

Muse Development

17 February 2026

Our ref: 553619es17Feb2025FV01_GLTA

GROUND LEVEL TREE ASSESSMENT - LETTER REPORT

INTRODUCTION

Greengage was commissioned by Muse Development in January 2026 to undertake a Ground Level Tree Assessment (GLTA) at an area of land known as Alpha House, Wythenshawe, Greater Manchester, hereafter referred to as 'the site'.

The aim of the GLTA was to assess the trees within the site to determine their bat roosting suitability, and the need for any further survey and/or mitigation.

The site extends to 0.36 hectares (ha) and is centred on Ordnance Survey National Grid Reference (OS NGR): SJ 82827 86990, OS Co-ordinates 382827 386990, as seen in Appendix A.

The site is located off Rowlandsway, with the immediate surroundings set within Wythenshawe Civic shopping centre located directed to the west of the site, and residential estates to the east of the site. A large area of brownfield land is located approximately 60 meters (m) to the south of the site. Robinswood Road tram stop is located approximately 265m to the south of the site, with the M56 located approximately 1.14km to the west of the site.

This document reports the findings of the GLTA undertaken by Greengage in February 2026.

Ecological Background

In 2024 an arboricultural tree survey was undertaken by Mulberry Tree Management in 2024¹. Information gathered from the tree survey pertaining to tree species, condition and size have been used within this report.

In November 2025 Greengage undertook an Ecological Constraints Walkover (ECW)² to establish the current ecological baseline and suitability to support protected species on the site.

During the ECW a total of seven trees (six individual trees and one tree within a parcel of introduced shrub) were identified. However, at the time of this survey demolition works were being carried out and access was restricted to outside of the fenced perimeter along the red line



boundary. As a result, a comprehensive GLTA could not be carried out, and the report outlined the need for an additional GLTA once demolition had completed.

Proposed Development

The proposal seeks the construction of a residential unit. To facilitate development, all the habitats within the baseline are due to be lost, including the trees on the site.

Habitat creation as part of the Proposed Development includes 0.053 ha of 'Intensive green roof', 0.0448 ha of 'Introduced shrub', 0.0570 ha of 'Urban trees' (equivalent to 14 small trees), 0.058 km of 'Native hedgerow with trees' and 0.048 km of 'Native hedgerow'.

Legislation

All UK bat species are protected by UK legislation under which it is an offence to:

- Deliberately capture, injure or kill a bat;
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time); and,
- Intentionally or recklessly obstruct access to a bat roost.

METHODOLOGY

The GLTA was undertaken by Ryan Evans and Emily Spencer on the 3rd of February 2026 under the following weather conditions:

- Temperature: 3°C
- Wind: Beaufort Wind Force: 5 (fresh breeze)
- Cloud Cover: 5/8 Oktas (broken clouds)
- Precipitation: Dry

The GLTA involved a detailed inspection of the exterior features of the seven trees within the site from the ground using binoculars and high-powered torches to identify Potential Roosting Features (PRFs) and determine their suitability for roosting bats. In trees, PRFs are typically formed by disease, decay and damage. The surveyors made note of any PRF's present, as well as searching for evidence of bats, including droppings, staining, and/ or bats themselves.

The trees were examined for PRF's to include (but not limited to):

- Woodpecker holes;
- Cracks and cavities;
- Lifted bark;
- Split limbs;

- Tear outs;
- Pruning wounds; and,
- Dense ivy cover.

The trees were assessed against the Bat Conservation Trust³ guidance suitability criteria:

- None: Either no PRFs in the tree or highly unlikely to be any;
- Further Assessment Required (FAR): Further assessment required to establish if PRFs are present in the tree;
- PRF: A tree with at least one PRF present

Where PRF's were identified these were then assessed as one of the following:

- PRF-I: a PRF is present, but only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats;
- PRF-M: a PRF is present and is suitable for multiple bats and may therefore be used as a maternity colony.

Competencies

Ryan Evans, Senior Consultant, has a BSc (Hons) in Geography and is an Associate member of CIEEM. Ryan has over seven years' experience as an ecologist, holds a Natural England GCN Licence, is a certified tree climber and is accredited to undertake river condition assessments (RCA).

Emily Spencer, Graduate Ecologist has a BSc (Hons) in Wildlife Ecology and an MSc in Wildlife Conservation. Her experience includes three seasons of bat activity surveys, as well as other protected species surveys and related report writing and analysis.

