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To whom it may concern,

Bat Tree Survey- 19/21 Cranmer Road, Didsbury, Manchester

Introduction

Development proposals at 19/21 Cranmer Road, Didsbury, Manchester are to construct a single new dwelling within part of the rear gardens of both properties. These works would require the removal of several scattered trees and areas of ornamental shrubbery located within the rear gardens.

Mature trees can support bat roosts where trees have suitable roosting features present. Bat and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 (as amended) and The Wildlife and Countryside Act 1981 (as amended).

Kingdom Ecology have therefore carried out a bat tree scoping assessment of all affected trees to determine whether they support suitable bat roosting features. The assessment was completed on the 7th October 2024.

Survey was completed by Richard Roe (BSc, MSc, MIEEM, CEnv). Richard has extensive experience of undertaking habitat and protected species surveys as a professional ecological consultant with over 20 years' experience. Richard holds a Level 4 bat Class License.

Bat Tree Scoping Survey

Methods

An assessment of the suitability of trees to support roosting bats was undertaken following recommendations provided in the Bat Conservation Trust's Bat Surveys: Good Practice Guidelines 4th Edition (BCT 2023) .

A visual inspection of mature trees present was made to assess their bat roosting potential.

The inspection was made from ground level during daylight conditions using binoculars and a high-powered torch to assess the potential of any cracks and holes to support bat roosts, and to search for evidence of bat use such as droppings, scratch marks, staining etc. The survey was undertaken on the 7th October 2024.

In addition to identifying actual bat roosts the surveys also aimed to assess the suitability of the trees to support bats and consequently the likelihood of a bat roost being present that did not exhibit obvious field signs.

Roost suitability was assessed by examining structural features and surrounding habitat. Structural features that could influence the suitability of a tree to support roosting bats include:

- frost cracks
- trunk and branch splits
- woodpecker holes
- rot holes where branches have been removed
- hollow sections of trunk, branches and roots
- loose bark
- cavities beneath old root buttresses and coppice stools
- dense ivy
- bat or bird boxes

Important habitat features surrounding individual trees, which could influence roost potential include; whether the trees are in a semi-rural or parkland location, proximity to a significant linear feature (e.g. watercourse, mature hedgerow, wooded lane) or proximity to known bat roosts etc.

Taking account of the trees physical and habitat features, trees were assigned a level of roost suitability. This assessment considered whether identified potential roosting features would be suitable for individual bats only (PRF-I), or whether they could offer suitable habitat features for multiple numbers of bats (PRF-M). Where trees are recorded as offering PRF-M, additional surveys would be required potentially comprising of additional pre-climbing inspections or further nocturnal surveys.

This assessment considered roost suitability criteria as summarised in Table 1 below and taken from the Bat Conservation Trust's *Bat Surveys: Good Practice Guidelines* 4th Edition[1].

Table 1- Bat Tree Roost Suitability Criteria

Suitability	***Description of Potential Roosting Habitats***
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

[1] Bat Conservation Trust (2023) 'Bat Surveys: Good Practice Guidelines 4th Edition'

Results

The site comprises two narrow, parallel gardens with a row of ornamental shrubbery running between them. The northerly of the two gardens (rear of 21 Cranmer Road) supports several scattered fruit trees comprising of apple and pear. The trees are small in size (less than 30 cm diameter at breast height (DBH)).

There is a band of ornamental shrubbery running between the two gardens, which includes some further small trees including willow, apple, cherry, and hazel, along with further introduced shrubbery. The northerly garden is lawned with perennial rye-grass, red fescue, common bent, and Yorkshire fog. Herbs present include frequent creeping buttercup, with geranium and springy turf-moss throughout.

The southern garden (rear of 19 Cranmer Road) is partly paved with thin soils above and layers of moss. There is an ornamental hedge running along the southwest boundary of the site, which comprises of tall cypress and laurel. There are further scattered small trees in the hedge, including cherry and beech. All trees are young and do not support suitable features for roosting bats. All trees and shrubbery within the gardens will be removed as part of development proposals.

