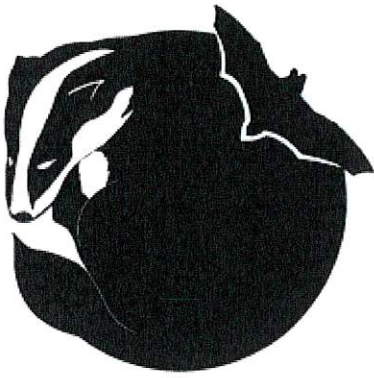




Outbuildings @ Primrose Hill
Farm,
Rochdale Road East,
Heywood,
OL10 1RL.

On behalf of Dr Malik.

Bat Presence/Absence Survey Report

Report Number	MALIK/26-001
Author	Roy S Leigh
Date	3 rd June 2026

Important Information to Readers

This report has been prepared for Dr Malik., in accordance with the terms and conditions of appointment for a bat emergence survey.

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Introduction

Leigh Ecology Ltd was commissioned by Dr Malik to undertake a bat presence/absence survey of a series of stables and a barn at Primrose Hill Farm, Rochdale Road East, Heywood, OL10 1RL (hereafter referred to as "the Site"). The survey was undertaken in support of a planning application for the refurbishment of the disused buildings.

Previous bat surveys undertaken at the site recorded no evidence of bat roosting activity within the buildings. However, due to the age of the survey data, the Local Planning Authority requested an updated survey to verify that site conditions had not materially changed and that the conclusions of the previous assessment remained valid and to determine the current presence or likely absence of roosting bats within the buildings.

This report presents the findings of a single bat emergence survey undertaken on 2 June 2026 and assesses the implications of the results in relation to the proposed development.

Survey Methodology and Results

A walkover inspection was undertaken prior to the survey. Ongoing refurbishment works were evident within parts of the site, including the erection of scaffolding and associated building works to the principal barn structure. As the timing and extent of

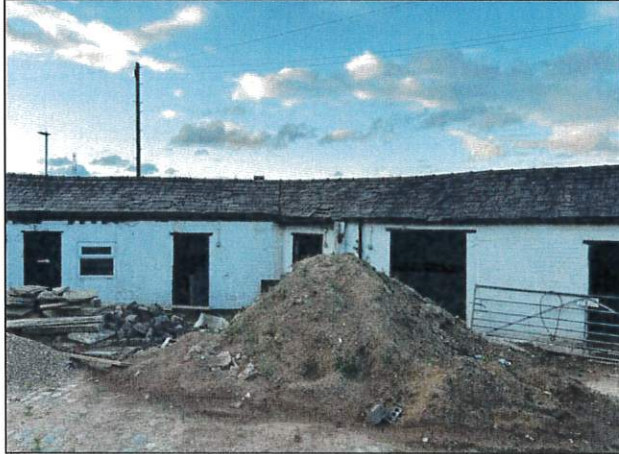
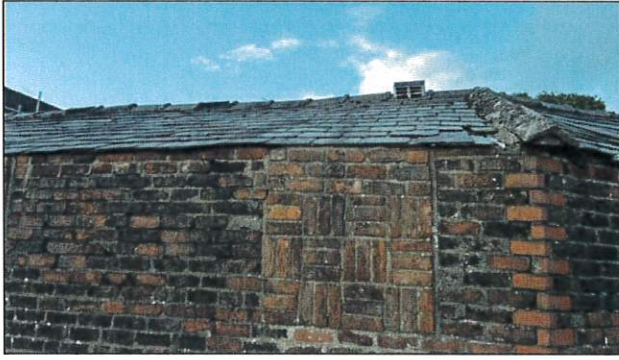


these works relative to the previous bat surveys are unknown, no assessment has been made as to whether they represent a material change in suitability for roosting bats. However, the survey was undertaken to determine the current presence or likely absence of roosting bats, and no bats were observed emerging from, re-entering, or otherwise utilising the surveyed buildings during the survey period.

A single dusk emergence survey was undertaken on 2nd of June 2026 in accordance with the Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th Edition, 2023).

The survey was led by Roy Leigh ACIEEM, a Natural England Class Licence bat ecologist (Licence No. 2015-15883-CLS). To ensure comprehensive coverage of all potential roost features, four surveyors were strategically positioned around the site, supported by three thermal imaging cameras.

Survey positions provided clear views of all elevations and rooflines of the buildings, enabling simultaneous monitoring of all identified potential bat access and emergence points.



Surveyor locations

Surveyor locations are shown in the accompanying plan (see *Figure 1 – Surveyor Location Plan* below).

