works affecting the building will reduce the number of roosting opportunities available to local bat populations.
- 5.1.3 The proposed works have the potential to disturb foraging and commuting bats on and around the site. Obtrusive light from the scheme would have negative impacts on the value of the site for commuting and foraging bats.



## 6. Recommendations

- 6.1.1 Provided no significant changes are made to the proposals or on the site (e.g. significant changes to management practices or habitats present) subsequent to the report's issue; this report can be considered valid for 18 months from the date of issue. If works are started after this time period, an updated survey will be required.

### *During Works*

- 6.1.2 Should a roosting bat be found during any stage of works, it should quickly and carefully be covered to minimise disturbance, works should **cease immediately**, and the advice of an appropriately qualified, experienced, and licensed ecologist should be sought. Site workers must be made aware that bats in torpor may appear to be cold or lifeless, especially when temperatures drop, and can take up to half an hour to become fully active, therefore, any bat found may not be able to move or escape quickly.
- 6.1.3 During works, all site workers should be aware of the signs of a potential bat roost, including:
- Droppings. These are the most common sign seen. Bat droppings are around 5-10mm long and resemble mouse droppings. The droppings may appear to be slightly shiny due to the presence of undigested insect exoskeletons. Unlike mouse droppings, which can be squashed, bat droppings tend to crumble into a fine powder when crushed.
  - Feeding signs around the site, such as uneaten insect wings
  - Urine stains and/or scratch marks around holes in trees or buildings
  - Bats observed flying around the area, and
  - Bats heard 'chattering' within a potential roost site, especially on warm summer days.
- 6.1.4 Bats must not be handled by an unlicensed person, unless **absolutely necessary**, such as if it is in immediate danger, in such a case, gloves must be worn as bats have a small chance of carrying a rabies-like virus, European Bat Lyssavirus (EBLV).
- 6.1.5 As bats and their roosts are protected under UK legislation, the work would then need to be completed under the authority of a Bat Mitigation Licence. Mitigation and compensation measures to reduce the impact on bats would be required as conditions of the licence

### *Lighting*



6.1.6 The lighting design of the proposed scheme should follow guidance from the Bat Conservation Trust and Institute of Lighting Professionals (2023). A key point is the avoidance of internal and external light spill. Where possible, lighting should be timed, or on sensors and avoid the hours between sunset and sunrise, when bats are out foraging. The following will be required

- LED Lighting will be used, and light levels will be kept as low as possible. Metal halide, fluorescent sources will not be used.
- Lighting will be directed to where it is required, and away from any identified roost access points.
- Only luminaries with no light output above 90 degrees and/or an upward light ratio of 0% and with good optical control will be used, luminaries will always be mounted on the horizontal, i.e. no upward tilt.
- Any external security lighting will be set on motion sensors and short (1min) timers.
- Internal lighting within the new rooms will be recessed where installed in proximity to windows to reduce glare and light spill.
- Light sources will emit minimal ultra-violet light, peak higher than 550nm and be of a warm white spectrum (ideally <2700 Kelvin).
- The use of bollard or low-level downward directional luminaries is strongly discouraged.

#### *Other considerations*

6.1.7 The building is accessible to birds, and may support nesting for some species, particularly those that thrive in urban areas, such as feral pigeons and jackdaws.

6.1.8 All nesting birds are protection under the Wildlife & Countryside Act, with some species having additional protections under Schedule 1, including from intentional or reckless disturbance. Demolition of the buildings should ideally take place outside of the nesting bird season (1st February to 31st August, inclusive).

6.1.9 If works occur within the nesting bird season, then a **Nesting Bird Survey** should occur immediately prior to the commencement of the works (within 24 hours). The survey will involve monitoring the site at dawn, looking for signs of nesting birds, such as active nests, nest construction, adult birds carrying food for young. If an active nest is found, the area surrounding it will be cordoned off and must remain undisturbed until fledging has been completed, the timing of this will vary on species and stage of development.