Helen Bradshaw, Principal Consultant, has a degree in Geography (BSc Hons) and 17 year's experience as an ecologist. She spent over a decade as a Local Authority Ecologist and holds class survey licences for both bats and GCN. She has held bat mitigation licences and worked on monitoring schemes for both bats and GCN. Helen is Chair of her local badger group and has worked extensively on badger surveying and monitoring as well as delivering badger vaccination schemes for 8 years. She holds a position as a charity trustee for the Cheshire Local Records Centre.

This letter report was written by Emily Spencer, reviewed by Ryan Evans and Helen Bradshaw, who confirm that the report is in line with the following:

- Represents sound industry practice;
- Reports and recommends correctly, truthfully and objectively;
- Is appropriate given the local site conditions and scope of works proposed; and

- Avoids invalid, biased and exaggerated statements.

Limitations

The survey was undertaken while trees were dormant and leaf coverage was minimal, allowing full assessment with minimal visual obstruction.

The survey was not significantly impacted by any limitations, and it is expected that our assessments are an accurate representation of the conditions at the time of the survey.

RESULTS

Seven trees were identified on the site; each species has been identified and given a reference number (T1-T7). Data from the Mulberry Tree Management¹, such as tree height and diameter at breast height (DBH) and condition have been included in the results table.

Table 1 provides a summary of trees on site, as well as the PRFs identified during the GLTA. Refer to Appendix A for tree locations.

Table 1 Tree and feature descriptions with their suitability for roosting bats.

Reference and Location	Tree Suitability and Description	Feature Suitability and Description	Photographs
T1: Southeast Grid reference: SJ828869	Summer suitability: None Winter suitability: None An early mature maple tree <i>Acer campestre</i>. Approximately 15m in height and 450mm DBH. The southernmost tree on the east edge of the site boundary.	Summer suitability: None Winter suitability: None Several superficial split branches approximately 2-3m high on the west facing aspect. The splits were shallow and the back of the gap was visible with binoculars. Splits were also facing upwards and exposed to weather conditions i.e. rain. As such it was determined the gaps did not provide sufficient space or shelter for bats. However, if left in situ for a long period of time, it is possible for these splits to develop cavities which could in time create a PRF large enough to support roosting bats.	

Reference and Location	Tree Suitability and Description	Feature Suitability and Description	Photographs
			
T2: Southeast Grid reference: SJ828869	Summer suitability: None Winter suitability: None A multi stemmed, semi mature cherry tree <i>Prunus avium</i>. Described in the arboricultural report as a suppressed¹, likely by the two more dominant maple trees either side. Height 6m, DBH 260mm.	Summer suitability: None Winter suitability: None Some superficial damage near the base of the tree; not determined to be suitable for roosting bats.	

Reference and Location	Tree Suitability and Description	Feature Suitability and Description	Photographs
			
T3: Southeast Grid reference: SJ828869	Summer suitability: PRF Winter suitability: None An early mature maple, noted as having stem decay. Situated immediately north of T2, with a height of 13m and DBH of 470mm.	Summer suitability: PRF-I Winter suitability: None A split limb was present at approximately 3m high, on the western aspect. Fissures were present along the length of the branch, indicating a cavity within. The split was facing upwards, as such could be exposed to the elements and subject to water ingress during rainfall. This could provide some shelter and roosting suitability temporarily/during dry months for individual /small numbers of bats.	

Reference and Location	Tree Suitability and Description	Feature Suitability and Description	Photographs
			
T4: North Grid reference: SJ828870	Summer suitability: None Winter suitability: None A semi mature individual beech tree <i>Fagus sylvatica</i>, approximately 13m high with a DBH of 470mm. Tree is situated adjacent to Wavell Road.	Summer suitability: None Winter suitability: None No cavities or gaps noted, no significant damage/tears/splits to tree or tree limbs.	

Reference and Location	Tree Suitability and Description	Feature Suitability and Description	Photographs
T5: Northwest Grid reference: SJ827870	Summer suitability: None Winter suitability: None A semi mature chestnut tree <i>Castanea sativa</i>, 7m high with a DBH of 400mm. Basal decay present on the east aspect.	Summer suitability: None Winter suitability: None Shallow cavity caused by basal decay; however, the back of this gap was visible and did not appear to lead to any deeper cavities. If left in situ deeper cavities could form as the basal decay breaks down more wood.	 

