

Method Statement and Reasonable Avoidance Measures

**Lower Reaps Farm,
Whinney Lane,
Mellor,
BB2 7EL**

17.09.2026

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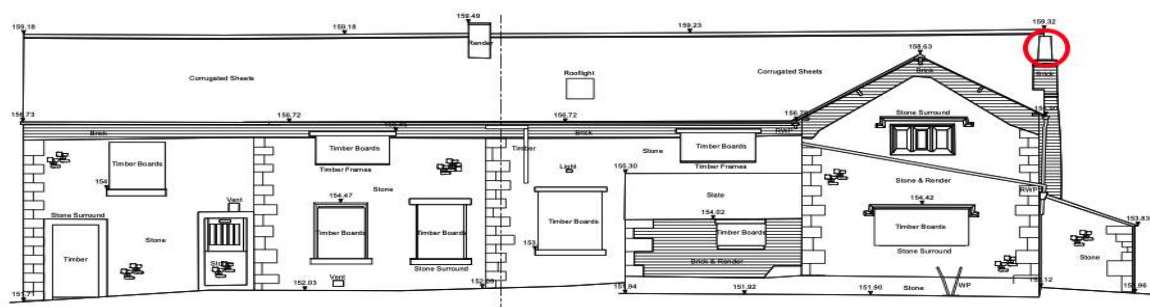


Summary

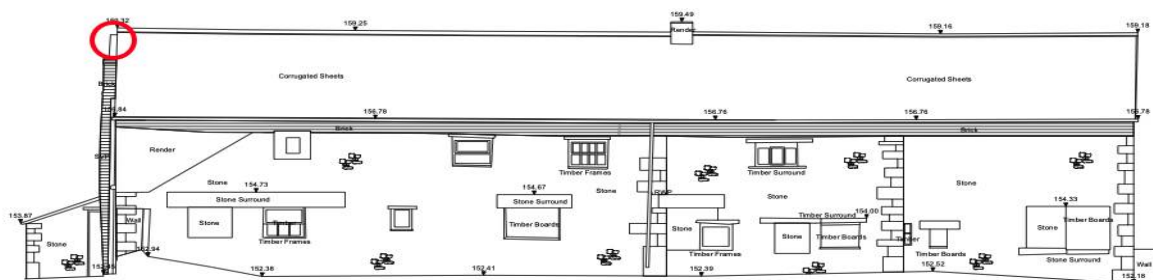
The 2022 Batworker Consultancy survey (*Bat Survey Report and Method Statement European Protected Species (Bats) Reasonable Avoidance and Mitigation Measures Lower Reaps Farm, Whinney Lane, Mellor, BB2 7EL 19.09.2022*) identified roosting Common Pipistrelle bats roosting at the eastern gable end of Lower Reaps farmhouse.

The roost was located on the wall top below roof panels.

No further roosts have been identified in either the farmhouse, adjoining barn or detached outbuilding in subsequent surveys in 2025 and 2026..