6.1.10 Bird nesting is often weather dependant, so may occur outside the usually nesting season if conditions are right. If works occur outside the bird nesting season and an active nest is found, works should cease, and a suitably qualified ecologist should be contacted for advice. Site workers should be aware of the signs of nesting activity, which include:

- A completed nest with eggs, chicks, or a brooding adult.
- A nest under active construction.
- Adults displaying territorial and/or agitated behaviour, such as remaining in close proximity to potential nest sites, and persistently calling.
- Adults seen flying to and from a specific location carrying nest material, e.g. sticks, moss, feathers, sheep wool, etc.
- Adults seen flying to and from a specific location carrying forage, e.g. worms, caterpillars, other invertebrates.

#### *Faunal enhancements*

6.1.11 The scheme presents an enhancement opportunities by including provision of bird and bat boxes/bricks on the exterior of the building post-development, providing new nesting/roosting opportunities for the local bird and bat populations. Advice on the number, type, and positioning of faunal enhancements can be provided in a **Biodiversity Enhancement Plan (BEP)**.





## 7. References

### Guidance:

Andrews, H. (2018). *Bat Roosts in Trees*. Pelagic Publishing, Exeter.

Collins (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines 4th edition*. Bat Conservation Trust, London.

Damant, C. and Frischmann, P. (2026). *Bat Emergence Surveys with Night Vision Aids, 1st edition*. Bat Conservation Trust, London.

Institute of Lighting Professionals and Bat Conservation Trust (2023). *Guidance Note 08/23: Bats and artificial lighting in the UK*. ILP, Rugby.

Institute of Lighting Professionals (2019). *Guidance Note 09/19: Domestic exterior lighting: getting it right!* ILP, Rugby.

Institute of Lighting Professionals (2021). *Guidance Note 01/21: The Reduction of Obtrusive Light*. ILP, Rugby.

Mitchell-Jones, A.J. & McLeish, A.P (2012). *The Bat Workers' Manual*. Pelagic Publishing, Exeter.

Mitchell-Jones, A.J. (2004). *Bat Mitigation Guidelines*. English Nature, Peterborough.

### Relevant Legislation:

Wildlife and Countryside Act 1981 (WCA)

- <http://jncc.defra.gov.uk/page-3614>
- <https://www.legislation.gov.uk/ukpga/1981/69/contents>

The Conservation of Habitats and Species Regulations 2017 (CHSR)

- <https://www.legislation.gov.uk/uksi/2017/1012/contents/made>

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (CHSR)

- <https://www.legislation.gov.uk/uksi/2019/579/contents/made>

Natural Environment and Rural Communities Act 2006 (NERC)

- <https://www.legislation.gov.uk/ukpga/2006/16/contents>

Countryside and Rights of Way Act 2000 (CRoW)

- <https://www.legislation.gov.uk/ukpga/2000/37/contents>



# Appendices

## Appendix 1: Legislation Pertaining to the Protection of Bats

All bat species have, for some time, been protected under **Schedule 5: Animals which are Protected** and **Schedule 6: Animals which may not be Killed or Taken by Certain Methods** of the **Wildlife & Countryside Act 1981**. However, the effective protection for bats now comes from **Schedule 2 European Protected Species of Animals of The Conservation of Habitats and Species Regulations (CHSR) 2017**, which is retained in UK law post-Brexit by **CHSR (Amendment) (EU Exit) 2019**. Changes to legislation, and devolution, mean the law is difficult to summarise succinctly across the UK, but the strong legal protection for bats and roosts remains.

It is an offence across the UK to:

- deliberately or recklessly capture, injure or kill a bat
- deliberately or recklessly disturb in a way that would affect their local distribution or abundance, or affect their ability to survive, breed or rear young
- damage or destroy a bat roost (breeding site, resting place, or any place used for shelter or protection, this is an 'absolute' offence)
- disturb bats while occupying a bat roost
- intentionally or recklessly obstruct access to a bat roost
- impair their ability to survive, breed, reproduce, or to rear or nurture their young
- impair their ability to hibernate or migrate
- possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat, or publish or cause to be published any advertisements likely to be understood as conveying the buying or selling, or intention to buy or sell, any of those things.

'Deliberately' in this context may be interpreted as someone who, although not intending to capture/injure or kill a bat, performed the relevant action, being sufficiently informed and aware of the consequence his/her action will most likely have.