Reference and Location	Tree Suitability and Description	Feature Suitability and Description	Photographs
T6: West Grid reference: SJ828869	Summer suitability: PRF Winter suitability: None An individual plum tree <i>Prunus domestica</i>, 5m in height with a DBH of 230mm. Present was dense, scrubby vegetation surrounding the base, limiting direct access to potential features.	Summer suitability: PRF-I Winter suitability: None A split branch around 2.5m high on the eastern aspect. The split appeared to extend further into the limb, with fissures present, indicating a deeper cavity. The space appeared to be small and would likely only support individual bats. Furthermore, given its upward position, it would likely be exposed to temperature fluctuations, and unsuitable for winter hibernation.	 

Reference and Location	Tree Suitability and Description	Feature Suitability and Description	Photographs
T7: Southwest Grid reference: SJ827869	Summer suitability: PRF Winter suitability: None An individual semi mature lime tree <i>Tilia spp</i> adjacent to Rowlandsway. Present was a large tear out on and damage on the limb on the east aspect of the tree, approximately 3m high.	Summer suitability: PRF-I Winter suitability: None The tear out could only be inspected with binoculars. Damage appeared superficial; however, the distal end featured a jagged fracture with splintering. A cavity appeared to be present at the top of this damage, which could provide some shelter from individual bats. The cavity is likely exposed to temperature fluctuations and therefore unsuitable for winter roosts.	 

Winter Hibernation Roosting

To facilitate the state of torpor which bats enter during periods of hibernation, roost features must offer thermally stable cool and humid temperatures. Bats typically prefer to hibernate in below ground structures such as caves, basements and culverts, known as 'classic' hibernation roosts. Above ground structures, classified as 'non-classic' hibernation roosts are less likely to provide the necessary conditions for winter hibernation. Three trees on the site have been classified as having PRFs; however, they are likely to be exposed to weather i.e. wind or rain, and temperature fluctuations, and therefore will not have the suitable microclimate necessary for hibernation.

Furthermore, the site is situated in a highly urbanised area, bordered by roads, commercial and residential units, as such is subject to high levels of disturbance such as noise, and artificial lighting. High levels of disturbance may reduce a sites suitability for bats.

For the reasons outlined above the trees on the site are categorised as having a suitability level of 'None' for winter hibernation.

Summer Roosts

The PRF-Is identified on T3, T6 and T7 could support individual or small numbers of bats and be used opportunistically as summer or transitional roosts. They are unlikely to provide sufficient space or shelter for large roosts or roosts of higher conservation value i.e. maternity roosts.

Vegetation on site is limited to a small amount of introduced shrub, however there is vegetation in the immediate vicinity of the site i.e. individual trees and residential gardens, which may provide foraging opportunities for bats.

PROPOSED MITIGATION AND COMPENSATION

The survey identified three PRFs on site which may be suitable for individual/small numbers of bats during summer, however considering the high levels of disturbance in the area and limited foraging opportunities directly on site, the likelihood of bats being present on site is low, and in accordance with guidelines³ works may proceed under reasonable avoidance measures.

All trees are to be removed to facilitate proposed development, resulting in the loss of PRFs. Works must adhere to a Precautionary Methods of Works (PMoW) and soft felling of trees assessed as PRF, details of which are outlined below.

Whilst foraging and commuting resources for bats are not formally protected by law, their protection is a material consideration within the planning process, therefore, appropriate best practice and mitigation recommendations, to avoid impacts to foraging/commuting bats, are provided.



Precautionary Methods of Works

The likelihood of bats being present on site is low but cannot be definitively ruled out given the presence of PRF-Is, as such works will proceed under a PMoW, in which methods of works will be detailed in order to minimise accidental disturbance to bats. Measures within the PMoW will include the following:

Timing

As set out in the Bat Mitigation Guidelines⁴, the most common and effective way of avoiding disturbance of a roost is to complete works outside of the time or season when bats are likely to be using the roost. This varies between species and roost types.

Care should be taken to reduce general disturbance during the summer months, including timing works in daylight hours when bats are inactive, and keeping noise disturbance to a minimum. No additional artificial lighting should be left on overnight. As such, light, noise and general disturbance through construction activity will be limited to within hours that bats are not active.

Ecological Clerk of Works

Prior to works commencing, on site workers should be briefed by a Suitably Qualified Ecologist (SQE) through delivery of a 'toolbox talk' on the mitigation strategy and legislation relating to bats.

The Ecological Clerk of Works (ECoW) should undertake a detailed inspection and endoscopic survey (where possible) immediately prior to works taking place and be present during works near/at the PRFs.

