

Bat Survey Report and Method Statement European Protected Species (Bats)

Reasonable Avoidance and Mitigation Measures

**Former Clarkes Printers,
Wham Street,
Heywood,
OL10 4QU**

20.07.2026



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Executive summary

In June 2026 Batworker consultancy was commissioned to undertake a re-survey of Former Clarkes Printers, Wham Street, Heywood, OL10 4QU to assess the potential for impact on protected species.

The building, when assessed in combination with location and surrounding habitat, had previously been observed to have a low level of bat roost potential.

An emergence survey carried out in 2023 respectively had observed no bats emerging from or returning to roost within the building and only a low level of distant Common Pipistrelle bat activity was recorded during the survey.

A visual inspection and emergence survey was carried out on 19th July 2026. Surveyors, complemented by thermal cameras, recorded no bats emerging from the building and only a single commuting Common Pipistrelle was recorded during the survey period.

Survey effort is considered appropriate to characterise the roost potential of building and that the presence of a significant or low conservation value bat roost is unlikely on site.

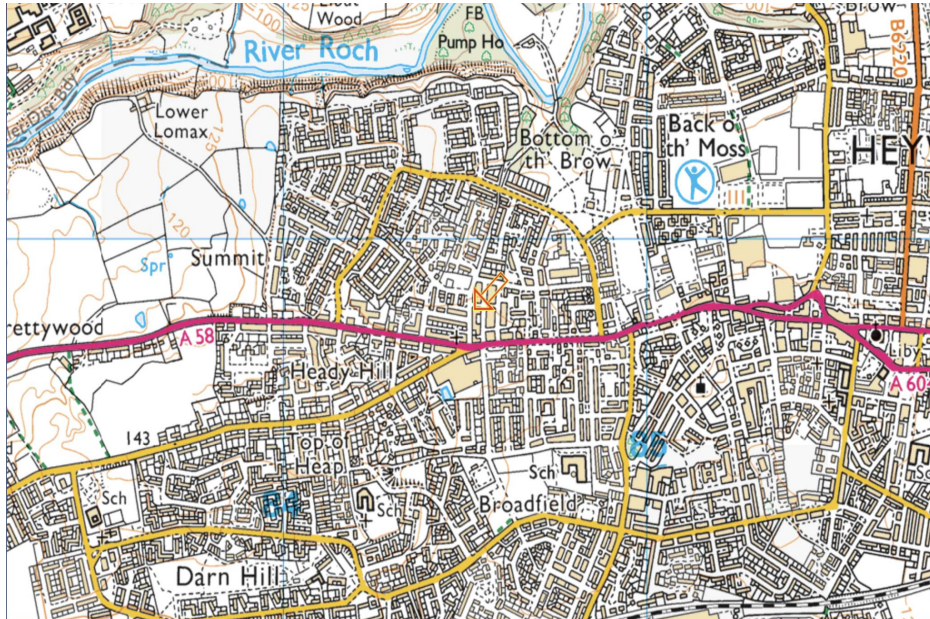
“The presence of a significant bat roost (invariably a maternity roost) can normally be determined on a single visit at any time of year, provided that the entire structure is accessible and that any signs of bats have not been removed by others”. - Mitchell-Jones, A (2004) Bat mitigation guidelines. English Nature.

It is also considered unlikely that low conservation value roosts are present within the building, however reasonable avoidance measures are recommended within this report.

The overall purpose of the Method Statement is to ensure that bats and their roosts are fully protected to ensure the ‘favourable conservation status of the species’. This method statement is designed to minimise or remove any potential disturbance to bats. By following the Reasonable Avoidance Measures and mitigation included in this document the work can take place, ensuring the Continued Ecological Functionality of the site.

Site Location

Former Clarkes Printers, Wham Street, Heywood, OL10 4QU
NGR: SD8451510825



Surrounding Habitat



The property is located in an urban with surrounding habitat limited to amenity grassland and scatter deciduous tree cover. Street lighting in the immediate surroundings is likely to have a considerable negative effect on bat activity.

Connectivity to the wider landscape is poor. Bat foraging potential is low.

Survey summary and site assessment

Pre-existing information on the bat species present at this site.

A search of the MAGIC website revealed no EPS licence applications within a 1km radius.

From personal experience of surveying for and researching bats in Lancashire, Yorkshire and Cumbria, the following species were considered.

Common Pipistrelle – known to roost on sites where suitable foraging habitat is available.

Soprano Pipistrelle – known to roost on sites where suitable foraging habitat is available.

Whiskered/Brandt's – species often found roosting in buildings close to woodland.

