



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

On behalf of Dr Malik.

Bat Presence/Absence Survey Report

Report Number	MALIK/26-002
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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 two bat emergence surveys 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 surveys were undertaken in support of a planning application for the refurbishment of the disused buildings.

It is understood that 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 updated surveys to verify that site conditions had not materially changed, confirm that the conclusions of the previous assessment remained valid, and determine the current presence or likely absence of roosting bats within the buildings.

This report presents the findings of the bat emergence surveys undertaken on 2nd June 2026 and 29th June 2026 and assesses the implications of the results in relation to the proposed development.

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Survey Methodology and Results

A walkover inspection was undertaken prior to the surveys. 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,



it has not been possible to determine whether they represent a material change in the suitability of the buildings for roosting bats. However, the surveys were 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 either survey.

Two dusk emergence surveys were undertaken on 2nd June 2026 and 29th June 2026 in accordance with the Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th Edition, 2023).

The surveys were 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 19mm
- 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 or stable buildings during either survey.
- Bat foraging activity was recorded within the wider landscape, particularly over the paddock to the south-west of the Site. Common pipistrelle (*Pipistrellus pipistrellus*) were observed foraging over the field and hedgerow to the west of the Site.
- Occasional high-altitude passes by Noctule (*Nyctalus noctula*) were also recorded, consistent with commuting or foraging behaviour.
- Although bats were recorded across all surveyor locations, no bats were observed emerging from, re-entering, or otherwise utilising the surveyed buildings.

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.

- **Survey Date:** 29.06.26
- **Sunset Time:** 21:41
- **Survey Start Time:** 21:10 – **Survey End Time:** 23:15
- **Wind (0-5):** 0
- **Rain (0-5):** 0
- **Cloud cover (%):** 100
- **Temperature (Degrees Celsius):** 17

Table 2. Bat activity recorded during the dusk emergence survey on 29 June 2026.

Observation No.	Time (24-hr)	Species (Common name)	Behaviour ¹	Location	Direction of flight	Number of individuals / passes
1	21.30	<i>Nyctalus noctule</i> (Noctule)	HNS	Over Field	West	1
2	21.42	<i>Nyctalus noctule</i> (Noctule)	OH	Over Field	South West	1
3	21.59	<i>Nyctalus noctule</i> (Noctule)	HNS	Over Field	West	1
4	22.08	<i>Pipistrellus pipistrellus</i> (Common Pipistrelle)	OH	Passing by houses	Heading West	1
5	22.31	<i>Nyctalus noctule</i> (Noctule)	HNS	Over Field	West	1
6	22.46	<i>Pipistrellus pipistrellus</i> (Common Pipistrelle)	OH	Foraging over hedge in field	South West along hedge then flipping back	4
7	23.21	<i>Pipistrellus pipistrellus</i> (Common Pipistrelle)	OH	Foraging over hedge in field	South West along hedge then flipping back	3
8	23.23	<i>Nyctalus noctule</i> (Noctule)	HNS	Over Field	Seemingly North West	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 eight bat registrations were recorded during the survey period. All observations comprised high-level flyovers or foraging activity within adjacent fields or over hedgerows. 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 during either survey. All identified potential roost features were continuously monitored throughout the survey periods.

