arbtech

Chloe Quinn BSc (Hons), MSc
Graduate Ecologist
Email: chloequinn@arbtech.co.uk
Arbtech Consulting Ltd
arbtech.co.uk

Preliminary Roost Assessment

Survey site:
61 Leymoor Road, Huddersfield, West Yorkshire HD3 4SW

Client:
G Five Property Limited

Survey date:
07/04/2026

Project:
This report is prepared to inform a planning application with Kirklees Council. This proposal can be described as

'Demolition of old outbuilding and toilet block'

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion

Executive Summary

The following is work you will need to commission to obtain planning permission and to comply with legislation. Further information, along with opportunities for biodiversity enhancement, are outlined in Tables 1, 3 & 4 of this report.

Key recommendations
No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process. **Bat emergence and re-entry surveys** • One bat emergence and re-entry surveys will be required on B1 and one bat emergence and re-entry survey will be required on B2 during the active bat season. **Protected And Notable Species** • A nesting bird check will be required on the buildings before demolition and vegetation on the building before demolition if required during the nesting bird season

Contents

Table of Contents

Introduction and Context

Introduction

The aim of the PRA was to determine the presence or evaluate the likelihood of the presence of roosting bats, and to gain an understanding of how bats could use the site for roosting, foraging or commuting.

No previous ecology reports have been produced for this site by Arbtech Consulting Ltd or, to the author's knowledge, by any other consultancy.

Methodology

PRA survey methodology and legislation can be found in the Arbtech Supplement: PRA Methodology and Legislation - 2026.

Limitations

- Whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report is a preliminary assessment and does not provide a complete characterisation of the site. Nor does it represent a full botanical assessment. It assesses the likelihood of protected, notable and important habitats and species being present, based on a site and landscape level habitat value-based risk assessment. This is based upon the ecology, biology and known distribution of species as currently understood.

- One of the rooms was inaccessible due to dense ivy growth. The ivy prevented the door from being opened. However, as the room contained dense ivy with no viable access points is it not thought to be suitable for bats. Thus, this is not considered a significant limitation.

- A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report. However, biological record data may be required after the recommended BERS survey effort.

Results, Impacts and Recommendations

Site Location and Landscape Context

Table 1: *Site location and landscape context*

Site Location
The site is located at National Grid Reference SE 10583 16545 and has an area of approximately 0.008ha comprising two outbuildings (B1 and B2). B1 is an old single storey brick-built building and B2 is an old brick-built toilet block with four cubicles. The site is situated down a quiet residential lane in the town of Huddersfield, West Yorkshire. Huddersfield lies within the Pennine foothills on Carboniferous sandstones and mudstones of the Millstone Grit and Coal Measures, giving rise to generally coarse, often acidic soils influenced by upland topography and glacial deposits. The immediate landscape around the site is predominantly urban with residential properties to all directions. Vegetated linear features are minimal however there is vegetated gardens and small fields within the vicinity of the site. Aerial imagery shows there are nearby water courses/bodies such as Longwood Brook ~0.19 km to the North. Thus, enhancing the area for a range of species, including bats and birds.
Priority Habitats and Designated Sites
Summary of Survey Findings **Priority Habitats** There are 5 priority habitats located within 2 km of the site. These comprise deciduous woodland ~0.26km to the northeast, ancient, replanted woodland and ancient and semi natural woodland ~0.26km to the northeast, traditional orchard ~1.69km to the southwest and lowland dry acid grassland 1.71km to the southeast. **Site connectivity** The site is located along a quiet lane within a residential estate. The building is surrounded by other outbuildings and is set within a landscape of terraced housing in all directions, with vegetated gardens present. However, there are no prominent linear features within the immediate area.

Designated Sites
There are no statutory sites within 2 km of the site.

The site does fall within the impact risk zone for Elland Bypass Cutting SSSI however, the proposed development type is not listed as possible high risk with regard to this designation.

Non-statutory designated sites
The presence of non-statutory designated sites within 2km of the site cannot be established without data from West Yorkshire Ecology. Whilst some habitats in the wider landscape may host designations, the immediate environs of the site do not host habitats likely to be of designable quality.

