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

Reasonable Avoidance and Mitigation Measures

The Printworks,
4a & 6a Back YorkStreet,
Clitheroe,
BB7 1LT

17.07.2026



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Executive summary

In June 2026 Batworker consultancy was commissioned to undertake a survey of The Printworks, 4a & 6a Back York Street, Clitheroe, BB7 1LT to assess the potential for impact on protected species to support a proposed development.

Previous surveys were carried out in August 2024 observed no evidence to suggest use of the building by roosting bats, and no bats were observed emerging from the building during an emergence survey. A low level of distant Common Pipistrelle foraging activity was recorded during the survey period.

The building, when assessed in combination with levels of internal illumination, location, and surrounding habitat was observed to have a negligible to low level of bat roost potential.

A follow up visual search and emergence survey were carried out on Friday 10th July 2026.

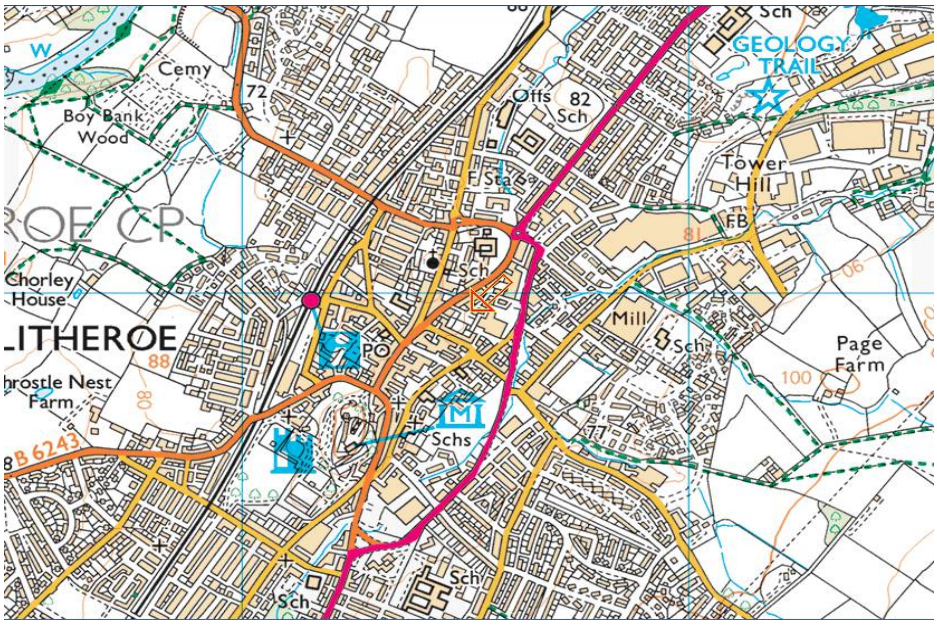
No evidence to suggest presence of roosting bats was observed within the building at a time of year when such evidence is usually easily observed, and the survey recorded no bats emerging from the building.

"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.

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
The Printworks, 4a & 6a Back York Street, Clitheroe, BB7 1LT
NGR: SD7449641956



Surrounding Habitat



The property is located in an urban position with surrounding habitat limited to mature domestic gardens and scattered deciduous tree cover.

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

Survey summary and site assessment

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

A search of the MAGIC.gov 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 assisted emergence survey.

Survey Summary

Survey	Date	Timings
Preliminary Roost Assessment	27.08.2024	1 Hour
Emergence Survey	30.08.2024	3 Hours
Visual Search	10.07.2026	1 Hour
Emergence Survey	10.07.2026	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.

Preliminary Bat Roost Assessment.

The property consists of a stone built three storey former printworks with an adjoining two sotrey brick built building on the southern gable. Exterior walls are pointed and partially rendered with no suitable cracks, gaps or crevices present.

The roof consists of double pitched slates which are unlined to the interior with torch pointing present. Roof slates are supported band sawn timbers.

The upper floors have considerable light penetration to the interior and the presence of pigeons has resulted in considerable levels of drppings being present.

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













Visual Search

A visual search of building was carried during the preliminary bat roost assessment.

The search was carried out looking for evidence if bat usage such as concentrated and scattered droppings, feeding remains such as moth wings, urine splashing, and grease marking on roof timbers.

No evidence was observed which would suggest presence of roosting bats.

Nesting Bird Survey

No evidence to suggest use by nesting birds was observed.

Emergence Survey - 23rd July 2024

Start Temp: 17.5c Finish Temp: 16.4c 30% Cloud cover Wind: Bfd 0 Precipitation 0
Start: 19.45 Sunset: 20.02 Finish: 21.35

Surveyors equipped with Anabat Walkabout, Anabat Scout and Echometer Touch Pro 2 full spectrum detectors were positioned covering the building to monitor 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 by two separate surveyors.

Between 20.45 and 21.15 distant Common Pipistrelle bats were recorded. Bat calls were consistent with a low number of bats foraging.

No bats were observed to emerge from the buildings.

Emergence Survey - 10th July 2026

Start Temp: 20.1c Finish Temp: 18.5c 0% Cloud cover Wind: Bfd 0 Precipitation 0
Start: 21.20 Sunset: 21.37 Finish: 23.10

Surveyors equipped with Anabat Walkabout full spectrum detectors were positioned covering the building to monitor for emerging bats.

Recorded bat calls were analysed post survey using Anabat Insight software.

Between 22.05 and 22.27 distant Common Pipistrelle bats were recorded. Bat calls were consistent with a low number of bats foraging.

No bats were observed to emerge from the building.

Interpretation of results.

In June 2026 Batworker consultancy was commissioned to undertake a survey of The Printworks, 4a & 6a Back York Street, Clitheroe, BB7 1LT to assess the potential for impact on protected species to support a proposed development.

Previous surveys were carried out in August 2024 observed no evidence to suggest use of the building by roosting bats, and no bats were observed emerging from the building during an emergence survey. A low level of distant Common Pipistrelle foraging activity was recorded during the survey period.

The building, when assessed in combination with levels of internal illumination, location, and surrounding habitat was observed to have a negligible to low level of bat roost potential.

A follow up visual search and emergence survey were carried out on Friday 10th July 2026.

No evidence to suggest presence of roosting bats was observed within the building at a time of year when such evidence is usually easily observed, and the survey recorded no bats emerging from the building.

"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.

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'.

Impact Assessment

Short-term impacts – Disturbance Low risk: Work carried out at a time of year when bats are expected to be absent.

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.

The bat box will be positioned at +4m hight facing east or west on a gable end.

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.