The survey commenced 30 minutes prior to local sunset and continued for 90 minutes post-dusk, adhering to best practice guidance for dusk emergence surveys.

Surveyors were equipped with:

- Wildlife Acoustics EchoMeter (iPad 4 compatible)
- EMT Pro bat detectors
- Pulsar Axion Compact XG35 thermal imaging camera
- IRPro 19mmm
- Hikmicro LH19

The combined use of acoustic and thermal detection ensured a robust assessment of bat activity and potential emergence.



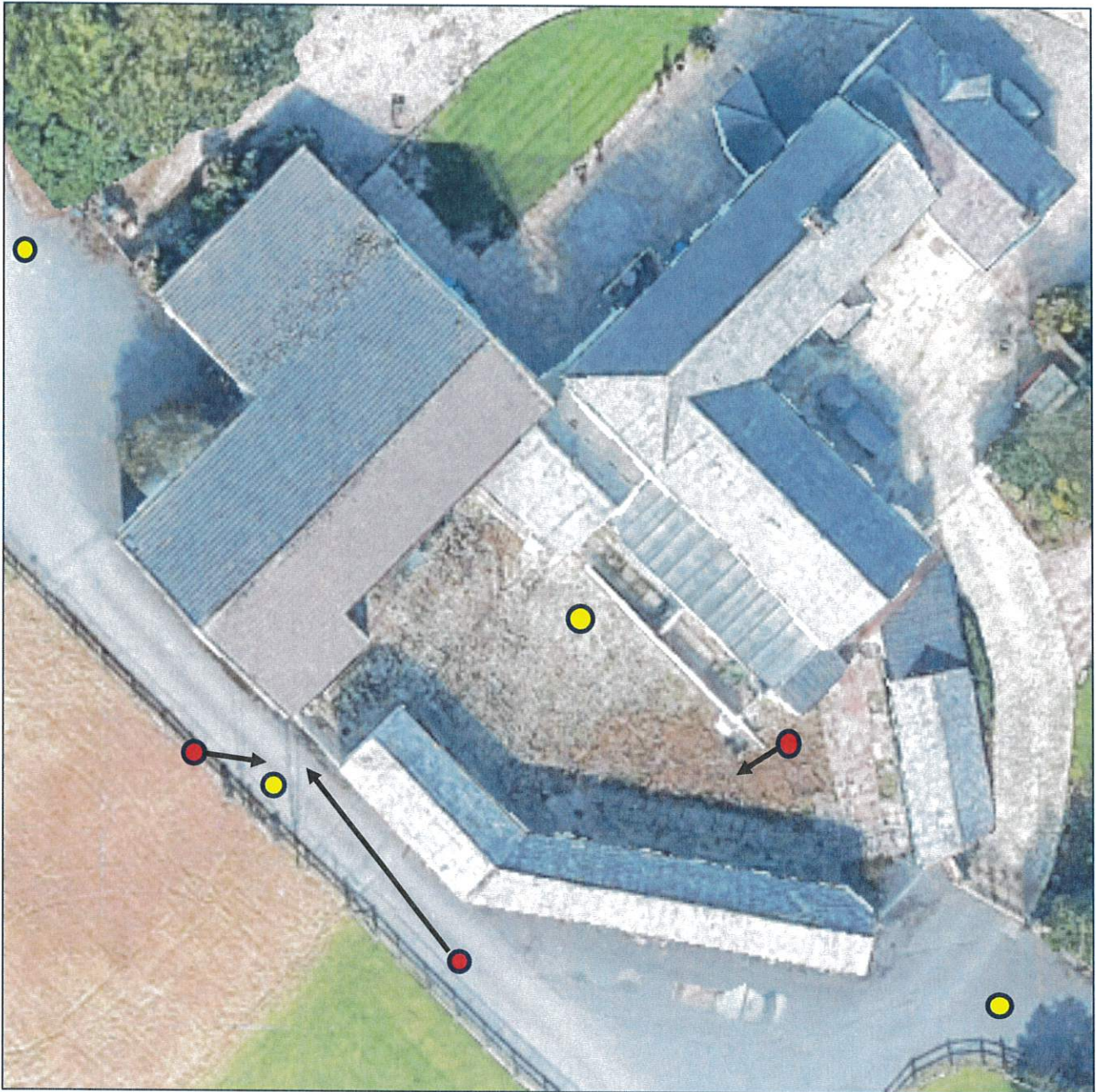


Figure 1; Surveyor  **and Thermal Imaging Camera**  **Positions**

Survey Findings (in brief):

- No bats were observed emerging from the barn and stable buildings.
- Foraging activity was recorded within the wider environment.
- Occasional high-altitude passes by Noctule (*Nyctalus noctula*) were also noted, consistent with commuting or foraging behavior.
- These bats were recorded at all surveyor locations but were not recorded emerging from the building.

