

Buildings off Lambert Street, West Vale

BAT SURVEY REPORT

September 2023



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1 INTRODUCTION

1.1 Instruction and Report Aims

Knight Sky Ecology was commissioned to undertake bat surveys of a property located at Lambert Street, West Vale, Halifax, HX4 8AA. The bat survey was undertaken in relation to the proposed renovation and conversion of the existing buildings to form dwellings.

Bat survey methods employed for the property included a desk study, a preliminary roost assessment and two dusk emergence surveys. Evidence of nesting birds was also documented where found.

The primary aim of the bat surveys was to gather evidence of the presence or absence of a bat roost at the property. This report 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. Details of the legislation afforded to bats is presented within Appendix A.

1.2 Site Description

The property comprises a mill, an attached dwelling, outbuildings and disused terraced cottages. Until recently (i.e., summer 2023), aside from the cottages, the property was in use as a workshop and for living accommodation. The cottages have remained empty for a number of years. The property is to the direct south of the Rochdale Rd / Stainland Rd junction at grid reference SE 09716 21187. The land surrounding the site comprises a mix of housing, commercial units, retail outlets, parkland and woodlands. Figure 1.1 provides an image of the site location.

Figure 1.1. Aerial view of site (dated 24/04/2021)



2 METHODS

2.1 Overarching Guidance

The bat survey was primarily based on the methods described in '*Bat Surveys for Professional Ecologists: Good Practice Guidelines. 3rd edition. Bat Conservation Trust, London*' (Collins, J., 2016). Any deviation from standard practice is justified where required. The surveys were completed prior to the publication of the 4th edition of the guidelines in September 2023.

2.2 Desk Study

West Yorkshire Bat Group (WYBG) was commissioned to supply bat records within a 2km radius of the property. In addition, the 'Granted European Protected Species Applications' dataset in respect of bats was searched with use of the Multi-Agency Geographic Information for the Countryside (MAGIC) website (<https://magic.defra.gov.uk>) to gather further information of bat roosts and bat species within a 1km radius of the property. Any relevant information for bats was also obtained from the Calderdale Council planning search website (<https://new.calderdale.gov.uk>).

2.3 Preliminary Roost Assessment

A preliminary roost assessment of the property was undertaken on 16th August and 22nd August 2023. The assessment involved a visual inspection of the property for bats and evidence of bats (e.g., droppings) and an appraisal of the extent and suitability of any potential roost features present. The assessment included the use of a torch and ladders. A digital endoscope was available for use but not required. The interior and exterior of each building was fully inspected.

Other considerations which would influence the suitability of the property for use by bats were also taken into account. This included the site location, expected night time lighting levels and the suitability of the surrounding habitats. This information was gathered from the site survey and web-based mapping sources (i.e., Google Earth).

Following the assessment, the property was assigned a bat roost suitability category of 'low', 'moderate', 'high' or 'confirmed' roost based on the collated information.

2.4 Survey Personnel

All site-based surveys were led by Ryan Knight MCIEEM who holds a Level 2 Natural England Class Licence (ref. 2015-12611-CLS-CLS) and has held this licence for over 10 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. All other personnel who were involved in the surveys have been trained by Ryan or hold Natural England licenses and / or have several years of experience in bat surveys. Table 2.1 provides a list of surveyors that were involved in the surveys.

Table 2.1. Surveyor details

Name	Initials	No. of presence / absence surveys undertaken	Natural England licence or experience
Ryan Knight MCIEEM	RK	3	2015-12611-CLS-CLS
Stuart Macpherson ACIEEM	SM	1	2021-10079-CL18-BAT
Catherine Wood	CW	3	2016-24176-CLS-CLS
Unnamed surveyor ¹	US1	2	5+ years conducting surveys
Unnamed surveyor ¹	US2	2	Class 2 licence holder

2.5 Presence / Absence Survey

The dates of each survey and the buildings subject to survey are listed in Table 2.2. The site was visited on three separate occasions in order to undertake two dusk emergence surveys of all buildings. The first survey of all buildings was undertaken over the course of two visits. The second survey was undertaken in one visit.