In this interpretation, a bat roost is "any structure or place which any wild [bat]...uses for shelter or protection". Because bats tend to reuse the same roosts, legal opinion is that the roost is protected whether or not the bats are present at the time.

For full legislative context, see:

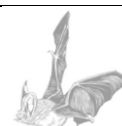
- CHSR 2017 Part 3: Protection of Species, Sections 42-45: Protection of Animals.
- WCA Part 1: Wildlife, Sections 9-12: Protection of other animals and prevention of poaching.

Additionally, the following species are listed as priority species under **Section 41** of the **Natural Environment and Rural Communities (NERC) Act 2006**, designating them as species of principal importance for the purpose of conserving biodiversity:

- Barbastelle bat *Barbastella barbastellus*
- Bechstein's bat *Myotis bechsteinii*
- Noctule *Nyctalus noctula*
- Soprano pipistrelle *Pipistrellus pygmaeus*
- Brown long-eared bat *Plecotus auritus*
- Greater horseshoe bat *Rhinolophus ferrumequinum*
- Lesser horseshoe bat *Rhinolophus hipposideros*



## Appendix 2: PRF Map, Surveyor Locations and NVA Locations







Site name & address

**Former Royds Hall Printing Co**  
**96 Longwood Road**  
**Huddersfield**  
**HD3 4EJ**

### Key

- Red Line Boundary
- Building
- Surveyor Locations
- Lamp posts

### PRFs

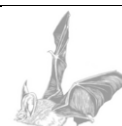
- 1 - Gaps in wall / missing mortar
- 2 - Gaps in soffit
- 3 - Holes in wall
- 4 - Gaps under eaves
- 5 - Open cellar window
- 6 - Broken ground floor window
- 7 - Lifted tiles across roof



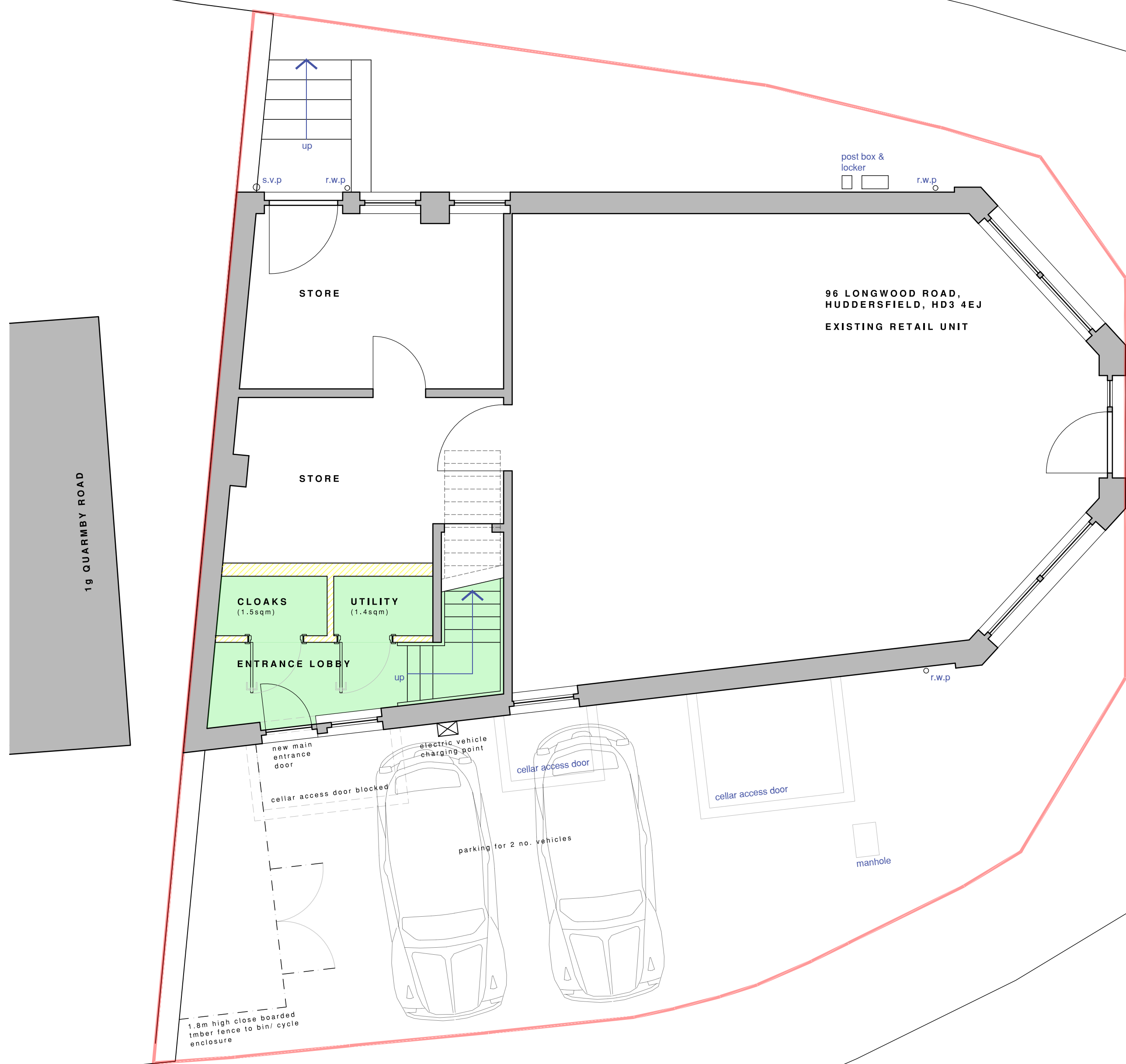
|                                           |                     |
|-------------------------------------------|---------------------|
| Site<br>Former Royds Hall<br>Printing Co  | Client<br>Pav Sadiq |
| Project<br>23652a Bat Emergence<br>Survey | Author<br>ADo       |
| Plan ref<br>23652a/ADo                    | Revision<br>001     |

