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Preliminary Roost Assessment (Aerial inspection)

Survey site:

Wythenshawe Park Sports Hub, Wythenshawe Road, Wythenshawe, Manchester M23 0PH

Client:

Etec Contract Services Ltd

Survey date:

3rd October 2025

Project:

This report is prepared to inform a planning application with the Manchester City Council. The proposal is described as:

The construction of a new leisure facility, with associated outdoor sports areas.

PRA survey methodology and legislation can be found in the Arbtech Supplement: **PRA Methodology and Legislation - 2024.**

The site survey was undertaken by Gareth Hey BSc (Hons), MSc, ACIEEM (Natural England Protected Species Licence Numbers: [Bats] (2021-51195-CLS-CLS) [Great Crested Newts] (2017-30374-CLS-CLS)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
03/10/2025	18	84	100	18	None

PRA Survey Factor	**Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.**
See tree plan in Appendix 1, location plan in Appendix 2 and photos in Appendix 3.	
Background and Site Location	
Summary of site and desk Study	The survey site is centred on National Grid Reference SJ 81012 89862 and has an area of approximately 4.7ha. The site comprises numerous built structures used to facilitate the sports hub, with areas of grassland and hardstanding used for recreational purposes. The site is situated in an urban setting approximately 8 km south of Manchester City Centre. It is bordered by extensive areas of deciduous woodland, with grassland and dense residential housing to the south. Several ponds are located within the surrounding woodland, alongside a brook that flows along the site's southern boundary. In the wider landscape, the area becomes increasingly urbanised, with dense residential and commercial developments interspersed with small pockets of green space. To the east, larger areas of parkland featuring grassland and woodland provide additional natural habitats. An Ecological Impact Assessment (EcIA) was prepared for the site by Arbtech in March 2025. The report identified one tree (T6) as having the potential to have features that could be of value to roosting bats, which could not be determined from a ground level tree assessment. Given the above, a close up inspection of the tree was undertaken, utilising a MEWP and endoscope, to determine if any features were present on the tree, behind the dense ivy that covered it.

EPSL data

A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There is one EPSL within a 2km radius of site as detailed below:

EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence
EPSM2011-2983	Common pipistrelle	~1.6km northwest	Destruction of a resting place

There are no Special Areas of Conservation designated for bats within 10km of the site.

Foraging and commuting habitat

The habitats recorded on-site offer foraging and commuting opportunities for bats, primarily through species-poor grassland, scattered trees, and boundary tree lines. These features are likely to create microclimatic conditions that support invertebrates, which serve as a food source for local bat populations. The surrounding landscape includes deciduous woodland, several ponds, and a small brook along the southern boundary, providing optimal conditions for foraging and commuting bats of various species. These habitats maintain functional connectivity with woodland areas to the east, which, in turn, link to linear stretches of woodland further afield, enhancing ecological connectivity across the landscape.

Tree – Aerial inspection

Summary of Survey Findings	Tree T6 is a mature sycamore tree, located in the northern section of the site, on National Grid Reference SJ 81155 90107. It has a height of approximately 30m, with a DBH of approximately 70cm. The tree is overall in good structural condition; however, it is completely covered by dense strands of ivy and as such, an aerial inspection of the tree was undertaken, with a MEWP and

	endoscope utilised to assess if any features were present behind the dense ivy. All areas of the tree were able to be viewed with the use of the MEWP, with no suitable features identified behind the ivy on the tree. Overall, the bark of the tree was smooth, with no cavities, knot holes or gaps within the bark noted that could be utilised by roosting bats. Given the above, the tree has no potential suitability for roosting bats.
Foreseen Impacts	No features were identified on T6 and as such there are unlikely to be any impact to bats as a result of its felling.
Recommendations	In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice.

Appendix 1: PRA plan

Appendix 2: Location map

Appendix 3: Photos

Photo 1: T6 shown from the ground.

Photo 2: Close up of T6.

Photo 3: Upper reaches of T6.

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Version control			
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