

Bat Roost Assessment (BRA) - tree inspections

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Version 1

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1.0 Introduction

- 1.1 Site description, location, context and development proposals
- 1.2 The site is located to the north of Wilmslow Old Rd in a semi urban environment and enclosed by existing commercial land uses. The habitat on site comprises of woodland habitats including areas of hard standing.
- 1.3 The closest granted European Protected Species (EPS) license application by Natural England was for C-PIP species approximately 500m west of site.
- 1.4 The site contains 43 tree references, some of which are affected by the installation of the permanent works.
- 1.5 The client's proposal is the removal and or pollarding of the affected trees.
- 1.6 The proposed development includes tree loss across the site and therefore a Bat Roost Assessment is required as such proposals could have a direct impact on protected bat species.
- 1.7 The purpose of this report is to establish the potential of the trees to offer shelter and / or roost facilities to protected bat species.
- 1.8 The objective of the report is to be able to assess a range of factors including a rated (low-high) potential of the trees to offer shelter for bats, absence/presence of protected species, species affected, population numbers, potential access points, types of roost and their seasonality of use.
- 1.9 The objectives include the provision of any applicable mitigation measures and / or further survey recommendations in relation to the extent and use of the site by protected species as is required by the current BCT guidelines section (Collins, J. (ed) (2016) Bat Surveys for Professional Ecologists: Good practice Guideline (3rd Edn).

2.0 Methodology

2.1 Summary of survey methods

2.2 An external and climbing (aerial) inspection was carried out on all trees in relation to their potential use by bat and bird species in accordance with the 2016 BCT guidelines section 5.2 preliminary roost assessment - structures (and in particular 5.2.4.1 and 5.2.4.2). This was carried out on the 24th August by Simon Brain (Managing Director), supported by a team of climbing arborists.

2.3 In summary this means an external and internal aerial examination of the trees was conducted looking for signs of bat use and to quantify any field signs for their ecological significance. The inspection and report shall consider section 5.2.5 (complementary methods) and 5.2.6 Timing and 5.2.7 survey effort of the 2016 BCT guidelines.

2.4 Simon Brain (Managing Director) has attained a Post Graduate Certificate in Biological Recording. He has ten years experience in bat and avian work holding an NE Class 2 license (2015-17334-CLS-CLS). He has attended courses for trees and bats, bat survey techniques, bat handling, bat mitigation and attended six European research workshops and is an experienced tree climber of 30 years.

3.0 Summary results

3.1 The site contains 43 tree references, only some of which are affected by the installation of the permanent works (full BRA schedule to appendix). The trees affected have been rated according to their PRF descriptions and potential suitability from an on ground assessment and following aerial inspections including resultant outstanding survey requirements.

3.2 In summary from an on-ground assessment 8 low potential, 2 moderate and one negligible potential rating have been identified. Following an aerial inspection of these trees 6 trees have been found to be free of bat use or signs and are subsequently rated as negligible. Following the climbing inspection the remaining 2 trees are a low potential to hold roosting bats and they require a single emergence survey to ensure a sufficient survey effort applies to absence / presence. A pre start climbing inspection of ten trees is recommended before any tree removal works commence.

4.0 Assessment

- 4.1 The surveyor was able to inspect all parts of the trees from ground and aerial levels. No evidence of bat activity was identified during the survey e.g., bat droppings or staining on internal or external features where bats are accessing the trees. However, in the absence of visual evidence of signs of roosting bats we should still proceed with caution as these signs can often be ephemeral and are frequently removed by the wind and rain. It is not possible to check every area of the trees during the survey and the lack of evidence does not always equate to evidence that bats are absent.

5.0 Recommendations and mitigation

- 5.1 A further emergence / survey is required for T19 and T33.
- 5.2 The surveys can be undertaken from May 1st onwards until mid September
- 5.3 Precautionary checks shall be made prior to any tree removals by a licensed bat tree climber for any further signs of bats prior to tree works.