Dusk Emergence Results

- **Survey Date:** 02.06.26
- **Sunset Time:** 21:30
- **Survey Start Time:** 21:00 – **Survey End Time:** 23:00
- **Wind (0-5):** 1-2
- **Rain (0-5):** 0
- **Cloud cover (%):** 20
- **Temperature (Degrees Celsius):** 17

Table 1. Bat activity recorded during the dusk emergence survey on 2 June 2026.

Observation No.	Time (24-hr)	Species (Common name)	Behaviour ¹	Location	Direction of flight	Number of individuals / passes
1	21:07	<i>Nyctalus noctula</i> (Noctule)	HNS	Above site	West → East	1
2	21:20	<i>Nyctalus noctula</i> (Noctule)	OH	Adjacent fields (south of site)	South → North	1
3	21:24	<i>Nyctalus noctula</i> (Noctule)	OH	Adjacent fields (south of site)	South → North	1
4	21:30	<i>Nyctalus noctula</i> (Noctule)	HNS	Above site	West → East	1
5	21:52	<i>Nyctalus noctula</i> (Noctule)	HNS	Above site	Northwest → Southeast	1

Key to abbreviations:

- HNS – High non-significant pass / high-level flyover with no association to the surveyed structures.
OH – Observed hunting behaviour.

Notes:

1. Behaviour classifications follow Bat Conservation Trust (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th Edition).

Summary:

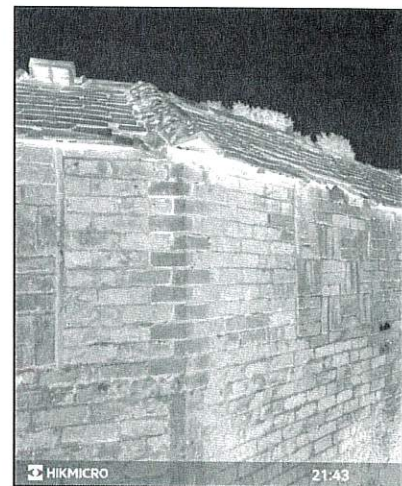
A total of five Noctule bat registrations were recorded during the survey period. All observations comprised high-level flyovers or foraging activity within adjacent fields. No bats were observed emerging from, re-entering, or exhibiting behaviour associated with the surveyed buildings. Consequently, no evidence of a roost was identified during the survey.

No bats were observed emerging from, re-entering, or investigating any part of the surveyed buildings. All identified potential roost features were continuously monitored throughout the survey period.

Five registrations of Noctule (*Nyctalus noctula*) were recorded. These consisted of high-level commuting and foraging activity within the wider landscape, predominantly over adjacent agricultural land. No recorded activity was considered associated with the surveyed buildings, and no behaviour indicative of roost occupation was observed.

Use of Thermal Imaging Camera

A number of thermal imaging cameras (IRPro 19mm, Pixfra ARC, and Hikmicro LH19) were employed during the survey in accordance with Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition, 2023). The use of thermal imaging enhances detection capabilities, particularly in low-light conditions or where visual observation is obstructed. It enables surveyors to detect the heat signatures of bats in flight or emerging from potential roost features, allowing for more accurate assessment



of presence/absence and behaviour. All thermal observations were conducted by a trained and experienced operator and were cross-referenced with acoustic data for species identification. Images captured using the device are included as supporting evidence.

Conclusions and Recommendations

Bat surveys provide a snapshot of activity at the time of survey and cannot conclusively prove the absence of bats. However, the survey was undertaken during the optimal survey season, under suitable weather conditions, and in accordance with current Bat Conservation Trust guidance. The likelihood of bats using the buildings is therefore considered low.

The results of the single dusk emergence survey indicate that the barn and associated outbuildings at Primrose Hill Farm do not currently support a roosting bat population. No bats were observed emerging from, re-entering, or exhibiting behaviour associated with the surveyed structures during the survey period. All recorded bat activity comprised occasional high-altitude passes by Noctule (*Nyctalus noctula*) bats, which were considered to be commuting or foraging within the wider landscape and unrelated to the buildings.

No evidence of roosting bats was recorded during the survey, and the surveyed buildings are considered unlikely to support a significant bat roost.

No further bat surveys are considered necessary in support of the proposed development. However, as bats and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended), a precautionary approach should be adopted during works. Should evidence of bats be discovered at any stage of the development, works should cease immediately, and advice should be sought from a suitably qualified ecologist.