Figure 2.1 provides an overview of the survey positions adopted for each building. A total of 5 different survey positions (labelled SP1 to SP5) were required to complete one survey of all buildings. During the first survey an additional unmanned camera with infrared torches and a bat detector was used in the courtyard of the dwelling in order to cover the east elevation of the former cottages (Survey position X). For the second visit, the survey position was slightly altered to cover the elevation without needing to access the courtyard.

These survey positions enabled clear sightlines of all suitable bat roost egress features identified during the preliminary roost assessment and the recording of the species and numbers of bats emerging from the property if present. All other non-emergence bat activity was also recorded including flight direction, type of activity, time of activity and species.

Each survey was started at least 15mins before sunset and continued for at least 1hr and 30mins after sunset. Table B.1 in Appendix B details the survey times, weather conditions, equipment used and survey locations. Each survey position comprised a surveyor with a bat detector supported by a night vision aid (NVA) unless otherwise stated. An NVA was not strictly required for surveys of the building elevations facing Lambert St as ambient lighting levels were high.

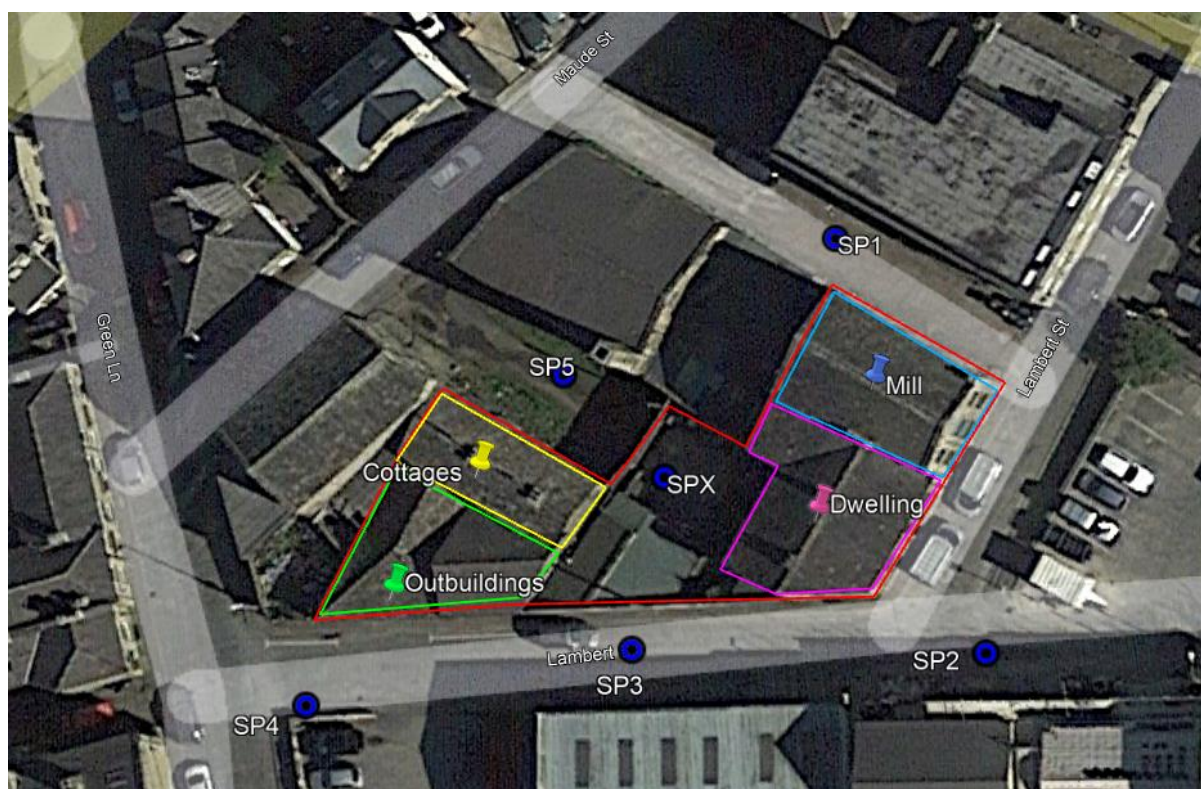
In locations where a surveyor used NVAs, any footage of 'potential' emergence activity was reviewed along with any instances where there was reasonable doubt about the visual or audible findings.

