

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

## Reasonable Avoidance and Mitigation Measures

Mellor House,  
Primrose Hill,  
Mellor,  
BB1 9DL

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## Executive summary

In June 2024 Batworker consultancy was commissioned to undertake a survey of Mellor House, Primrose Hill, Mellor, BB1 9DL to assess the potential for a proposed residential development to impact on protected species.

A preliminary bat roost assessment survey was carried out on 19<sup>th</sup> June 2024.

The buildings, when assessed in combination with location and surrounding habitat, was observed to have a low level of bat roost potential.

An emergence survey carried out on 29<sup>th</sup> July 2024 recorded no bats emerging from the buildings.

Common Pipistrelles and Myotis sp (most likely Whiskered/Brandt's) bats were recorded arriving on site from the south west and foraging within the garden and trees to the immediate east.

Given the results and observations of the emergence survey it was considered that survey effort is appropriate to characterise the roost potential of the building and that the presence of a significant or low conservation value bat roost is unlikely.

*“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 considered unlikely that significant or low conservation value roosts are present within the building, however given the building offers low potential and the opportunistic nature of Pipistrelle bats it is recommended that proposed works are carried out under supervision.

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’.

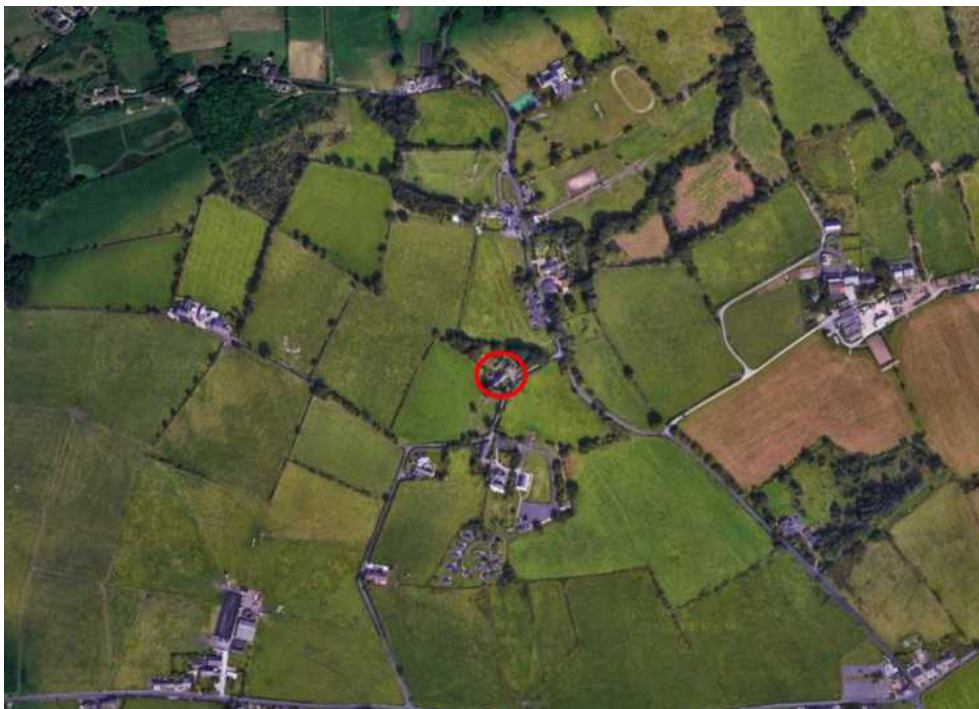
This method statement is designed to minimise or remove any potential disturbance to bats. By following the Reasonable Avoidance Measures and mitigation included in this document the work can take place, ensuring the Continued Ecological Functionality of the site.

## Site Location

Mellor House, Primrose Hill, Mellor, BB1 9DL  
NGR: SD6635531446



## Surrounding Habitat



The property is located in a rural position with surrounding habitat dominated by improved and semi improved grassland with some hedgerow and scattered deciduous tree cover on field boundaries. Semi natural deciduous woodland is present to the north.

Connectivity to the wider landscape is low. Overall foraging potential for bats can be considered low to moderate.

## 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 bye 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). Sarah Dunham, an experienced bat surveyor.

## Survey Summary

Survey	Date	Timings
Preliminary Roost Assessment	19.06.2024	1 Hour
Emergence Survey	29.07.2024	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

The property consists of Mellor House a stone built two storey house with a double pitched slate roof, single storey extensions are present to the rear and on the south western gable end. A single storey conservatory adjoins the rear extension. A separate stone and brick built barn is present to the north east of the house.

Stone walls are generally well pointed with o cracks, gaps or crevices present. Fascia boarding is generally close fitting. Gable ends are pointed and sealed.