5.3 Mitigation measures and mitigation licenses

Mitigation measures and the need for Natural England licensing cannot be determined until all summer emergence surveys have been carried out. Should bats be found then a full mitigation statement will be needed for the planning application. In any trees that are found to contain bats, Natural England licensing will be needed before any demolition works can continue to that property, even with approved planning permission.

Appendix One – Legislation

All bat species in the UK are fully protected under The Conservation (Natural Habitats, &c.) Regulations 2010 (as amended) through their inclusion on Schedule 2 of the Act. Regulation 41 prohibits:

Deliberate killing, injuring or taking (capture) of bats

Deliberate disturbance of bats in such a way as to:

impair their the ability to survive, breed, or rear or nurture their young; or

affect significantly the local distribution or abundance of bat species; or impair their ability to hibernate or migrate

Damage or destruction of a bat breeding site or resting place i.e. roost

- Keeping, transporting, selling, exchanging or offering for sale whether live or dead or of any part thereof.

All bat species in the UK are also protected under the Wildlife and Countryside Act 1981 (as amended) through their inclusion on Schedule 5. Under this Act, it is an offence to:

- Intentionally or recklessly disturb any bat while it is occupying a structure or place which it uses for shelter or protection
- Intentionally or recklessly obstruct the access to any place of shelter or protection used by bat(s)
- Sell, offer or expose for sale, possess or transport a bat(s) for the purpose of sale.

A European Protected Species Mitigation (EPSM) Licence issued by the relevant countryside agency (e.g. Natural England) will need to be applied for to allow derogation from the relevant legislation i.e. for works liable to affect a bat roost or for operations likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above (e.g. survive, breed, rear young, hibernate, migrate). In certain circumstances, important foraging areas and/or commuting routes can be regarded as being afforded *de facto* protection, for example, where it can be proven that the continued usage of such areas is crucial to maintaining the integrity and long-term viability of a bat roost.

Conservation (Natural Habitats) Regulations 2010

The species protection provision of the EC Habitats Directive 1992, as implemented by the Conservation of Habitats and Species Regulations 2010, comprises three “derogation tests” which must be applied by the Local Planning Authority when deciding whether to grant planning permission for a development that could harm a European Protective Species. The three tests are that:

- The activity to be licensed must be for imperative reasons of overriding public interest or for public health and safety;
- There must be no satisfactory alternative; and,
- Favourable Conservation Status (FCS) of the species must be maintained.

It is the responsibility of the applicant to submit sufficient information to address these tests when applying for planning permission. For development activities, an EPSM Licence application can only be obtained after planning permission has been granted. However, the granting of planning permission does not guarantee that a licence will be issued by the relevant countryside agency.

National Planning Policy Framework (2021)

The National Planning Policy Framework (NPPF) (2021) sets out the Government's national policies on different aspects of planning in England. Section 10 paragraphs 109 to 125 details planning policies on the conservation and enhancement of the natural environment. Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

In summary:

The planning system should contribute to and enhance the natural and local environment by: *'minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'* (NPPF Section 10, para 109)

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused (Section 10, para 118).
- Proposed development on land within or outside a Site of Special Scientific Interest likely to have an adverse effect on a Site of Special Scientific Interest (either individually or in combination with other developments) should not normally be permitted (Section 10, para 118).
- Development proposals where the primary objective is to conserve or enhance biodiversity should be permitted (Section 10, para 118).
- Opportunities to incorporate biodiversity in and around developments should be encouraged (Section 10, para 118).

7 Planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss (Section 10, para 118)

- Potential Special Protection Areas and possible Special Areas of Conservation, listed or proposed Ramsar sites and sites identified or required as compensatory measures for adverse effects on European sites, should be given the same protection as European sites (Section 10, para 118).
- The presumption in favour of sustainable development (para 14) does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined (Section 10, para 119)
- Planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation (Section 10, para 125).