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and database right 2025

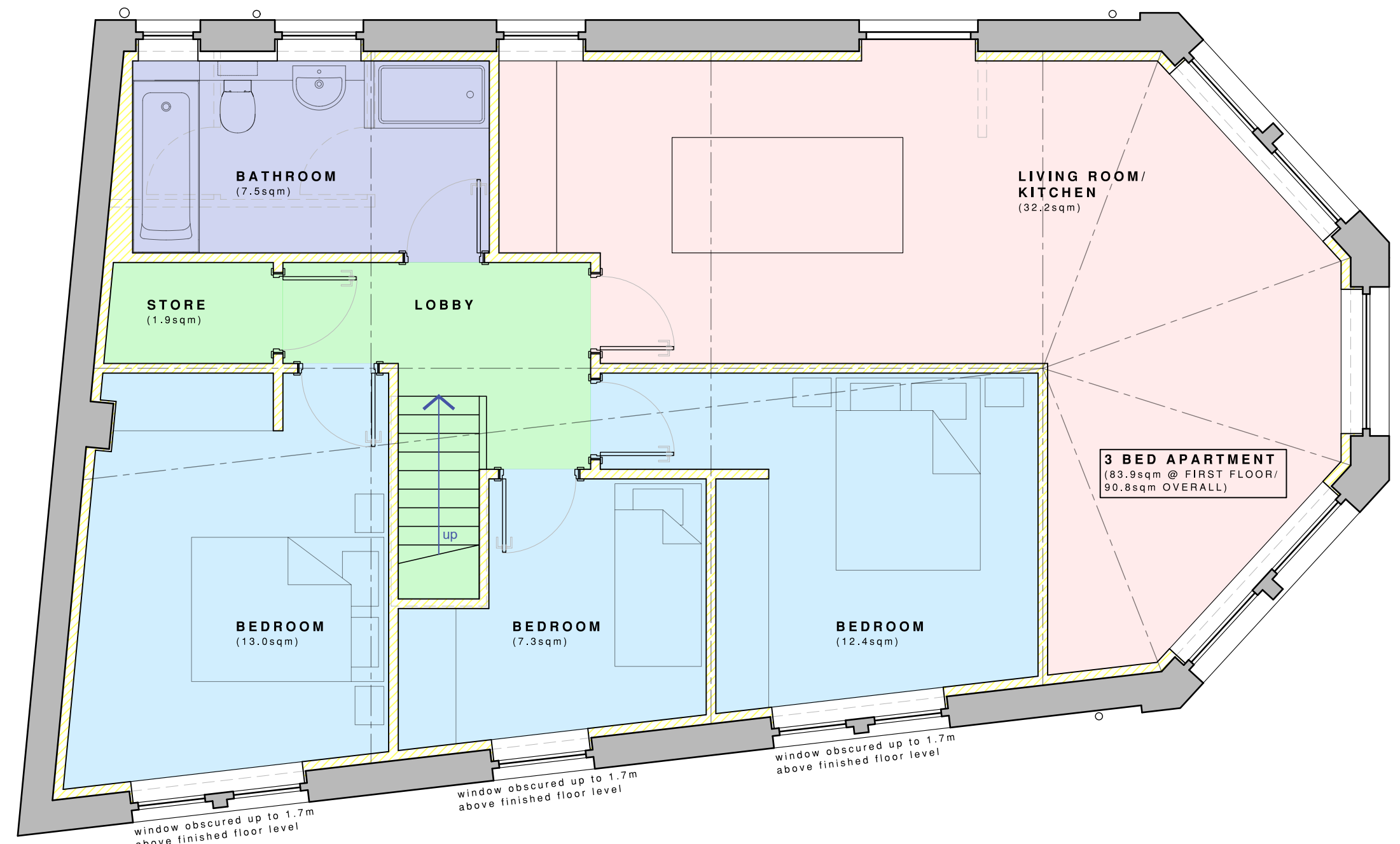
## Appendix 3: Proposed Development Plan