¹ Surveyors have requested that their names not be included within the report. Further confidential information of their experience can be provided separately where requested.

Table 2.2. Survey schedule

Building reference	Bat Roost Suitability	First Survey	Second Survey
Outbuildings	Low	25/08/2023	30/09/2023 (surveyed twice as same survey position required for Cottages).
Cottages	Moderate	22/08/2023 (east elevation) 25/08/2023 (remaining elevations)	13/09/2023
Dwelling	Moderate	22/08/2023	13/09/2023
Mill	Moderate	22/08/2023	13/09/2023

Figure 2.1. Survey positions for each building



2.6 Nesting Birds

Any evidence of nesting birds was also recorded during the site surveys.

2.7 Survey Comments

The surveys were undertaken within the main bat activity period during weather conditions deemed suitable to conduct bat surveys in accordance with the guidance (Collins, 2016). The surveys conducted on the property were considered sufficient and proportionate to fully inform the development proposals. Overall, no significant constraints to the surveys were encountered.

It is acknowledged that there is a move towards the use of NVAs as a standard protocol within the next year and the survey methods employed for the site were designed with an intention to implement this new protocol (Bat Conservation Trust, 2022²). NVAs for positions on Lambert St (SP2 to SP4) were not strictly required as night-time lighting levels from street lamps were relatively high. It should also be noted that all bat activity comprised early emerging species (common pipistrelle).

This report will remain valid for a period of 18 months from the date of issue. An ecologist should be contacted for advice on the revalidation requirements of the report if planning permission is not obtained or works do not commence within this time period.

² Bat Conservation Trust (2022). Interim Guidance Note: Use of night vision aids for bat emergence surveys and further comment on dawn surveys.

3 RESULTS

3.1 Desk Study

West Yorkshire Bat Group

WYBG provided 38 bat records within the search radius. The records were dated between 1994 and 2017. A total of 30 records comprised roost records. The roost records included 14 pipistrelle roosts (common or soprano), two Daubenton's bat roosts and 14 records of bats which were not identified to species level (Vesper bat species). The nearest roost record to the site comprised an unidentified bat species roost located 190m north from 2007. The remaining records were scattered around Elland, Greetland and lower Halifax. The records also included a whiskered bat (single record) and a brown long eared bat (single record). Table C.1 in Appendix C provides the full details of the records.

European Protected Species Mitigation Licenses

The following granted EPS mitigation licenses were identified within a 1km radius:

- 2018-37220-EPS-MIT-1: Common pipistrelle. Destruction of a resting place (450m east).
- 2020-48460-EPS-MIT: Common pipistrelle. Destruction of a resting place (500m east).
- 2018-34448-EPS-MIT: Common pipistrelle. Destruction of a resting place (570m south-west).

Other Data

A mill building to the direct west of the site and attached to the cottages was subject to a bat survey to inform a planning proposal for the conversion of the mill (planning ref. 20/01412/FUL). The survey report (Bagshaw Ecology, 2018) included the results of a dusk emergence survey. Bat activity in the area was found to be low with only distant calls of foraging common pipistrelle detected. No bats were observed emerging from the building.

3.2 Preliminary Roost Assessment

3.2.1 Building Descriptions and Potential Roost Features

A description of each building is provided below and photos of each building are provided in Appendix D.