Impacts
No direct impacts to any designated sites are anticipated as a result of the proposed development, as there are no designated sites within 2 km of the site. Although the site falls within an Impact Risk Zone for Elland Bypass Cutting, the proposed development is not considered to constitute a high-risk activity due to its small scale and low overall impact. Furthermore, distance and the presence of barriers to ecological connectivity further reduce the likelihood of any indirect effects on the designated site.

Recommendations
No recommendations.

Fauna

The site survey was undertaken by Chloe Quinn BSc (Hons), MSc Graduate Ecologist (Accredited Agent on Bat Class 2 Licence Number: 2025-85397-CL18-BAT to undertake Level 1 bat survey work).

Table 2: *Survey weather conditions*

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (beaufort)	Rain

07/04/2026	10.3	72.0	2	2.0	None

Table 3: *Fauna*

Fauna: Conclusion, Impact or Recommendations

This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.

Roosting Bats

Summary of Survey Findings

A review of the MAGIC database for European Protected Species Licences (EPSL) for bats within a 2km radius of the site has been completed. Two EPSL's were identified, as detailed below:

Table 3a: *EPSL records within 2km of the site - bats*

EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence
EPSM2009-1162	Common pipistrelle	1.75km northeast	Destruction of resting place
EPSM2012-5292	Common pipistrelle	1.83km northeast	Destruction of resting place

Roosting habitat [Buildings]

Building B1 Description

	B1 is a single-storey, detached, brick-built out-building with a gabled roof clad in tiles. No internal voids were recorded. No bat evidence was found during the survey. In line with Good Practice Guidelines (Collins, J (Ed) 2023), B1 is assessed to have **low** habitat value for roosting bats due their being one or more feature present in room 1 that could be utilised by individual crevice dwelling bats. There is a high volume of light ingress into room 2 and 3 of the building which would deter void dwelling bats. Room 4 features dense ivy growth that would prevent bats from accessing the room.	 *Eastern elevation of B1*	

			 *Northen elevation of B1*	
	Feature	**Materials**	**Condition/Suitability**	**Photographs**

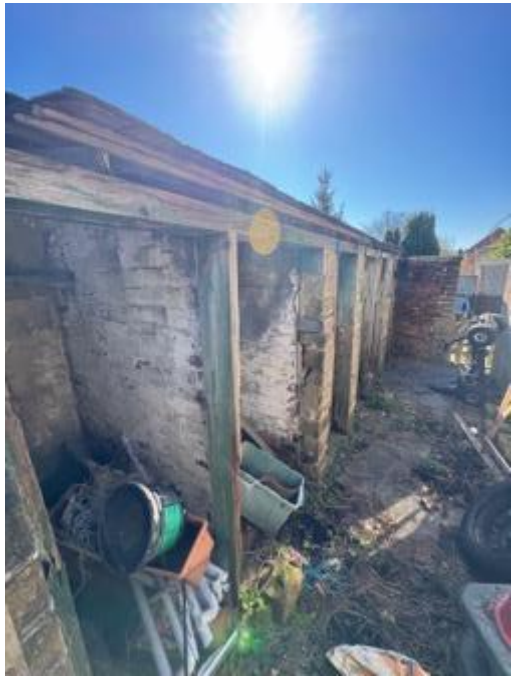
	Roof	Tiles	The roof is in a state of disrepair with open gaps and lifted tiles, particularly to the northeast. These features, along with dense ivy covering a section of the roof, provide potential roosting opportunities for individual crevice-dwelling bats and allow for internal access.	 *Condition of roofing titles; Gaps and slipped tiles*	

Walls	Brick-built (rendered on some elevations)	The walls are constructed of brick and exhibit loose masonry and cavities. Inside room one, crevices and gaps are present due to missing masonry within the walls and in the chimney flute. These features could be utilised by individual crevice dwelling bats.	 *Missing and loose masonry in chimney*

Building B2 Description

B2 is a single-storey, detached, brick-built toilet block that features four cubicles with a lean-to roof structure clad in slate tiles. The building has no recorded internal voids. No bat evidence was found during the survey.

In line with Good Practice Guidelines (Collins, J (Ed) 2023), B2 is assessed to have **low** habitat value for roosting bats due to their being one or more features that could be utilised by individual crevice dwelling bats.