1 GROUND FLOOR / SITE BLOCK PLAN AS PROPOSED  
SCALE 1:50



2 FIRST FLOOR PLAN AS PROPOSED  
SCALE 1:50



3 SOUTH ELEVATION AS PROPOSED  
SCALE 1:100



4 ELEVATION ON BIN/ CYCLE STORE  
SCALE 1:100

NOTE: ALL OTHER ELEVATIONS TO REMAIN AS EXISTING

Rev C - 08/01/26 - Parking for 2 vehicles with EV charging point indicated, first floor windows to south elevation obscured  
Rev B - 06/11/25 - Scheme redesigned as single apartment  
Rev A - 17/06/25 - Proposed elevation added

Revisions  
**NORTHLIGHT**  
ARCHITECTURAL CONSULTANTS  
The Media Centre  
7 Northumberland Street  
Huddersfield  
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Client  
Pervez Sadiq

Project  
Former Royds Hall Printing Co.  
96 Longwood Road,  
Huddersfield, HD3 4 EJ

Drawing title  
Plans and Elevation  
as Proposed

PLANNING APPLICATION

Scale @ A1  
As Shown  
Date  
April '25  
Drawing no  
25-010/ (AL)01

Drawn by  
CG  
App'd  
-  
Rev  
C

## Appendix 4: Photographic Evidence

|                                                                                     |                                                                                      |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
|    |    |
| Photo 1: Location 1 – before sunset                                                 | Photo 2: Location 1 – after sunset                                                   |
|   |   |
| Photo 3: Location 2 – before sunset                                                 | Photo 4: - Location 2 – after sunset                                                 |
|  |  |
| Photo 3: Location 3 – before sunset                                                 | Photo 4: - Location 3 – after sunset                                                 |





## Appendix 5: Bat Survey Calendar

**Figure 1:** Survey timings calendar (taken from BCT: Bat surveys for professional Ecologists, Good Practice Guidelines; 4<sup>th</sup> Edition).

