Greyslow Limited

Oakley Gardens - 188 Wilmslow Rd

Ground Level Tree Assessment

DATE: February 2026

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1 Introduction

1.1 Purpose of this Document

1.1.1 The Preliminary Ecological Appraisal identified several mature trees on site with bat roost potential that would be impacted by the proposed development.

1.1.2 The tree surveys that have been undertaken and detailed within this document comprise of:

- Ground Level Tree Assessment;
- Aerial Tree Inspection and endoscope inspections (to be completed)

1.1.3 The methodologies and results of these surveys are described and presented within this report.

1.2 Relevant Legislation

1.2.1 All British bat species are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981. All British bats are also included on Schedule 2 of The Conservation of Habitats and Species Regulations 2017 as European Protected Species of animals. It is an offence to:

- intentionally or recklessly kill, injure or capture bats;
- deliberately or recklessly disturb bats (whether in a roost or not); and
- damage, destroy or obstruct access to bat roosts.

1.2.2 A bat roost includes 'any structure or place which a bat uses for shelter or protection'. As bats tend to reuse the same roosts, a roost is protected whether or not bats are present at the time of survey.

1.2.3 A license will therefore be required by those who carry out any operation that would otherwise result in offences being committed.

1.2.4 The following bat species are listed as being of principal importance for the conservation of biodiversity in England on Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006: barbastelle, Bechstein's, noctule, soprano pipistrelle, brown long-eared, greater horseshoe, and lesser horseshoe.

2 Survey Methodologies

2.1 Ground Level Tree Assessment

2.1.1 The Ground Level Tree Assessments (GLTAs) aim to determine whether the trees were suitable for roosting bats.

2.1.2 The GLTA surveys consisted of a detailed inspection of the trees from the ground, at all angles, from both close-up using binoculars and further away, to look for any features that could be used by roosting bats. Where appropriate an endoscope and high-powered torch was used.

2.1.3 PRFs may include but are not limited to; woodpecker holes, loose bark, cracks and crevices, broken off limbs and dense ivy.

2.1.4 Trees are then classified in accordance with Table 1 based on the criteria given in the Bat Surveys for Professional Ecologists: Good Practice Guidelines (BCT, 2023) and professional judgement. However, at this stage, the PRFs are not inspected in detail and therefore, the classification is only an estimate of their potential to support roosting bats.

Table 1. Summary of Assessing Potential Roosting Features (BCT, 2023)

Suitability	Description of Roosting Feature
None	Either no Potential Roosting Features (PRF) in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF-I	PRF is only suitable for individual bats or very small number of bats either due to size or lack of suitable surrounding habitat
PRF-M	PRF is suitable for multiple bats and may therefore be used as a maternity colony.