B2

Feature	Materials	Condition/Suitability	Photographs

	Roof	Tiles	The roof is clad in tiles and features slipped tiles and open gaps between the brickwork and tiles creating potential roosting opportunities.	 *Lifted tiles*	

	Walls	Brick-built	The brick-built walls are in a condition of loose masonry and cavities. Within the individual toilet cubicles, missing masonry has formed small cavities, providing potential roosting opportunities for individual crevice-dwelling bats.		

			 *Small crevices from loose masonry*

Impacts

Buildings 1 and 2 will be demolished as part of the proposed works. This could result in destruction of any bat roosts present within the identified features and could cause disturbance, death or injury to bats.

Recommendations

No works to the property that may block or remove potential roosting features should be carried out until the required surveys have been completed. Undertaking such work beforehand could unlawfully affect bats if present and may compromise the validity of the surveys and hinder the planning application process.

Roosting habitat [Buildings]

- One bat emergence/re-entry survey will be required on B1 and B2, requiring 3 survey positions to provide full coverage of the building's elevations. If bat roosts are confirmed in the building two additional surveys may be required to characterise the roost and to inform an EPSL application to Natural England.

- These surveys must take place during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building.

- These survey visits should be completed during the optimal survey period mid-May to August inclusive and the survey visits should be at least three weeks apart. Completing surveys in the sub-optimal season, early May and September, would require greater justification of timing e.g., weather conditions, known local bat activity.

- Lighting mitigation may be required based on the outcome of the night bat survey(s).

If any bat roosts are confirmed from this survey schedule, a bat licence would be required to demolish the buildings as it would involve the destruction/disturbance of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works.

Artificial lighting
Lighting mitigation may be required based on the outcome of the night bat survey(s).

Suggested biodiversity enhancements
Enhancements are dependent on the outcome of further surveys.

Foraging and Commuting Bats

Summary of Survey Findings
The surrounding area is predominantly urban with residential properties in all directions as such there are limited vegetated linear features i.e. hedgerows and tree lines limiting connectivity to areas of optimal habitat. However, there is vegetated gardens and ivy growth on the buildings which provides foraging opportunism for bats.

Impacts
The proposed development will result in the loss of the dense ivy growth on the building. However, given the presence of vegetated gardens in the immediate surroundings the loss of the ivy isn't thought to have any effects on foraging bats

Recommendations
No further surveys required.

Suggested biodiversity enhancements
The following habitat creation and enhancement opportunities could be incorporated once buildings have been demolished if there are plans to turn convert the area into a garden. The following would be beneficial for foraging bats:

• Planting of locally characteristic tree, shrub and hedgerows to increase foraging opportunities.

Birds

Summary of Survey Findings

Buildings and vegetation
An old, uninhabited robin's *Erithacus rubecula* nest was found on a small ledge below the roof on B2. Both buildings offer nesting opportunities for bird particularly B1 were there is dense ivy growth.

Barn Owls

The site does not appear to provide any suitable nesting sites for barn owls.

Breeding birds
Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.

Impacts

Buildings and vegetation
Both buildings will be demolished and as such the ivy will also be lost during demolition. The loss of such habitats is likely to be inconsequential to local bird populations owing to their low value and the presence of other nesting habitat locally. However, the proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests.

Recommendations

Buildings and vegetation
Any building/vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the building/vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.

Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds

during construction works. At least a 3-5m buffer should be created between any machinery and active nests, depending on species present, until the young have fledged.

Appendix 1: Proposed Development Plan

As the buildings are to be demolished due to health and safety reasons and not for the purpose of a development there are no plans available.

Appendix 2: Site Location Plan

Appendix 3: PRA and BERS Plan

Appendix 4: Site Photographs

Photo 1: *Dense ivy growth in room 4 preventing door from being opened*

Photo 2: *Light ingress and ivy preventing door to room 3 from being opened*

Photo 3: *Ivy present growing into room one*

Photo 4: *Bird's nest in B2*

Limitations and Copyright

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

Version Control

Status	Issue	Name	Date
Draft	0.1	Chloe Quinn BSc (Hons), MSc, Graduate Ecologist	13/04/2026
Review	0.2	Amber Williams BSc (Hons), MSc, MPhil Consultant Ecologist	14/04/2026
Final	1.0	Chloe Quinn BSc (Hons), MSc, Graduate Ecologist	//