| Survey type                                                                         | Month |   |   |   |   |   |   |   |   |   |   |   |
|-------------------------------------------------------------------------------------|-------|---|---|---|---|---|---|---|---|---|---|---|
|                                                                                     | J     | F | M | A | M | J | J | A | S | O | N | D |
| Daytime Bat Walkover (DBW)                                                          |       |   |   |   |   |   |   |   |   |   |   |   |
| PRA – structures <sup>a</sup>                                                       |       |   |   |   |   |   |   |   |   |   |   |   |
| Emergence survey for maternity or summer roosts <sup>b</sup>                        |       |   |   |   |   |   |   |   |   |   |   |   |
| Emergence survey for transitional/occasional roosts <sup>b</sup>                    |       |   |   |   |   |   |   |   |   |   |   |   |
| Re-entry surveys <sup>c</sup>                                                       |       |   |   |   |   |   |   |   |   |   |   |   |
| Emergence survey for mating roosts <sup>b</sup>                                     |       |   |   |   |   |   |   |   |   |   |   |   |
| Hibernation survey – structures <sup>a</sup>                                        |       |   |   |   |   |   |   |   |   |   |   |   |
| GLTA <sup>d</sup>                                                                   |       |   |   |   |   |   |   |   |   |   |   |   |
| PRF inspection survey – trees                                                       |       |   |   |   |   |   |   |   |   |   |   |   |
| Ground-level bat activity survey – night-time walkover surveys and automated/static |       |   |   |   |   |   |   |   |   |   |   |   |
| Pre-, during and post-hibernation – automated/static bat activity survey            |       |   |   |   |   |   |   |   |   |   |   |   |
| Swarming survey <sup>e</sup>                                                        |       |   |   |   |   |   |   |   |   |   |   |   |
| Back-tracking survey                                                                |       |   |   |   |   |   |   |   |   |   |   |   |
| Trapping and radio-tagging survey <sup>f</sup>                                      |       |   |   |   |   |   |   |   |   |   |   |   |

= optimal period     = sub-optimal period

= weather or location dependent (i.e. may not be suitable due to spring and autumn conditions in any one year or in more northerly latitudes). Note that October emergence surveys are not acceptable in Scotland.

= it is not acceptable to trap bats when they are heavily pregnant and have dependent pups. Mothers need to optimise foraging due to the physiological demands of pregnancy and lactation, and pups need to be regularly fed. Interrupting these activities could potentially have an impact on breeding success in the year in question. The timing of birth can vary between years – it may be as early as the end of May or as late as the start of August, therefore caution should be exercised and local information gained on birth dates before trapping activities are carried out during the summer months. Any information gained and decisions made should be kept as a record.



## Appendix 6: Glossary

**Activity surveys** - are used to assess the level of bat activity at a site. This can be done either by using equipment such as an AnaBat device, or manually walking around a site with a heterodyne detector, documenting the number of bat passes and interceptions.

**Dawn surveys** - begin around 2 hours before and up to sunrise when bats are returning to their roosts from foraging, and swarming behaviour can be seen close to roost entrances.

**Dusk surveys** - begin around 30 minutes before sunset and up to 2 hours afterwards. These are done in order to see bats emerging from their roost sites at night.

**Echolocation** – is a system similar to sonar that allows bats to travel and forage even in total darkness. Bats make a call and then listen to the returning echoes in order to build up a map of their surrounding area. This allows bats to gauge the identity and distance of an object by how long the echo takes to return to them.

**Habitat** - the ecological or environmental area that is inhabited by a particular species of animal, plant or other type of organism.

**Hibernation** - is a state of inactivity and metabolic depression characterized by lower body temperature, slower breathing, and lower metabolic rate. Hibernating animals conserve energy, especially during winter when food is short, tapping energy reserves, i.e. body fat, at a slow rate.

**Hibernacula** - typically consist of underground sites, such as caves and cellars, which remain relatively cold and humid. Bats will hibernate to conserve energy over the winter months when falling temperatures cause a drop in the abundance of insects. These will typically be colonised around November to around March.

**Insectivorous** – is when an organism feeds exclusively on insects.

**Nocturnal** - a behaviour characterized by being active during the night and sleeping during the day.

**Maternity roosts** – colonised around late May early June and consist of mature females and their young. These roosts need to be warm and quiet, and are used up until around August, with females typically leaving first and then the young.

**Mating roosts** – mating begins around late October to November. Males of most species use special mating calls to attract females. These can include purrs, clicks and buzzing.

**Roost** – a site where bats live during the day, rear young and hibernate. These can be in man made structures, such as buildings, bridges, tunnels, cellars and mines, or natural features such as mature trees and caves.