Soft Felling

In accordance with the guidelines², a pre-fell check should be undertaken by a SQE to confirm the presence/likely absence of bats within the PRF-I feature immediately prior to felling. Trees classified as PRF should be soft felled⁴, whereby the tree is felled in sections with cross sections lowered to the ground gently, with the timber is left in situ for a period of 24 hours before being chipped/removed from site to allow bats to vacate should they be present.

The inclusion of a PMoW, soft felling and minimising the impacts of external lighting will sufficiently minimise the impacts upon foraging and commuting bats.

In the event that a bat, or evidence of roosting bats, is identified at any time the works will cease, and Natural England will be contacted for further advice.

Compensation

Lighting

Artificial lighting can cause disturbance to bat species' roosting, foraging and commuting activity. Proposals should therefore impose measures to limit additional light disturbance at site following development. Bat-sensitive lighting should be incorporated into the scheme to minimise any

potential impacts of increased lighting levels on foraging, commuting and socialising bats. Lighting design should follow guidance provided by the Institute of Lighting Professionals (ILP) and BCT, specifically to:

- Avoid use of metal halide and fluorescent light sources;
- Incorporate light at a <2700K in external areas where possible, with peak wavelengths higher than 550 nanometres (nm);
- Use screens/hoods to make any external lighting as directional as possible, avoiding light spill on any natural features;
- Position external lights as low to the ground as possible and avoid using bollard lighting;
- Consider only luminaires with a negligible or zero Upward Light Ratio, and with good optical control. Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt;
- Have lighting controls in place, where appropriate, to minimise the duration lights are illuminated, this could be instated through motion sensor lighting or subject to curfews. Lighting associated with existing or created greenspace should be prohibited during the active bat season (April-October, inclusive);
- Create dark corridors with no light levels over the hedgerow and tree lines edges;
- Take measures when placing internal lights to reduce risk of light spill from windows;
- Model lighting at site to confirm predicted intensity and spill, which should be reviewed by a Suitably Qualified Ecologist (SQE).

Bat Boxes

As per the Bat Mitigation guidelines 2025⁴, loss of tree roosts can be compensated to some extent by the provision of bat boxes, provided that:

- The species that are displaced from the lost tree roosts readily use bat boxes;
- The boxes selected are of a suitable type for the species and roost type concerned;
- They are located appropriately; and
- Monitoring is adequately resources to ensure longer-term maintenance, repair and replacement.

The Proposed Development includes landscaping plans which consists of new tree planting around the perimeter of the site, hedgerow and vegetation planting, and a green roof, all of which will significantly improve the sites foraging value to bats compared to the current baseline. To maximise ecological value to bats more permanent artificial roosting opportunities should be provided. It is recommended bat boxes be incorporated into development plans (e.g., integrated bat bricks, tubes or permanent bat boxes).

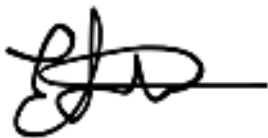
SUMMARY

Greengage were commissioned to undertake a GLTA to assess the suitability of seven trees to support roosting bats. Three trees (T3, T6 and T7) were assessed as PRF, each of which had one feature assessed as PRF-I, which are considered suitable to support individual or small numbers of bats opportunistically/transitionally. No trees were considered suitable to support winter hibernation, or maternity roosts.

Mitigation measures have been outlined in the form of PMoW, including soft felling of trees identified as PRFs. Reasonable compensation for the loss of PRFs as a result of works have been recommended in the form of bat boxes being implemented into developments.

The data collected during the survey is considered valid for 12 months from the date of this report (February 2026) in accordance with the Chartered Institute of Ecology and Environmental Management (CIEEM) guidance.⁵ An updated GLTA survey should be conducted if development works have not started within this timeframe or should the site conditions change significantly during this time.