Mill & Attached Dwelling

The former mill is a three storey, stone building which housed a workshop on the ground floor until very recently (summer 2023). There was also disused office space on the second floor and storage on the third floor. The building has a vaulted ceiling with no loft space. The building has a gable roof structure and stone roof tiles. The stone work of the building walls appeared solid overall. However, several gaps were noted under the roof verge coping stones including a noticeable gap at the gable apex on the front; a gap on north corner; and a gap within the pointing on the north-east facing elevation. In addition, the roof has several slipped slates resulting in a number of small gaps in the roof.

The dwelling is part integrated into the mill and is also stone built with a stone tile roof. The stone work of the walls and roof verge pointing appeared to be in very good repair with no gaps in the

stonework noted. There were a number of small gaps under the roof verge tiles on the south elevation (facing Lambert St) and there were some gaps under the guttering on the west elevation. As is typical of stone tiled roofs, there were a number of small gaps between slightly misshapen tiles. The loft of the dwelling was relatively sizeable and was disused. The roof did not have an underlining and several small gaps in the roof underside were observed.

Outbuildings

There are two relatively small buildings to the rear of the dwelling which were used as ancillary workshop facilities. These buildings had vaulted ceilings with no loft spaces. Potential roost features were limited to the roofs of each structure via several gaps in the ridge tile pointing and the roof verge pointing on the east elevation. There were several small gaps between the stone roof tiles of the westernmost outbuilding. However, the roof pitch was shallow and the outbuilding was of limited height (approx. 3m to the ridge) which would reduce the potential suitability of the features for bats.

The main potential roost features were recorded on the east gable of the outbuilding which faces the courtyard of the dwelling. These comprised gaps between the roof verge tiles and the roof verge pointing and, gaps where the pointing mortar was missing.

Cottages

The disused cottages are part attached to the outbuildings and the frontage of the cottages face a small cul-de-sac off Maude Street. At least two gaps potentially suitable for bats were noted in the stonework of the wall on the frontage. There were also several gaps under the timber bargeboard at the frontage. The roof verge pointing on the east elevation was cracked and several verge slates were slightly lifted. The cottages did not have any accessible lofts. However, due to rain ingress a section of the ceiling had fallen down and the roof was viewed through the gap. The roof was unlined and sizeable daylight gaps were noted in the roof slates. The cottages are adjoined by a former mill building on the north-west side which did not form part of the proposals and are not under the ownership of the landowner of the site.

Habitat description

The site is within an urban location which is mainly residential with several small commercial properties. There is a notable absence of vegetation within the immediate surrounding area. However, the buildings themselves will provide sheltered foraging opportunities. Notable woodland areas are within 200m of the site to the north-west and to the south-east. The River Calder and the Calder and Hebble Navigation are located 285m east and 440m east of the site respectively. In addition, Black Brook is located 135m north. These watercourses and woodlands will provide habitats of high value for foraging bats. Given the urban habitat and the associated high night time lighting levels from street lights (along Lambert St), bat activity levels and species diversity are expected to be low within the immediacy of the site.

Evidence of bats and confirmation of Bat Roost Suitability

No evidence of a bat roost was identified during the preliminary roost assessment. The bat roost suitability of each building was categorised as follows:

- Mill – Moderate Suitability
- Dwelling – Moderate Suitability

- Outbuildings – Low Suitability
- Cottages – Moderate Suitability

3.3 Presence / Absence Survey

Dusk emergence survey

No bat roosts were recorded within any of the buildings subject to survey. Relatively low bat activity levels were recorded on each visit. The vast majority of bats foraging on the site comprised common pipistrelle. Typically, these were in low numbers (1-2) with bats foraging around the darker areas to the rear of the mill, dwelling and cottages. Bat activity levels along Lambert St were very low. The survey findings did indicate that common pipistrelle roosts were present in two adjacent buildings to the rear of the mill. This was based on the observations of early commuting flight lines and communications between surveyors (via walkie-talkies).