Natterer's – a typical upland bat with foraging bats being recorded high on heather moorland. Often roosting in barns.

Daubenton's – a species commonly associated with aquatic habitats.

Long Eared bat – a woodland species which has been recorded foraging over in by meadows and rough grassland sites. Often roosting in barns.

Survey Personnel.

Personnel on surveys included: David Anderson, an experienced ecologist and bat researcher with 25 years experience of fieldwork and bat ecology, a founder member of the East Lancashire Bat Group and 'Batworker.com', formerly a Natural History Curator and manager of the East Lancashire Biological Records Centre. (Natural England licence No:2015-15784-CLS-CLS, Conservation, Science and Education).

Survey Summary

Survey	Date	Timings
Visual Search	19.07.2026	1 hour
Emergence Survey	19.07.2026	2 Hours

Survey constraints

Access to all areas of the interior and exterior of the building was possible and good visual inspection at ground level was possible. Evidence of bat activity such as bat droppings or staining on external walls and surfaces is frequently removed by the action of wind and rain; apparent absence of evidence is therefore evaluated with caution.

In many situations it is not possible to inspect every locations where bats are present therefore it should be assumed that an absence of bat evidence does not necessarily equate to evidence that bats are absent.

Some species such as pipistrelle sp bats are opportunistic and it is possible for individuals to be found during works, even where surveys have had negative results during preliminary and activity surveys.

Preliminary Bat Roost Assessment Survey

The building consists of a two storey detached brick built former print works with a double pitched slate roof, a single storey extension is present to the rear of the building.

External walls are generally well pointed, however gaps were noted on gable ends.

Roof slates have some areas of slipped and lifted slates present.

The building was assessed as offering low bat roost potential when location and surrounding habitat was taken into consideration.



Emergence Survey 19th July 2026

Start Temp: 18.5c Finish Temp: 18.0c 0% Cloud Cover Wind: Bfd0 Precipitation 0
Start: 21.15 Sunset: 21.30 Finish: 23.00

Surveyors equipped with Anabat Walkabout full spectrum detectors aided Guide TK612 thermal cameras were positioned around the building to monitor for emerging bats.

Recorded bat calls were analysed post survey using Sonobat 30 UK software. Video footage was reviewed on a 42" 4K monitor at realtime post survey.

At 21.54 a distant common pipistrelle bat was recorded. Timing was consistent with bats emerging from a distant roost and foraging along tree cover associated with an area of amenity grass to the north of the building.

No bats were recorded emerging from the building.

Survey Camera Coverage



Thermal camera coverage at end of survey



Thermal camera coverage at end of survey

Interpretation of results

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Impact Assessment

Short-term impacts – Disturbance Low risk: Roof stripping where necessary will be undertaken by hand and under supervision.

Long-term impacts - Roost loss: No impact on a local bat population.

Long-term impacts - Fragmentation and isolation: Minimal risk, the impact of the proposed development on local bat species will be insignificant.

Predicted scale of impact: No loss of roosting sites of a common and relatively widespread species.

Method Statement and Reasonable Avoidance Measures

The overall purpose of the Method Statement is to ensure that bats and their roosts are fully protected to ensure the 'favourable conservation status of the species'. The Method statement is designed to minimise or remove any potential disturbance to roosting bats.

Common pipistrelle bats are considered an opportunistic species and it is possible for individuals to be found during works, even where surveys have had negative results during preliminary and activity surveys.

A Method Statement is normally required by the local planning authority to ensure that procedures are in place before the development works are carried out and will form part of the EPS Licence application where necessary.

No work should commence without contractors receiving a toolbox talk.

All contractors will be made aware of the legal protection afforded all species of bats in the UK and procedures will be in place to mitigate for the potential impact on bats before any building work is undertaken.

Timing of works

Roof work should take place following an evening temperature of +5c

Work to affected roof areas will take place under supervision, with the batworker 'on call'.

Roofing slates should be removed by hand and under supervision where necessary.

The underside of slates should be checked for dominant bats prior to stacking.

In the unlikely event bats are found during works. The area should be carefully covered and work stop until the batworker can attend to assess the appropriate way forward.

A compensatory bat box (Two Greenwood Eco Habitats two crevice box) will be placed on site prior to work commencing. Bat box will remain on site as part of proposed biodiversity enhancement.

A copy of the Method Statement should be available to site / project managers in advance of any works being carried out.

The existence of a Method Statement helps to establish a defence against prosecution for intentional (WCA), deliberate (Habitat Regulations.) or reckless (WCA) disturbance of bats or damage to roosts. All work should take place under the supervision of the ecologist.