Local planning authorities must take account of the conservation of protected species when determining planning applications. The presence of protected species is a material consideration when assessing a development proposal that, if carried out, would be likely to result in harm to the species or its habitat. This requirement has important implications for bat surveys as it means that, where there is reasonable likelihood of bats being present and being affected by the development, surveys must be carried out before planning permission is considered' (BCR 2012). In order for the Local Planning Authority to adequately assess a development proposal against National and Local Planning Policy, full comprehensive ecological surveys need to be carried out and suitable mitigation strategies compiled prior to the submission of any planning application. This information

will be reviewed by the Local Planning Authority in consultation with the relevant countryside agency and other conservation bodies.

Any developer should, in the first instance, consult the relevant Local Plans to assess the suitability of their proposal (refer to NPPF Section 10 paras 113 to 117).

Natural Environment and Rural Communities Act 2006 (NERC)

Part 3, Section 40 of the NERC Act 2006 states that 'every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity', otherwise known as the Biodiversity Duty. Under Section 41 of the Act, the Secretary of State must publish a list of the living organisms and types of habitat which in the Secretary of State's opinion are of principal importance for the purpose of conserving biodiversity. This list is based on those species listed in the UK Biodiversity Action Plan (BAP) as priority species. The S41 list replaces the list published under Section 74 of the Countryside and Rights of Way (CRoW) Act 2000.

Biodiversity Action Plan

Biodiversity Action Plans (BAPs) set out actions for the conservation and enhancement of biological diversity at national, regional and local level. They consist of both Habitat Action Plans (HAPs) and Species Action Plans (SAPs) and species and habitats listed within these are defined as being of Principal Importance for the Conservation of Biodiversity under Section 41 of the NERC Act 2006. Local authorities must consider these species and habitats when determining planning applications.

Appendix 2 Images

T1 Oak minor rot holes negligible as too shallow, open and exposed



T2 No PRF



T3 Ash, ivy PRF



T4 Oak ivy PRF



T6 Ivy PRF



T7 Ash, ivy PRF



T8 Ash unaffected



T16-17 to be pollarded



T18 Dead Oak



T19 Suppressed Ash T20 dead



T21 to be pollarded ivy PRF (negligable)



