

BAT ROOST POTENTIAL ASSESSMENT FORM

Please complete the following form to establish whether a bat survey will be required and include it when you submit your application to Planning Services, (this may be via the Planning Portal, by hand, or by post (Address: Planning Services, Northgate House, Northgate, Halifax HX1 1UN.)

Please note that if Planning Services is advised that the information contained in the form is incorrect or inaccurate or the Council's officers disagree with the conclusions drawn we retain the right to request the submission of a Bat Survey prior to an application's validation or to refuse an application on the grounds of insufficient information.

DATE OF SITE ASSESSMENT: 09.03.2022

If a bat survey has been submitted for this site before then please include a dated copy with your form.

1. Please describe your proposal, including reference to any conversion work and the part(s) of the building this may affect: Single storey front extension, single storey side/rear extension, part conversion of garage to habitable use and addition of a first floor and balcony with alterations to fenestration.

2. What is the site address? Scarsdale, Mill Bank Road, Triangle, Sowerby Bridge, HX6 3DY

3. Are you aware, or have you been made aware that there is a bat roost or bats have been present on the proposed application site? If yes, please provide details: No

4. Does the application include a wind turbine(s) or floodlighting? If yes, please provide details.....

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<p>5. Will your proposed application involve changing all or part of, or have an impact on:-</p> <ul style="list-style-type: none"> • Brick or stone agricultural barns, farmhouses or similar buildings. • Tunnels, mines, military bunkers, culverts and other similar underground structures. • Quarries with cliff faces with crevices, caves or swallets. • Bridge structures over water or wet ground? 	<p>YES Proceed to Question 7</p>	<p>NO Proceed to question 6</p>	<p>NO</p>
<p>6. Does your proposed application site fall within a Bat Alert Area? Please see link:- http://www.ecology.wyjs.org.uk/documents/ecology/Bat%20Alert%20Zones%20Calderdale.pdf or call 392237</p>	<p>YES Proceed to Question 7</p>	<p>NO NO BAT SURVEY REQUIRED (Please sign and date the Declaration at the end of the form and submit it with your application)</p>	<p>YES/NO</p>
<p>7. Will your proposal have any impact on existing:-</p> <ul style="list-style-type: none"> • Roofs. • Soffits or gable ends. • Hanging tiles or barge boards. • Trees with cracks, crevices, hollow trunks or broken limbs. • Walls with cracks or holes at least finger sized? 	<p>YES Proceed to Question 8</p>	<p>NO NO BAT SURVEY REQUIRED (Please supply electronic photographic evidence to support your conclusion)</p>	<p>YES</p>
<p>8. Is the proposed application site below the 300m contour? You can check this on-line at:- http://www.ecology.wyjs.org.uk/documents/ec</p>	<p>YES BAT SURVEY REQUIRED*</p>	<p>NO Proceed to Question 9.</p>	<p>YES/NO</p>

ology/Bat%20Alert%20Zones%20plus%20300m%20COUNTOUR%20WY.pdf	Proceed to Question 10.		
9. Is the site in a sheltered location ie, sheltered by trees and/or landforms or buildings?	YES BAT SURVEY REQUIRED* Proceed to Question 10.	NO NO BAT SURVEY REQUIRED (Please supply photographic evidence to support your conclusion)	NO

10. Are there any other special circumstances that lead you to the conclusion that a bat survey will not be required? (Please note, anecdotal reports or comments regarding the absence of bats or surveys conducted by unqualified or inexperienced persons is insufficient to rule out the presence of bats.) If ‘Yes’, please provide details, including photographic evidence, to support this view.

It is highly unlikely that bats are present within the soffits or eaves of the property due to the property having closed plastic/upvc soffit boards with no gaps or possible access points (as shown in the photographs). The soffit/fascia is in good condition around the perimeter of the property. The Client has stated they are happy to include a bat box should the Ecological Officer require this.

BAT SURVEY REQUIRED*

The structure and location of your proposal indicates that there is a reasonable likelihood of a bat roost which may be affected by your development proposal. A bat survey will be required before your application can be validated. This must meet the ‘Minimum Standards for Bat Surveys in West Yorkshire’ (<http://www.ecology.wyjs.org.uk/documents/ecology/Bat-Surveys-Approved.pdf>) and other current best practice guidance and be undertaken by a licensed bat worker. These guidelines will normally require dawn or dusk surveys to be undertaken between May and September. However, where a winter survey establishes that there is limited bat roost potential or that adverse impacts can be avoided, a dawn or dusk survey may not be required. (<http://www.ecology.wyjs.org.uk/documents/ecology/Bat-Surveys-diagram-WYE.pdf>)

PHOTOGRAPHIC GUIDANCE

Include photographs covering all structures to be impacted by the proposals and showing all external aspects of buildings, together with internal spaces (eg loft spaces, barns) which can be accessed from the outside. General photographs showing the context of the application site in relation to man made and natural features would also be useful.

Photographs should be of high resolution and sharp and camera shake should be avoided. Details of areas under eaves or other places with strong backlight can come out too dark on the picture – over expose, use flash or try zooming in if this a problem. Camera shake is exacerbated if using zoom but small lightweight tripods are available which can be rested against walls to reduce camera shake. Photographs should be numbered or labelled and related to the planning proposals. Wherever possible, please submit them electronically.

DECLARATION

I, the undersigned, declare that the information contained on this form is, to the best of my knowledge, up to date and accurate. I am also aware that Planning Services reserves the right to request a Bat Survey or refuse an accompanying application if any of this information is found to be inaccurate.

Name: Daniel Watson Position/Role: Agent

Contact Tel No. 07933200471 E-Mail address: dw@cavearchitects.com

SignatureDaniel Watson.....

Date: 21.04.2022