The only other bat species recorded during the surveys was noctule bat. A summary of bat activity for each survey visit is provided in Table 3.1

Table 3.1. Bat activity summary

Date	Buildings Surveyed	Activity Summary
22 August 2023	Mill and Dwelling	5 x common pipistrelle commuting passes recorded between mill and adjacent building between 20:31 and 20:44. Foraging and social calling recorded on backstreet adjacent to the mill. 2 x noctule passes recorded. Very low levels of activity on Lambert St with SP2 and SP3 recording only one pass each.
25 August 2023	Outbuildings and Cottages	Potential common pipistrelle emergence from adjacent building behind SP5 (cottages) at 20:40. Regular common pipistrelle activity recorded on backstreet at frontage of cottages (1-2 bats). One noctule bat pass recorded. Very limited activity at SP4 on Lambert St with 2 common pipistrelle passes recorded.
13 September 2023	All buildings	Potential emergence of common pipistrelle from adjacent warehouse building behind SP1 (rear of mill) at 19:49. Regular common pipistrelle activity (including social calling) around rear of mill and in front of the cottages. Low but regular common pipistrelle bat activity on survey positions along Lambert St.

3.4 Nesting Birds

No evidence of nesting birds was observed during any site visit. However, the site visits were undertaken towards the very end of the nesting season (March to end August). The gaps within the roof verges of the buildings do present suitable nesting features for birds.

4 EVALUATION AND CONCLUSIONS

4.1 Bats

No evidence of a bat roost was observed on any building within the site. Bat activity was generally low with the vast majority of bat activity comprising foraging passes of 1-2 common pipistrelle. Very low numbers of noctule bats were recorded. This bat activity and species diversity was as expected given the urban location of the site and high lighting levels along Lambert St. Bat activity recorded during the surveys included the potential emergence of bats from two buildings adjacent to the site. It can be concluded that the development proposals would not significantly impact any such roost locations (in consideration of potential disturbance factors).

It can be concluded with a reasonable confidence level that bat roosts are absent from the property. Therefore, bats do not present a potential ecological constraint to the development proposal as the works will remain legally compliant (see Appendix A). No further assessment or detailed mitigation is required. Standard precautions and enhancements are provided in Section 5.

4.2 Nesting Birds

Whilst evidence of nesting birds was not observed, the development should be aware of the legislation afforded to nesting birds:

- All wild birds in the UK are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy the nest (whilst being built or in use) or its eggs.

Mitigation for potential impacts to nesting birds is provided in Section 5.

5 RECOMMENDATIONS

5.1 Bats

Precautionary Mitigation

Whilst it can be confirmed that bat roosts are absent from the property, it should be noted that bats can utilise a number of structures throughout the course of the year; therefore, it is recommended that the construction adopts the following precautionary mitigation procedure:

- The contact details of a bat licensed surveyor should be retained by the appointed contractor throughout the duration of the development works. In the unexpected event that a bat is discovered, contractors will be advised to contact the licensed ecologist who will travel to site to collect. Contractors will be specifically forbidden to handle bats. Contractors will be advised that if it is necessary to remove a bat to avoid it being harmed, gloves **MUST** be worn. It should be carefully placed in a cardboard box and kept in the dark in a quiet place until the licensed ecologist arrives on site.
- If the continuing works are, on balance, likely to result in contravention of the legislation afforded to bats (see Appendix A), the works would stop and a Natural England mitigation licence will be sought.

Enhancements

The site supports relatively low levels of bat activity. Nonetheless, the proposed development presents a good opportunity to provide roosting provision for bats via the placement of three bat boxes within the site. The boxes should comprise 3no. PRO UK Build-in WoodStone Bat Boxes (available from <https://www.nhbs.com/>); or, 3no. Vivara Pro Build-in Woodstone Bat Tubes (available from <https://www.nhbs.com/>).

