

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

Reasonable Avoidance and Mitigation Measures

**5 Stanley Court,
Talbot Street,
Chipping,
PR3 2GE**

20.05.2026



**Report prepared by:
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Executive summary

In November 2025 Batworker consultancy was commissioned to undertake a survey of 5 Stanley Court, Talbot Street, Chipping, PR3 2GE to assess the potential for a proposed residential development to impact on protected species.

A preliminary bat roost assessment survey carried out on 19th November 2025 assessed the building, in combination with location and surrounding habitat, to have a low level of bat roost potential.

An emergence survey carried out on 18th May 2026 observed no bats emerging from the building and overall bat activity was limited to occasional Common Pipistrelles foraging to the south of the building.

Given the results of the emergence survey and observations from the preliminary 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.

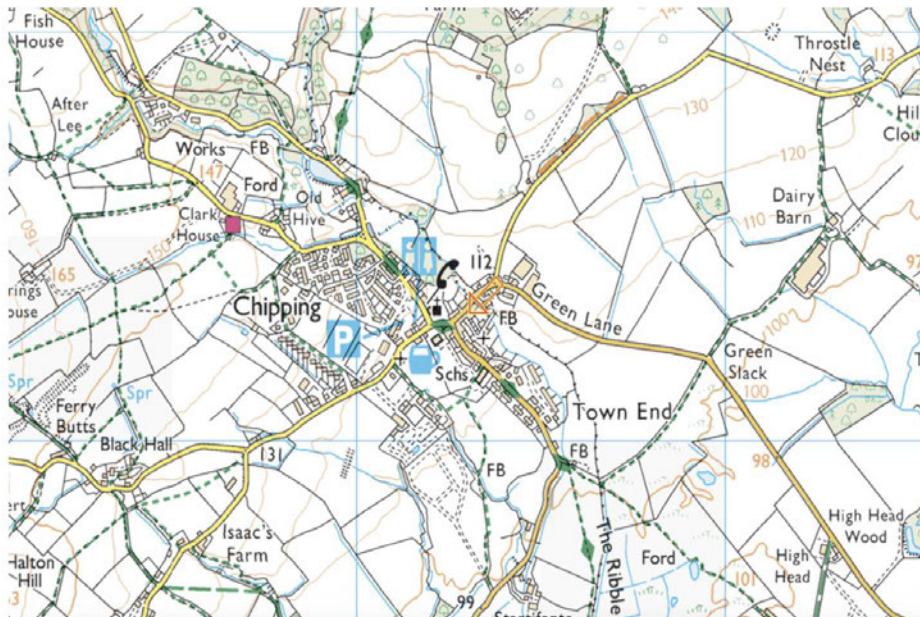
It is considered unlikely that significant or low conservation value roosts are present within the building, however given the building offers low potential and the opportunistic nature of Pipistrelle bats it is recommended that proposed works are carried out under supervision.

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

5 Stanley Court, Talbot Street, Chipping, PR3 2GE
NGR: SD6230143309



Surrounding Habitat



The property is located in a semi rural location with surrounding habitat a mosaic of mature domestic gardens, improved and semi improved grassland with hedgerow and scattered deciduous tree cover present on field boundaries, and semi natural deciduous woodland.

Connectivity to the wider landscape is good. Overall foraging potential for bats can be considered 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 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:2025-86113-CL18-BAT, Conservation, Science and Education).

Survey Summary

Survey	Date	Timings
Preliminary Roost Assessment	19.11.2025	1 Hour
Follow Up Survey	18.05.2026	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.

Nesting Bird Survey.

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

Emergence Survey - 18th May 2026

Start: 20.55	Start temp 13c
Sunset: 21.10	Finish temp: 12c
Finish: 22.40	Light rain, 100% Cloud Cover No wind.

Surveyors equipped with Anabat Walkabout full spectrum bat detectors and a Guide TK613 and Pulsar Axion2 XG35 thermal cameras were positioned around the building to monitor for emerging bats.

From 21.35 a low level of distant Common Pipistrelle bat activity was recorded to the south of the building.

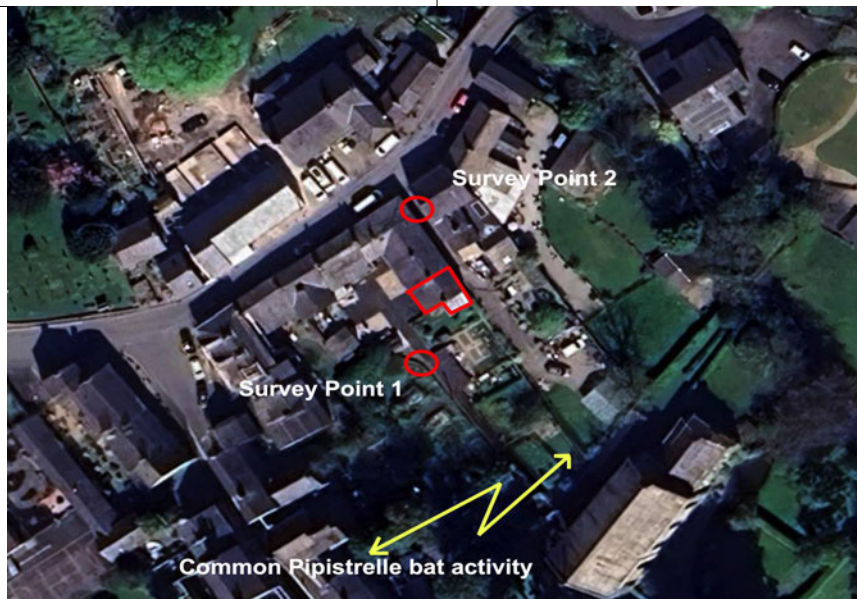
No bats were observed to emerge from the building.



Thermal camera coverage



Thermal camera coverage



Survey summary

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, with the batworker on call.

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

Roof 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.