**Roosts in buildings** – many types of buildings will be used by bats. The most likely sites are agricultural buildings (e.g. farmhouses and barns), buildings with exposed wooden beams (greater than 20cm thick), buildings with weather boarding and/or hanging tiles, and buildings close to woodland and/or water.

**Roosts in trees** – these are typically in mature trees with deep sheltered cracks, under loose sections of bark, or in woodpecker holes.

**Species** – a group of organisms in which all members can interbreed and produce viable offspring.

**Summer roosts (non-breeding)** - these are generally occupied by groups of males and immature females during the summer, and are usually only occupied for a short period before the group moves to another location.

**Swarming** – a behaviour exhibited by bats returning to their roost sites at dawn. Bats can be seen repeatedly flying to and from the roost entrance, making it much easier for consultants to identify where roosts are on a building or structure.

**Temporary/Transitory roosts** – These are used after hibernation (March – April) before mature females disperse to maternity roosts and male/immature females colonise summer (non-breeding) roosts. Similarly, temporary roosts form before hibernation (August -October).

**Underground Roosts** – these are typically used during the winter and can be mines, caves, tunnels or cellars.



## Appendix 7: Author Qualifications

### **Adam West, Principal Ecologist**

*BSc (Hons) Animal and Wildlife Management*

Adam joined JCA to lead the expanding ecology department. Having returned to education as a mature student, Adam studied Countryside Management for two years before undertaking a Batchelor's degree, for which he was awarded First Class Honours. Adam has many years' experience in ecological consultancy, working on projects ranging from individual planning applications to national infrastructure projects. Adam holds a Natural England Level 1 great crested newt survey class licence, a Natural England Level 2 bat survey class licence (and the Scottish and Welsh equivalents) and a CSCS card.

### **Alex Donovan, Assistant Ecologist**

*MBiol BSc (Hons) Biology (Industrial), MRSB.*

Alex joined JCA in 2023 after graduating from the University of Leeds with a First Class Honours Integrated Master's degree in Biology, including an industrial placement year working in the Uplands Research Department of the Game and Wildlife Conservation Trust. Alex is a Qualifying Member of CIEEM, a Member of the Royal Society of Biology, and a member of the BTO's Bird Ringing Scheme and Nest Record Scheme. Alex holds Natural England licences for barn owls (CL29) and great crested newts (level 1, CL08) and is working towards additional survey licences for bats.

### **Grace Bramley, Assistant Ecologist**

*BSc (Hons) Design and Innovation with Environmental Science*

Grace joined JCA in 2024 after completing her degree from The Open University with a first-class honour's degree in design and environmental science. Prior to this she spent six years working in the automotive industry followed by three years in the chemical industry. She is conducting Preliminary Ecological Appraisal and Biodiversity Net Gain Assessments and working towards her protected species licenses.



The information and advice which we have prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and bona fide opinions.

Signed



.....  
Alex Donovan *MBiol BSc (Hons), MRSB*

22/05/2026

Reviewed by



.....  
Grace Bramley *BSc (Hons)*

29/05/2026

Approved by



.....  
Elizabeth Davies *BSc (Hons), MCIEEM*

07/06/2026



For and on behalf of **JCA Ltd**

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## ECOLOGICAL SERVICES

### Ecological Pre-Planning Services

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- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes
- Butterfly & Insect Surveys

### Ecological Post-Planning Services

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- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)
- Planting Schemes
- Monitoring of bird or bat boxes.

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## ARBORICULTURAL SERVICES

### Guidance for Architects & Developers

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- British Standard 5837 Surveys
- Arboricultural Implications Assessments (AIA)
- Arboricultural Method Statements (AMS)

### Advice for Engineers, Loss Adjusters and Insurers

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- Tree Surveys for Subsidence
- Heave Assessment
- Tree Root Identification

### Advice for Local Authorities and Social Housing

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- Tree Safety Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

### Tree Advice for the Legal Profession

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- Subsidence Litigation
- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

### Veteran Tree Management

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- Ancient Woodland Management
- Veteran Tree Management

### Tree Health and Pest and Disease Management

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- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control



---

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