south elevation



north elevation

Locations of identified roost in 2022

The image shows a detailed architectural floor plan of a building, likely a school or institutional structure, with various rooms and outdoor areas. The plan is divided into two main sections by a vertical line. The left section is highlighted with a green border, and the right section is outlined in black. The plan includes numerous labels for materials and structures, such as 'Corrugated Sheets', 'Timber Boards', 'Timber Frames', 'Stone', 'Stone Surround', 'Stone Sumound', 'Stone & Render', 'Slate', 'Light', 'Rooflight', 'RWP', and 'WP'. Dimensions are provided for various elements, including wall heights (e.g., 155.18, 155.23, 155.49, 155.63, 155.72, 155.84, 155.92, 155.96, 156.03, 156.08, 156.12, 156.13, 156.18, 156.23, 156.28, 156.33, 156.38, 156.43, 156.48, 156.53, 156.58, 156.63, 156.68, 156.73, 156.78, 156.83, 156.88, 156.93, 156.98, 157.03, 157.08, 157.13, 157.18, 157.23, 157.28, 157.33, 157.38, 157.43, 157.48, 157.53, 157.58, 157.63, 157.68, 157.73, 157.78, 157.83, 157.88, 157.93, 157.98, 158.03, 158.08, 158.13, 158.18, 158.23, 158.28, 158.33, 158.38, 158.43, 158.48, 158.53, 158.58, 158.63, 158.68, 158.73, 158.78, 158.83, 158.88, 158.93, 158.98, 159.03, 159.08, 159.13, 159.18, 159.23, 159.28, 159.33, 159.38, 159.43, 159.48, 159.53, 159.58, 159.63, 159.68, 159.73, 159.78, 159.83, 159.88, 159.93, 159.98, 160.03, 160.08, 160.13, 160.18, 160.23, 160.28, 160.33, 160.38, 160.43, 160.48, 160.53, 160.58, 160.63, 160.68, 160.73, 160.78, 160.83, 160.88, 160.93, 160.98, 161.03, 161.08, 161.13, 161.18, 161.23, 161.28, 161.33, 161.38, 161.43, 161.48, 161.53, 161.58, 161.63, 161.68, 161.73, 161.78, 161.83, 161.88, 161.93, 161.98, 162.03, 162.08, 162.13, 162.18, 162.23, 162.28, 162.33, 162.38, 162.43, 162.48, 162.53, 162.58, 162.63, 162.68, 162.73, 162.78, 162.83, 162.88, 162.93, 162.98, 163.03, 163.08, 163.13, 163.18, 163.23, 163.28, 163.33, 163.38, 163.43, 163.48, 163.53, 163.58, 163.63, 163.68, 163.73, 163.78, 163.83, 163.88, 163.93, 163.98, 164.03, 164.08, 164.13, 164.18, 164.23, 164.28, 164.33, 164.38, 164.43, 164.48, 164.53, 164.58, 164.63, 164.68, 164.73, 164.78, 164.83, 164.88, 164.93, 164.98, 165.03, 165.08, 165.13, 165.18, 165.23, 165.28, 165.33, 165.38, 165.43, 165.48, 165.53, 165.58, 165.63, 165.68, 165.73, 165.78, 165.83, 165.88, 165.93, 165.98, 166.03, 166.08, 166.13, 166.18, 166.23, 166.28, 166.33, 166.38, 166.43, 166.48, 166.53, 166.58, 166.63, 166.68, 166.73, 166.78, 166.83, 166.88, 166.93, 166.98, 167.03, 167.08, 167.13, 167.18, 167.23, 167.28, 167.33, 167.38, 167.43, 167.48, 167.53, 167.58, 167.63, 167.68, 167.73, 167.78, 167.83, 167.88, 167.93, 167.98, 168.03, 168.08, 168.13, 168.18, 168.23, 168.28, 168.33, 168.38, 168.43, 168.48, 168.53, 168.58, 168.63, 168.68, 168.73, 168.78, 168.83, 168.88, 168.93, 168.98, 169.03, 169.08, 169.13, 169.18, 169.23, 169.28, 169.33, 169.38, 169.43, 169.48, 169.53, 169.58, 169.63, 169.68, 169.73, 169.78, 169.83, 169.88, 169.93, 169.98, 170.03, 170.08, 170.13, 170.18, 170.23, 170.28, 170.33, 170.38, 170.43, 170.48, 170.53, 170.58, 170.63, 170.68, 170.73, 170.78, 170.83, 170.88, 170.93, 170.98, 171.03, 171.08, 171.13, 171.18, 171.23, 171.28, 171.33, 171.38, 171.43, 171.48, 171.53, 171.58, 171.63, 171.68, 171.73, 171.78, 171.83, 171.88, 171.93, 171.98, 172.03, 172.08, 172.13, 172.18, 172.23, 172.28, 172.33, 172.38, 172.43, 172.48, 172.53, 172.58, 172.63, 172.68, 172.73, 172.78, 172.83, 172.88, 172.93, 172.98, 173.03, 173.08, 173.13, 173.18, 173.23, 173.28, 173.33, 173.38, 173.43, 173.48, 173.53, 173.58, 173.63, 173.68, 173.73, 173.78, 173.83, 173.88, 173.93, 173.98, 174.03, 174.08, 174.13, 174.18, 174.23, 174.28, 174.33, 174.38, 174.43, 174.48, 174.53, 174.58, 174.63, 174.68, 174.73, 174.78, 174.83, 174.88, 174.93, 174.98, 175.03, 175.08, 175.13, 175.18, 175.23, 175.28, 175.33, 175.38, 175.43, 175.48, 175.53, 175.58, 175.63, 175.68, 175.73, 175.78, 175.83, 175.88, 175.93, 175.98, 176.03, 176.08, 176.13, 176.18, 176.23, 176.28, 176.33, 176.38, 176.43, 176.48, 176.53, 176.58, 176.63, 176.68, 176.73, 176.78, 176.83, 176.88, 176.93, 176.98, 177.03, 177.08, 177.13, 177.18, 177.23, 177.28, 177.33, 177.38, 177.43, 177.48, 177.53, 177.58, 177.63, 177.68, 177.73, 177.78, 177.83, 177.88, 177.93, 177.98, 178.03, 178.08, 178.13, 178.18, 178.23, 178.28, 178.33, 178.38, 178.43, 178.48, 178.53, 178.58, 178.63, 178.68, 178.73, 178.78, 178.83, 178.88, 178.93, 178.98, 179.03, 179.08, 179.13, 179.18, 179.23, 179.28, 179.33, 179.38, 179.43, 179.48, 179.53, 179.58, 179.63, 179.68, 179.73, 179.78, 179.83, 179.88, 179.93, 179.98, 180.03, 180.08,