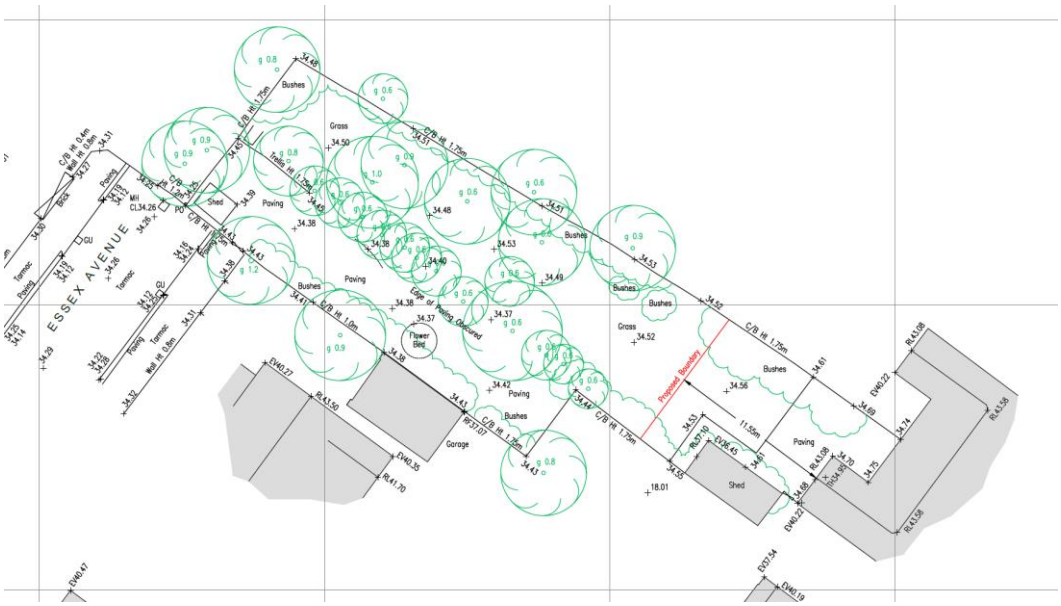
In summary, all trees at the site were assessed as offering a **negligible** suitability for roosting bats.

The trees do not support any obvious suitable bat roosting features- this includes cavities, crevices, splits, areas of lifting bark, woodpecker holes or areas of ivy etc. It is therefore considered to be very unlikely that the trees would be used by roosting bats.

There are further trees located within neighbouring gardens immediately adjacent to the site. These include mature cherry, apple and semi-mature maple and red maple.

None of the trees with adjacent gardens would be directly affected by development proposals. No obvious suitable bat roosting habitat was observed in association with trees located within neighbouring gardens. The site layout with surveyed trees is shown on Figure 1 below. Photographs of the site are provided in the Appendix.

Figure 1 -Site Layout Showing Trees



Recommendations

Given the limited suitability of the affected trees, there are no further recommendations with regards to roosting bats during site clearance.

Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended). Therefore no vegetation removal should take place during the bird-breeding season (between 1st March and 31st August inclusive). If works cannot be implemented outside this time, the site should first be checked first for breeding birds by an appropriately qualified ecologist.

In the unlikely event that any evidence of roosting bats or breeding birds is found, works should immediately halt and further advice be sought from a licensed bat ecologist.

It is recommended that the overall site be enhanced for bats and breeding birds. This can be achieved through the installation of bat boxes (recommended model Habibat 003 or similar) and sparrow and swift nest boxes (recommended models Schwegler Swift Brick or similar) into proposed the proposed building at the development site. Swift bricks are also used by house sparrows and other small bird species so are considered a 'universal bird brick'.

The bat and bird boxes can be built into the brick walls of the proposed building so as to remain visually unobtrusive and to be permanently fixed in place.

The precise location, model and number of bat and bird boxes should be determined by an appropriately qualified ecologist.

Yours sincerely



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Principal Ecologist

Photograph 1-Trees within Northern garden



Photograph 2- Further view of trees within Northern garden



Photograph 3- Band of shrubbery running between gardens



Photograph 4- View of habitats within Southern garden