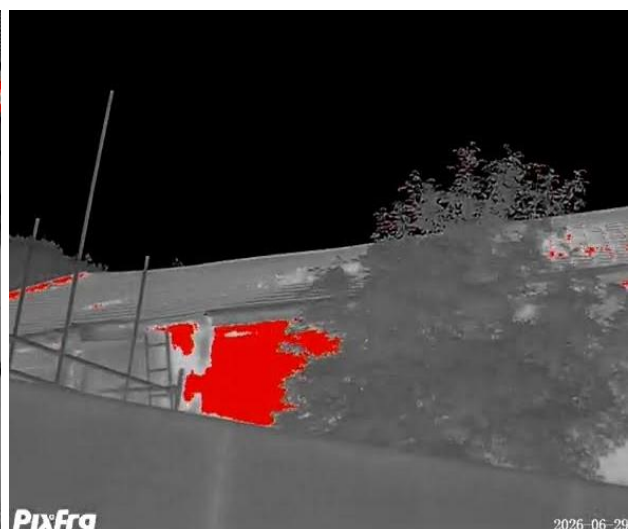
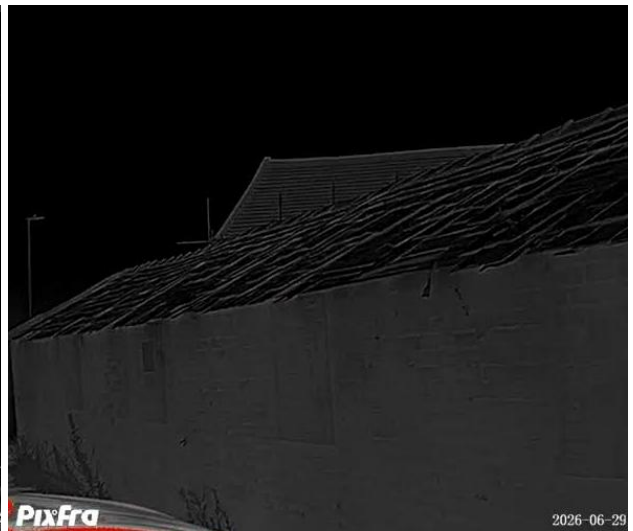
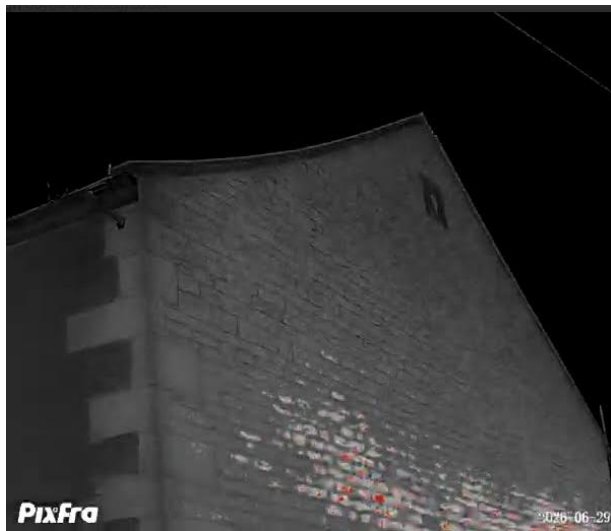
During the **2nd of June 2026** survey, five records of Noctule (*Nyctalus noctula*) were made. These comprised high-level commuting and foraging activity within the wider landscape, predominantly over adjacent agricultural land. None of the recorded activity was considered to be associated with the surveyed buildings, and no behaviour indicative of roost occupation was observed.

During the **29th of June 2026** survey, a similar level of Noctule activity was recorded. On this occasion, three records of Common Pipistrelle (*Pipistrellus pipistrellus*) were also noted. These observations were confined to foraging activity over the adjacent field and hedgerow to the west of the Site, with no individuals observed emerging from, re-entering, or otherwise interacting with the surveyed buildings.

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 behavior. 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 demonstrate the absence of bats. However, the surveys were 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 surveyed buildings for roosting is therefore considered to be low.

The results of the two dusk emergence surveys indicate that the barn and associated outbuildings at Primrose Hill Farm do not currently support a bat roost. No bats were observed emerging from, re-entering, or exhibiting behaviour associated with the surveyed structures during either survey. All recorded bat activity comprised Common Pipistrelle (*Pipistrellus pipistrellus*) foraging over the hedgerow bordering the adjacent hay paddock and occasional high-altitude passes by Noctule (*Nyctalus noctula*), which were considered to represent commuting or foraging activity within the wider landscape and were unrelated to the surveyed buildings.

No evidence of roosting bats was recorded during the surveys, and the surveyed buildings are therefore considered unlikely to support a 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 the 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.**