T22 Pollarded no PRF

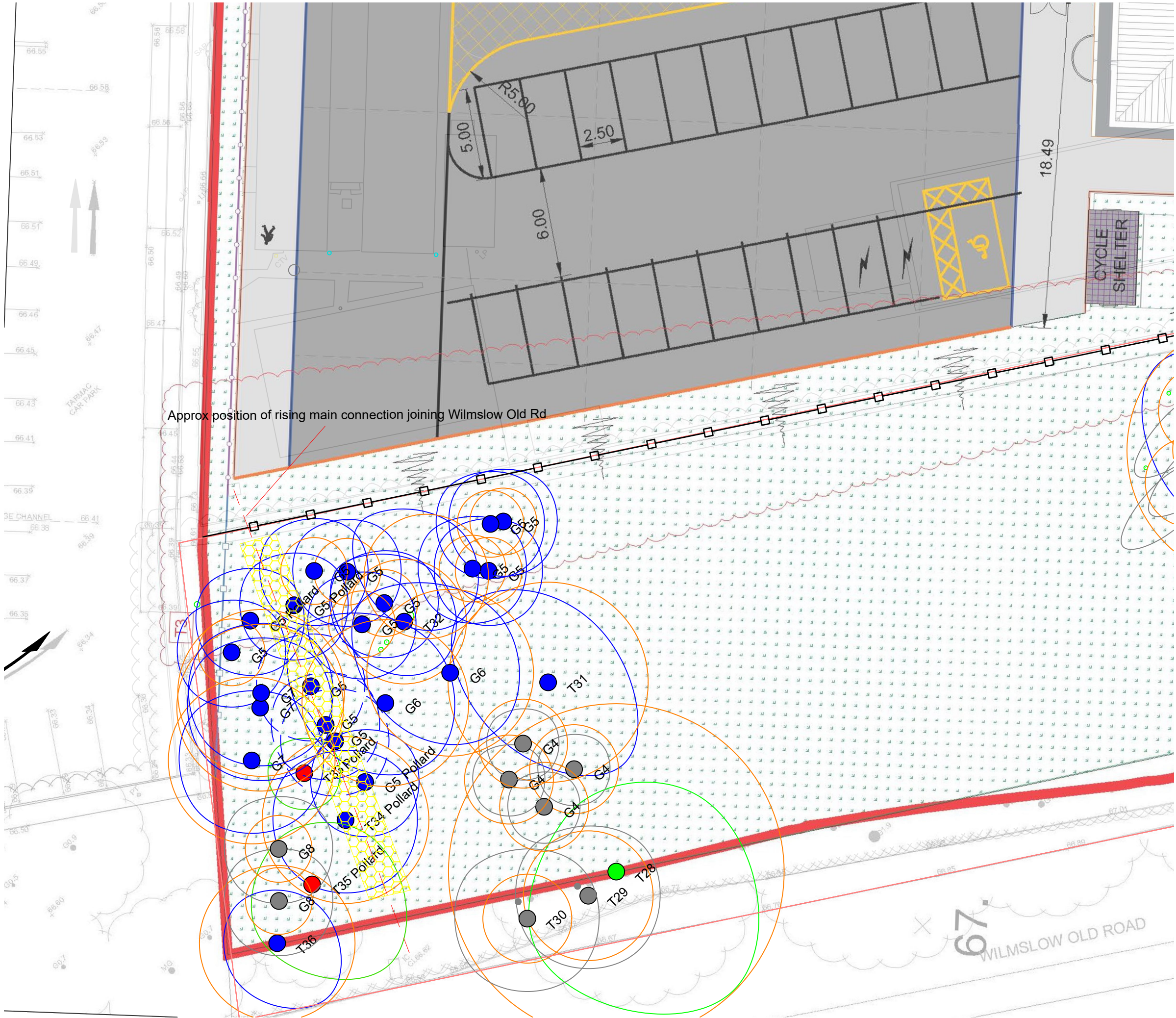


T33 Dead lifted bark PRF



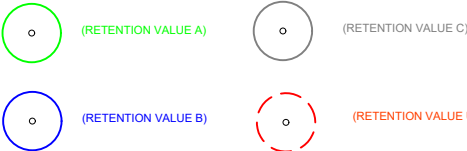
Tree No.	Common Name	Recommendations following tree impact assessment	Affected by works	PRF present	PRF description	PRF potential suitability	PRF potential suitability following climbing inspection	Outstanding survey requirements
T1	Common Oak	Remove due to development impact	Yes	Yes	Small rot holes			
T2	Common Oak	Remove due to development impact	Yes	No				
T3	Ash	Remove due to development impact	Yes	Yes	Ivy upto 3cm attached	Low	negligible	Pre start inspection by bat climber
T4	Common Oak	Remove due to development impact	Yes	Yes	Ivy <less than 3cm	Low	negligible	Pre start inspection by bat climber
T5	Common Oak	Remove due to development impact	Yes	Yes	Ivy <less than 3cm	Low	negligible	Pre start inspection by bat climber
T6	Crataegus spp.	Remove for construction access and condition related reasons	Yes	Yes	Ivy upto 3cm attached	Low	negligible	Pre start inspection by bat climber
T7	Ash	Pollard to create standing deadwood and fix bat box to tree stem	Yes	Yes	Ivy <less than 3cm	Low	negligible	Pre start inspection by bat climber
T8	Ash	Retain within CEZ	No					
T9	Ash	Retain within CEZ	No					
T10	Ash	Retain within CEZ	No					
T11	Ash	Retain within CEZ	No					
T12	Ash	Retain within CEZ	No					
T13	Ash	Retain within CEZ	No					
T14	Unknown	Retain within CEZ	No					
T15	Ash	Retain within CEZ	No					
T16	Ash	Pollard to create standing deadwood and fix bat box to tree stem	Yes	Yes	Ivy <less than 3cm	Low	negligible	Pre start inspection by bat climber
T17	Ash	Pollard to create standing deadwood and fix bat box to tree stem	Yes	Yes	Ivy <less than 3cm	Low	negligible	Pre start inspection by bat climber
T18	Common Oak	Remove due to development impact	Yes	Yes	Ivy <less than 3cm	Low	negligible	Pre start inspection by bat climber
T19	Crack Willow	Remove due to development impact	Yes	Yes	Lateral cracking	Moderate	Low	Pre start inspection by bat climber and emergence survey
T20	Unknown	Remove for safety reasons	Yes	No				
T21	Ash	Pollard to create standing deadwood and fix bat box to tree stem	Yes	Yes	Ivy less than 1cm	negligible		
T22	Crack Willow	Pollard to 8m for nature conservation reasons	Yes	No				
T23	Crack Willow	Retain within CEZ	No					
T24	Crack Willow	Retain within CEZ	No					
T25	Crack Willow	Retain within CEZ	No					
T26	Ash	Retain within CEZ	No					
T27	Ash	Retain within CEZ	No					
T28	Common Oak	Rising main located outside RPA, install CEZ as shown on TPP	No					
T29	Crataegus spp.	Unaffected, install CEZ	No					
T30	Crataegus spp.	Unaffected, install CEZ	No					
T31	Crack Willow	Unaffected, install CEZ	No					