Boxes can be placed within the walls, close to the roof ridge or directly under the roof verge (away from any windows) so as to achieve a height in excess of 3m from the ground. The rear of the buildings is considered most suitable for the placement of boxes.

The models chosen do not require cleaning as bat droppings do not typically accumulate within these types of boxes to a level likely to cause problems for future habitation.

5.2 Nesting Birds

Precautionary Mitigation

The contractors must be made fully aware of the legislation afforded to birds (Section 4). In order to avoid potential impacts to nesting birds, the development should be completed outside of March to September. If the roofing works are completed within this period, a nesting bird check should be carried out by a suitably qualified ecologist to confirm that nests are absent / not in use. In the event that an active bird nest is discovered during the work, the contractor must stop immediately and leave the nest undisturbed and in-situ until all the young have fledged and the nest is no longer active.

Enhancements

The height of the mill does present a potential suitable nesting site for red-listed common swift. Swifts were not recorded during any survey visit and the prevalence of swifts in the area is not known. Swifts remain loyal to nest sites and return to the same sites every year. Therefore, the uptake of any new boxes may / may not be successful. Nonetheless, swift boxes can be used by small birds including the red-listed house sparrow. Therefore, it is recommended to install 3 swift boxes under the roof eaves of the mill on the north-east elevation. Swift boxes which can be integrated into the wall would be preferable; however, it is not currently known how feasible this would be. Therefore, external swift boxes can be used. These can be purchased from the secondary links provided in <https://www.swift-conservation.org/Shopping%21.htm> (uPVC design or John Stimpson's design). Further details of the siting and models along with evidence of installation can be provided as a planning condition.

APPENDIX A. LEGISLATION FOR BATS

The Wildlife and Countryside Act 1981

All bat species in England are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Section 9 of the Act make it an offence to intentionally or recklessly kill, injure or take any wild animal included in Schedule 5. In addition, it is an offence to (intentionally or recklessly):

- Damage or destroy any structure or place which any wild animal specified in Schedule 5 uses for shelter or protection;
- Disturb any such animal while it is occupying a structure or place which it uses for shelter or protection; or
- Obstruct access to any structure or place which any such animal uses for shelter or protection.

In addition, under this legislation there are offences relating to sale, possession and control of bats.

The Conservation of Habitats and Species Regulations 2017

Bats are listed within Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations) as European Protected Species of animals. Part 3 (Protection of animals); Regulation 43 (1) of the Habitats Regulations make it an offence to:

- Deliberately capture, injure or kill any wild animal of a European protected species;
- Deliberately disturb wild animals of any such species;
- Deliberately take or destroys the eggs of such an animal; or
- Damages or destroy a breeding site or resting place of such an animal.

For the purposes of the legislation, the disturbance of wild animals includes any disturbance which is likely to impair their ability to survive, to breed or to reproduce, or to rear or nurture their young; or in the case of hibernating or migratory species, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species to which they belong.

In addition, under this legislation there are offences relating to possession, control sale and exchange of European Protected Species.

European Protected Species Mitigation Licensing

Where it is likely that a proposed scheme would result in contravention of this legislation, a bat mitigation licence would be required to allow the works to proceed. As part of this process, the application must meet 'three tests' for licensing under the Conservation of Habitats and Species Regulations 2017 (as amended). Planning guidance and case law also confirm that local authorities have a statutory duty under the Regulations to have regard to these three tests when deciding whether to grant planning permission. The three tests are as follows:

- Regulation 55 (2) (e) states that a derogation licence can only be issued for preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment;

- Regulation 55 (9) (a): that there is no satisfactory alternative; and
- Regulation 55 (9) (b): that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.