The Natural England EPS Bat Mitigation licence is only necessary to allow works to the farmhouse and its roof space.

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.

No works should be carried out on the main farmhouse until such time as a Natural England EPS Bat Mitigation licence is in place to cover works.

Timing of works – Work to the adjoining barn should take place, between September and April inclusive, under supervision of the batworker.

A visual walkover survey should be carried out immediately prior to works commencing.

Roof panel stripping should be started following a night temperature of 5c.

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

The reverse of panels should be checked for dormant 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 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.

Accidental exposure of bats - EMERGENCY ADVICE

In the unlikely event of bats or their roosts being exposed or vulnerable to harm, suspend further work in that area. Cover the exposed bats to reduce any further risk of harm and seek advice immediately.

Call Dave Anderson (Batworker) on [REDACTED] (mobile); a site visit will be arranged to assess the situation, contact Natural England where necessary, and recover any bats / safely remove them from site.

BATS – Toolbox Talk



Pipistrelle bat below roofing felt.



Feeding remains and bat droppings.

All bats are protected by law: it is a criminal offence for anyone without a licence to:

- ☐ kill, injure or handle a bat
- ☐ possess a bat (whether alive or dead)
- ☐ disturb a roosting bat
- ☐ damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not

Breaking the law can lead to fines of up to £5000 per bat and/or up to six months in prison.

Places where bats may be found include roofs and walls of houses and buildings, under roof slates, roofing felt and in cracks and crevices.

Bats can crawl into holes only 15 mm wide. Smooth, stained areas may be found around the entrance to roosting sites.

Bats are likely to be found during day in masonry, between masonry and timbers, under roofing felt/lath, behind fascias (or anything else attached to wall) under ridge tiles.

Bats often torpid in the day – appear dead / covered in dust etc. Can take 10 minutes or so to 'wake up'.

Start at ridge (bats most likely to be found on ridge beam).

Lift tiles carefully and check underneath (as may cling to underside) before sliding down

Bats likely to be under felt / timbers / wall tops; don't walk on felt / timbers when may crush.

Check all crevices for droppings (crumble to fine dust).

Look out for bat droppings – dark brown or black, about 4 to 8 mm in length. They look like mouse droppings but crumble easily, as they are made up of insect fragments.

Other signs include a sharp characteristic odour and large numbers of moth wings discarded by feeding bats