Tree No.	Common Name	Recommendations following tree impact assessment	Affected by works	PRF present	PRF description	PRF potential suitability	PRF potential suitability following climbing inspection	Outstanding survey requirements
T32	Ash	Unaffected, install CEZ	No					
T33	Crack Willow	Pollard for nature conservation reasons	Yes	Yes	Lifted bark	Moderate	Low	Pre start inspection by bat climber and emergence survey
T34	Ash	Pollard for nature conservation reasons	Yes	No				
T35	Ash	Pollard for nature conservation reasons	Yes	No				
T36	Common Alder	Unaffected, install CEZ	No					
G1	Ash Common Oak	Remove 9no. Trees as shown on TPP	9 affected no PRF	No - small trees no PRF				
G2	Silver Birch	Retain within CEZ	No					
G3	Crack Willow Silver Birch Common Oak Ash	Retain within CEZ	No					
G4	Crataegus spp. Hazel	Unaffected, install CEZ	No					
G5	Crack Willow Crataegus spp.	3no. Trees on route drainage route require removal and 3no. Just off route requier pollarding. Remaining trees unaffected directly, install CEZ, arborist to supervise and document excavtions to monitor safety as RPA losses apply	Yes	No - small trees no PRF				
G6	Crack Willow	Unaffected directly, but potentially indirectly affected by excavation therefore arborist to supervise and monitor on site excavations	Probably not to be monitored on site					
G7	Ash Aspen	Unaffected directly, but potentially indirectly affected by excavation therefore arborist to supervise and monitor on site excavations	Probably not to be monitored on site					
G8	Common Alder	Unaffected, install CEZ	No					



TREE PROTECTION PLAN

Retention value key



Root Protection Areas (RPA) & Construction Exclusion Zones (CEZ)

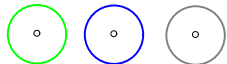
Root Protection Areas (RPA's) have been identified and are based on BS5837:2012. RPA's and Construction Exclusion Zones (CEZ) have been shown as detailed below. The CEZ shall act as the protective barrier for retained trees.

CEZ The CEZ's will require installation as shown on the TPP.

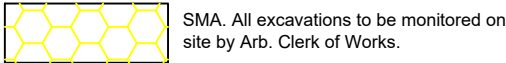
REMOVED TREES SHOWN DASHED



POLLARDED TREES SHOWN SOLID (NO RPA)
 Bat Boxes required



Special Measure Areas (SMA)
 Special Measure Areas (SMA's) have been identified for construction i these areas and they have been shown as detailed below.



Client:

MAG

Project:

MAG 401

Detail:

TREE PROTECTIONS PLAN - Overview

Drawn By:

Date:

Scale:

SB

25.08.2022

1:100@A3

Drg No:

TR-01

Revision:

V1