Roof slates are close fitting with no obvious lifted, slipped or missing slates observed. The ridge is close fitting and sealed. Lead flashing where present is close fitting.



The stone barn is two storey with a double pitched stone slate roof, a single storey extension is present on the north eastern gable end.

Whilst walls are generally pointed, large gaps were noted on gable ends at the wall tops. Roof slates were generally close fitting and are unlined to the interior. The south western gable has a heavy covering of ivy which ends to the rear of the building.



**Overall the property was assessed as offering low bat roost potential.**

### **Nesting Bird Survey.**

No nesting birds were observed during the survey. No evidence to suggest use of the barn by Barn Owls was recorded.

### **Visual Survey.**

A visual survey of the buildings was carried out focussing on potential roost features and physical evidence, such as droppings, feeding remains, urea splashing or grease marking.

No evidence to suggest use by bats was observed despite suitable undisturbed horizontal surfaces within the barn.

## Emergence Survey 29<sup>th</sup> July 2024

Start Temp: 19.2c Finish Temp: 16.4c  
40% Cloud Cover. Wind: Bft 0 Precipitation 0  
Start: 20.55 Sunset: 21.12 Finish: 22.45

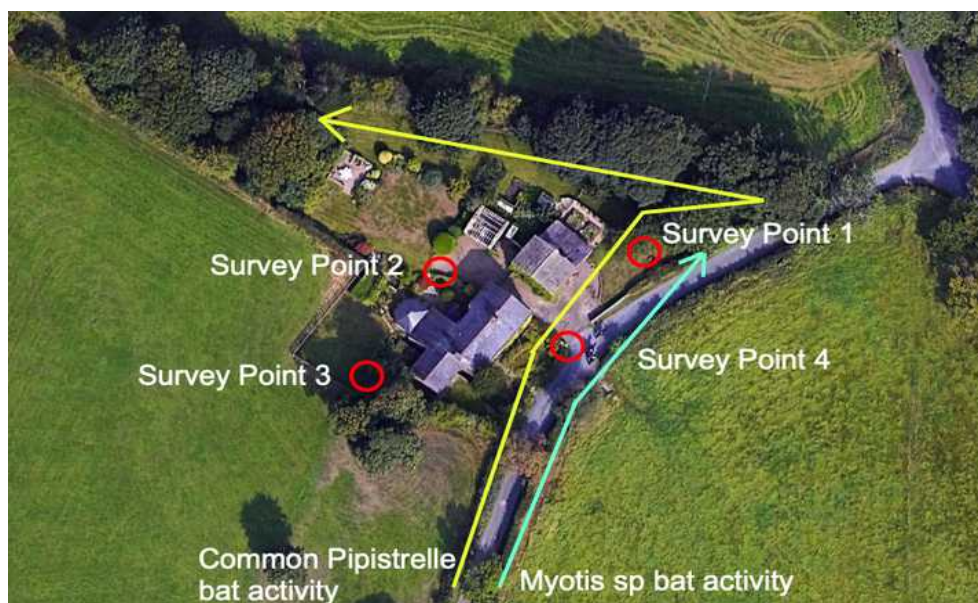
Surveyor points equipped with Anabat Walkabout, Anabat Scout, Anabat Chorus, and Anabat Swift full spectrum detectors aided with Canon XA50, XA25 and Nightfox Whisker video cameras with infrared flood and spot lights were positioned around the building to monitor observed potential roost features for emerging bats.

Recorded bat calls were analysed post survey using Anabat Insight software. Video footage was reviewed on a 42" 4K monitor at realtime post survey and checked by a second surveyor.

Between 21.34 and 21.45 Common Pipistrelle bats were observed foraging along Primrose Hill lane to the south west of the property and arriving on site to forage in the garden and along trees to the north. After a brief quiet period between 21.45 and 22.00 sporadic Common Pipistrelle foraging behaviour was recorded.

Three Myotis sp (most likely Whiskered/Brandts) bats were recorded foraging along the hedgerow bounding Primrose Hill lane between 22.02 and 22.15.

No bats were observed emerging from buildings on site, and general bat activity can be considered low.



*Survey Summary*

**IR Video Coverage and Illumination level at end of survey.**



## **Interpretation of results**

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Given the results and observations of the emergence survey it was considered that survey effort is appropriate to characterise the roost potential of the building and that the presence of a significant or low conservation value bat roost is unlikely.

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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 and soprano 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 – Work should take place following a night temperature of 5c**

Work to affected roof areas will take place under supervision of the batworker.

Roof slates should be removed by hand and under supervision where necessary. Slates should be checked for dormant bats prior to stacking.

The reverse of fascia boarding should be checked for dormant bats prior to moving.

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 (Greenwood Eco Habitats two crevice box) will be placed on site prior to work commencing. Bat boxes 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.