APPENDIX B. WEATHER DATA AND EQUIPMENT

Table B.1. Weather data and equipment

Date	22 August 2023	25 August 2023	13 September 2023
Sunset	20:21	20:14	19:29
Survey duration	20:05 to 23:00	19:57 to 21:45	19:12 to 21:05
Weather conditions	Very light rain shower for 5mins at 20:15. Dry for remaining duration. 18°C at survey start. 16 °C at survey end. 100% cloud cover. Wind - Beaufort scale (Bft) 1-2.	Dry throughout. 16 °C at survey start. 15 °C at survey end. 30% cloud cover. Wind – Bft1.	Dry throughout. 16°C at survey start. 15°C at survey end. 80% cloud cover. Wind – 0-1
Buildings surveyed	Mill and Dwelling (x 3 surveyors – RK, US1 and US2)	Cottages and Outbuildings (x 2 surveyors – CW and RK)	All buildings (x 5 surveyors – RK, CW, SM, US1 and US2)
Equipment	<ul style="list-style-type: none"> • RK– EMT2 Pro with tablet and Canon XA15 infrared (IR) camera with x2 Nightfox XC5 torches • CW - Peersonic RPA3 and Nightfox whisker with x1 Nightfox XC5 torch (not needed on 2nd survey – SP2) • US1 – EMT2 Pro with tablet (IR not needed on Lambert St positions) • US2 - EMT2 Pro with tablet and Panasonic VX980 with supplementary IR torches 		

