1.0 Introduction

1.1 Manchester City Council Capital Programmes and Procurement department have prepared this submission to provide further information in relation to Condition 10 relating to Planning Permission for the creation of cycling facilities at Wythenshawe Park, Wythenshawe Road, Manchester M23 0AB (Application Ref: 130542/VO/2021). The Condition is as described below:-

> *10. No tree shall be removed at the site unless and until a survey of the tree has been carried out by a suitably competent person and demonstrates to the local planning authority's written satisfaction that no bats inhabit the tree. Should the survey reveal the presence of any bats, a scheme for the protection of their habitat shall be submitted to and agreed in writing by the City Council as local planning authority before the development commences and implemented in full in accordance with the approved details and to a timetable agreed in writing by the local planning authority.*

1.2 The information contained in this submission should be read in conjunction with the Arboricultural Impact Assessment (AIA) by Urban Green dated 19/11/2021. The information is intended to discharge Condition 10 in relation to trees identified for removal within the AIA.

1.3 It should be noted that the information provided to discharge the condition is as known at pre-commencement of the scheme. Should any further works to trees or vegetation be identified as the project progresses, the relevant information will be provided to the planning authority as an addendum to this document.

2.0 Appendices

Appendix A – Preliminary Roost Assessment

Appendix A

Preliminary Roost Assessment

URBAN GREEN

FAO Stephen Mason	Date	26/11/2021
Capital Programmes and Procurement,	Project Ref	UG1106
Corporate Core Directorate,		
Manchester City Council,		
Town Hall,		
Manchester,		
M60 2LA		

Dear Stephen,

Manchester City Council are proposing to develop land within Wythenshawe Park (hereafter referred to as 'the site'). The proposals include the installation of a skills trail within a fir coppice and a perimeter cycle path.

This document has been produced to discharge condition 10 which states:

"No tree shall be removed at the site unless and until a survey of the tree has been carried out by a suitably competent person and demonstrates to the local planning authority's written satisfaction that no bats inhabit the tree. Should the survey reveal the presence of any bats, a scheme for the protection of their habitat shall be submitted to and agreed in writing by the City Council as local planning authority before the development commences and implemented in full in accordance with the approved details and to a timetable agreed in writing by the local planning authority."

All trees identified for removal to support the establishment of a cycle path within Wythenshawe Park were assessed for their suitability to support a bat roost by Mark Blacker ACIEEM, Senior Ecologist.

A Preliminary Roost Assessment was carried out on the site trees using a high-powered torch and close-focussing binoculars.

The PRA methodology is based on information contained within the Bat Conservation Trust (BCT) guidelines, 3rd edition (Collins, 2016). The categorisation within this report is based on that set out in Table 1, which is used as a basis for determining the requirement for further surveys.

Table 1 – Suitability of Trees for Roosting Bats (adapted from Collins, 2016)

Category of Suitability	Typical Characteristics	Further Survey Requirements
High Roost Suitability	A tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.	Three separate survey visits. At least one dusk emergence and a separate dawn re-entry survey. Surveys can be undertaken between May and September, with at least two surveys between May and August.

Urban Green Space Ltd is registered in England and Wales.

Category of Suitability	Typical Characteristics	Further Survey Requirements
Moderate Roost Suitability	A tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but are unlikely to support a roost of high conservation status.	Two separate survey visits. One dusk emergence and a separate dawn re-entry survey. Surveys can be undertaken between May and September with at least one survey between May and August.
Low Roost Suitability	A tree with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate condition and/or suitable surrounding habitat to be used on a regular basis by larger numbers of bats.	No further survey required but precautionary methods of felling recommended.
Negligible Suitability	Negligible habitat features on site likely to be used by roosting bats.	No further work required.

The Arboriculture Impact Assessment conducted by Urban Green, identified 27 trees that require removal to facilitate the scheme.

Two trees were identified with low roost suitability, which are T87 and T208, with all other trees identified for removal having negligible roost suitability. Please see Table 2 for a full summary of the results of this assessment. Tree numbers follow those as used within the Arboriculture Impact Assessment.

No bats were identified within any of the trees surveyed on site, and no trees surveyed showed any signs of use by bats, such as staining around a roost entrance.

No further survey for the presence of roosting bats is required at T87 and T208, however these trees should undergo reasonable avoidance measures. This would involve utilising a soft felling technique (which involves practices like removing limbs separately and lowering them to the ground and then leaving for 24 hours before clearing).

Please let me know if you require any further information.

Yours sincerely

Mark Blacker

Senior Ecologist

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Table 2 – Full Survey results.

Arboriculture Tree Reference	Species	Description	
T25	Silver Birch	Dead tree with fungus on main stem. No wounds or rot holes present that would provide suitable roosting features.	Negligible
G37	Hawthorn	Trees to be removed are small and do not contain features to support roosting bats.	Negligible
T38	Silver Birch	Tree that has undergone substantial damage, leaving main stem too exposed to support roosting bats	Negligible
T87	Ash	Rot holes are present within the tree which lead to a cavity in the main stem. Cavity is however very exposed with opening at the top leading to likely rainfall. Possible for cavity to extend up stem however into drier sections.	Low
T88	Sycamore	No features noted and tree is in good condition.	Negligible
T91	Sycamore	Standing deadwood with no features to support roosting bats.	Negligible
T94	Sycamore	Standing deadwood with no features to support roosting bats.	Negligible
T95	Sycamore	Standing deadwood with no features to support roosting bats.	Negligible
T115	Pine	Standing deadwood with some ivy present on lower main stem with no features to support roosting bats.	Negligible
T119	Pine	Standing deadwood with some ivy present on lower main stem with no features to support roosting bats.	Negligible
T154	Sycamore	Standing deadwood with no features to support roosting bats.	Negligible
T208	Sycamore	Lifted bark present on main stem that may provide roosting value to bats.	Low
T226	Sycamore	No features noted and tree is in good condition	Negligible
T233	Sycamore	Standing deadwood with no features to support roosting bats.	Negligible
T238	Sycamore	Standing deadwood with no features to support roosting bats.	Negligible
T307	Unknown sp	Standing deadwood with no features to support roosting bats.	Negligible
T350	Sycamore	Standing deadwood with no features to support roosting bats.	Negligible
T433	Pine	Standing deadwood with no features to support roosting bats.	Negligible
T444	Sycamore	Standing deadwood with no features to support roosting bats.	Negligible
T447	Sycamore	Standing deadwood with no features to support roosting bats.	Negligible
T471	Unknown sp	Standing deadwood with no features to support roosting bats.	Negligible

Arboriculture Tree Reference	Species	Description	
T476	Hawthorn	Twin stemmed with dense ivy at the base possibly causing the tree to fail. No features to support roosting bats present.	Negligible
T477	Unknown sp	Standing deadwood with no features to support roosting bats.	Negligible
T481	Goat willow	No features noted and tree is in good condition	Negligible
T482	Goat willow	No features noted and tree is in good condition	Negligible
T483	Goat willow	No features noted and tree is in good condition	Negligible
T537	Sycamore	Standing deadwood with no features to support roosting bats.	Negligible