Yours sincerely



Emily Spencer

Graduate Consultant

T: 07749302886

E: emily.spencer@greengage-env.com

For and on behalf of Greengage Environmental Ltd

APPENDIX A APPENDIX A: FIGURES

Figure A.1 Site map and tree locations

ALPHA HOUSE, WYTHENSHAW

Key

 Red Line Boundary

Tree Classification

 None

 PRF

Title: Figure A.1 Site map and tree locations

Drawn by: ES

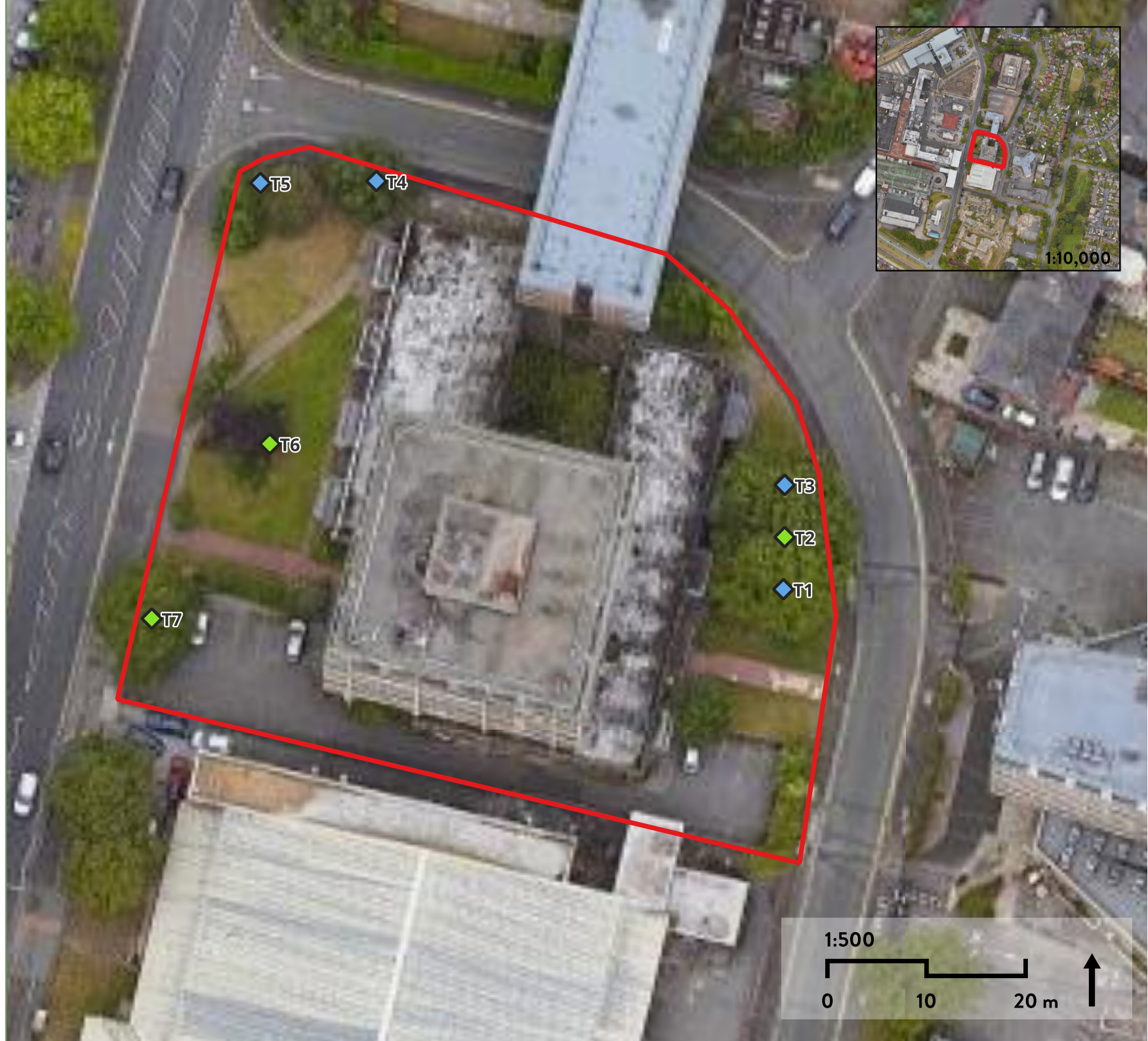
Date: 17/02/2026

Reviewed by: HB

Date: 17/02/2026

Project number: 553619

Sources: Google Satellite



REFERENCES

¹ Mulberry TC (2024) TREE_SURVEY-2629476

² Greengage (2025) 553619st10Nov2025FV02_Ecological Constraints Walkover

³ Collins, J (ed.) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*. The Bat Conservation Trust, London

⁴ Reason, P.F. and Wray, S. (2025). *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats*. Chartered Institute of Ecology and Environmental Management, Ampfield.

⁵ Chartered Institute of Ecological and Environmental Management (CIEEM) (2019) *On The Lifespan Of Ecological Reports & Surveys*