APPENDIX C. WYBG DATA

Table C.1. List of bat records provided by West Yorkshire Bat Group

Grid Ref	Location Name	Date	Common Name	Abundance	Record Type
SE084224	Stone Bridge over River Calder	20/07/2001	Daubenton's Bat	unknown Count of Adult	Roost (possible)
SE1082721811	14 Plains Lane, Elland, Halifax, Calderdale	19/08/2005	Daubenton's Bat		Roost
SE0825722461	23 Lydbrook Park, Copley	12/06/2006	Whiskered Bat	1 Count of Adult	Grounded
SE0983222666	Calderdale, Exley House, Exley Bank, Halifax HX3 9LU	06/08/2000	Pipistrellus	not recorded Range	Roost (maternity)
SE0943820814	17 Ravenstone Drive, West Vale, Elland, Calderdale	07/08/2005	Pipistrellus	1 Count of Adult	Roost
SE0932120777	131 Green Lane, Greetland, Halifax, Calderdale	06/09/2005	Pipistrellus	1 Count of Adult	Roost
SE10592043	35 Elsinore Avenue, Elland, Calderdale	22/09/2005	Pipistrellus	1 Count of Adult	Casualty
SE079210	Bradle Lodge	02/07/1994	Common Pipistrelle	21-50 Count of Adult	Roost (maternity)
SE085226	Dean Court	06/07/1999	Common Pipistrelle	1 Count of Adult	Roost (possible)
SE0882619701	4 Brooklands Ave, Holywell Green, Halifax, HX4 9AA	18/07/2001	Common Pipistrelle	100-200 Count of Adult	Roost
SE084224	Stone Bridge over River Calder	20/07/2001	Common Pipistrelle	unknown Count of Adult	Roost (possible)
SE10972022	New Ivory Ltd Industrial Building, Ainley Industrial Estate, Elland, Calderdale	01/08/2013	Common Pipistrelle	40 Count of Adult	Roost (excluded)
SE103212	Lockwood Mills, Halifax Rd, Elland, HX5 0SH	03/08/2013	Pipistrelle	3 Count of Adult	Roost
SE09972264	Exley Park Pub, Siddal, Halifax	27/09/2013	Common Pipistrelle	1 Count of Adult	Roost
SE113214	Lowfields Business Park, Elland, HX5 9DG	01/06/2016	Pipistrelle	6 Count of Adult	Roost
SE095214	13 Clay House Lane, Greetland, HX4 8AW	24/06/2016	Pipistrelle	3 Count of Adult	aural bat detector
SE095220	Riverside House, North Dean Business Park, Stainland Road, Elland, HX4 8LR	01/07/2017	Pipistrelle	1 Count of Adult	Roost
SE103212	Lockwood Mills, Halifax Rd, Elland, HX5 0SH	03/08/2013	Soprano Pipistrelle	2 Count of Adult	aural bat detector
SE095214	13 Clay House Lane, Greetland, HX4 8AW	24/06/2016	Soprano Pipistrelle	1 Count of Adult	aural bat detector
SE112202	New Ivory, Aimley Ind. Estate, Elland	13/07/2007	Pipistrelle Bat species		Roost
SE112202	Jetleys, Ainley Ind. Estate, Elland	16/08/2007	Pipistrelle Bat species	1 Count of Adult	in building
SE103212	Lockwood Mills, Halifax Rd, Elland, HX5 0SH	03/08/2013	Brown Long-Eared Bat	1 Count of Adult	aural bat detector
SE0825722462	23 Lydbrook Park, Copley, HX3 0VE	10/06/1996	Vesper Bat species	21-50 Count of Adult	Roost (maternity)
SE0878121145	2 Sunnybank La, Greetland, Halifax, HX4 8LN	22/08/1997	Vesper Bat species		Roost (possible)
SE1115421986	44 Park Rd, Elland, W.Yorks, HX5 9HZ	11/08/1998	Vesper Bat species	Not Recorded Range	Roost (possible)
SE09362149	Calderdale, Lindwell Place	03/09/2002	Vesper Bat species	1 Count of Adult	Grounded
SE1115421986	44 Park Road, Elland, Calderdale	14/07/2003	Vesper Bat species		Roost
SE09382296	46 Green park rd, Skircoate Green, Calderdale	29/09/2003	Vesper Bat species	1 Count of Adult	in building
SE08942252	Richard Watson Motor Homes, Wakefield Rd, Copley, Calderdale	03/10/2003	Vesper Bat species	1 Count of Adult	Grounded
SE1115421986	44 Park Road, Elland, Calderdale	14/06/2004	Vesper Bat species	71 Count of Adult	Roost
SE08862122	41 High Meadows, Greetland, Halifax, HX4 8QF, Calderdale	01/09/2004	Vesper Bat species	1 Count of Adult	in building
SE0882119699	2 Brooklands Avenue, Holywell Green, Halifax, Calderdale	21/06/2005	Vesper Bat species	50 Count of Adult	Roost
SE090209	The Brambles, Woodfield Drive, Greetland	26/07/2006	Vesper Bat species		Roost
SE0820121041	17 Daleside, Greetland	04/08/2006	Vesper Bat species		Roost
SE0832822457	5 Lydbrook Park, Copley, Halifax	16/07/2007	Vesper Bat species		Roost
SE0996422916	41 Backhall Lane, Siddal, Halifax	23/07/2007	Vesper Bat species	1 Count of Adult	Roost (possible)
SE0964421368	24 Rochdale Road, Greetland , Halifax	05/09/2007	Vesper Bat species		Roost (possible)
SE1082721811	14 Plains Lane, Elland	26/09/2007	Vesper Bat species		Roost

APPENDIX D. PHOTOS AND IMAGES

Photo 1.

Mill (north-west and north-east elevations).

Highlighted are gaps in the verge pointing / under the coping stones



Photo 2.

Dwelling (north-west elevation).

Highlighted are gaps in the verge pointing and under the roof eaves



Photo 3.

Frontage of Dwelling and Mill on Lambert St.

Gaps noted in the stonework at the ridge of the mill. Also gaps in the roof verges.



Photo 4.

Cottages (north-east elevation).

Highlighted are gaps in the stonework. Also, numerous gaps within the roof eaves, the roof slates and under verge slates.



Photo 5.

Outbuildings
(south
elevation
along
Lambert St).
Gaps in the
ridge tile
pointing and
under the
roof slates.



Photo 6 to 10.

Internal
views of:

Outbuilding
(top-left)

Cottages
(top-right –
showing gap
in roof)

Mill (bottom-
left)

Dwelling
(bottom-
right)



**Photos 11
to 15.**

Screenshots
from NVA
footage.