2.2 Aerial Tree Inspection/Endoscope Inspection

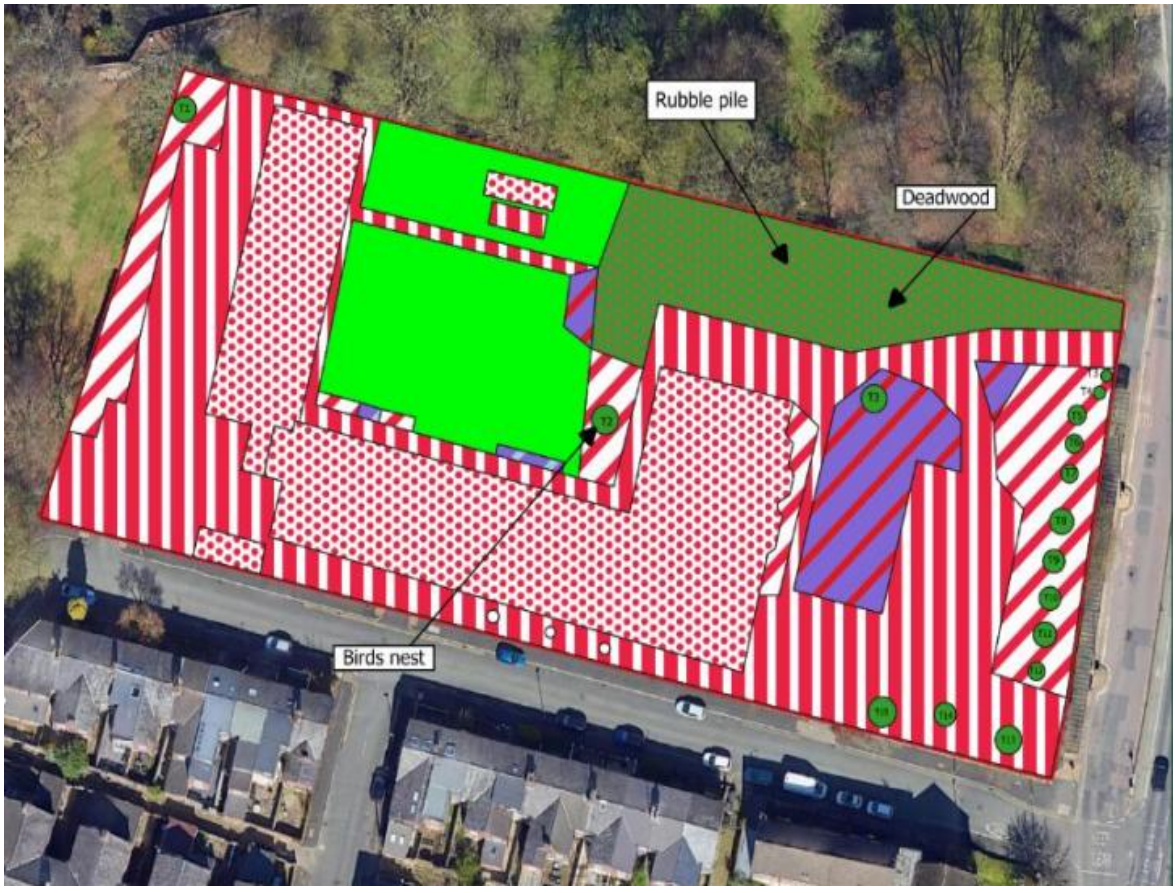
2.2.1 The Aerial Tree Inspection (ATI) involves the use of tree climbing or access equipment (ladders, MEWPs) to gain access to PRFs identified through the GLTA surveys. This allows for a more detailed assessment of their likely suitability for bats and provides an opportunity to look for more conclusive evidence of bats, such as:

- Live, dead or skeletons of bats;
- Bat droppings in roof voids (particularly below ridge beam and apex);
- Feeding remains e.g., insect wings;
- Tiny scratches / claw marks around external entry points;
- Urine staining or polishing around external entry point;
- Bat droppings in, around or below entry points of the buildings;
- Audible squeaking at dusk or in warm weather;
- Flies around entry point; and
- Smoothing of surfaces around a cavity.

2.2.2 The surveyor identified surrounding habitat that had any potential to support roosting, commuting and foraging bats. The surrounding habitat can influence roost potential and notes were made on the setting of the trees, their proximity to significant linear habitat features (such as a watercourse, mature hedgerow, wooded lane or an area of woodland) and other factors including artificial lighting.

2.2.3 Taking account of the habitat features, the trees were re-assigned a level of roost suitability (Table 1) based the criteria given in the Bat Surveys for Professional Ecologists: Good Practice Guidelines (BCT, 2023) and professional judgement. The primary objective of this exercise was to identify the need for further detailed bat surveys, or to establish whether the PRFs identified from ground level were not suitable for bats.

2.2.4 Trees are then classified in accordance with Table 1 based on evidence of PRFs and, therefore, their potential to support roosting bats. The final classification of suitability post ATI informs the further survey work required.



1. Site Map

3 Results

3.1 Ground Level Tree Assessment

3.1.1 The GLTA was completed in February 2026 by licensed bat ecologist Nick Carter MCIEEM, 2018-33650-CLS-CLS and assistant ecologist Sam Bardi.

3.1.2 A total of 7 trees were assessed as requiring an Aerial Tree Inspection as part of the GLTA.

3.1.3 Table 2 below details the results of the GLTA as well as recommendations for further inspection or survey.

Table 2 GLTA Results.

Arb Tree Reference	Tree Species	Diameter at breast height	Description of roosting features	Location of Potential Roost Feature	Suitability to support roosting bats	Recommendations for further inspection or survey
T15	Common Ash	70cm	None	N/A	N/A	No Further Survey
T14	Beech	60cm	None	N/A	N/A	No Further Survey
T13	Beech	65cm	Upward facing knothole on limb, needs aerial Inspection to see full extent	8m, North	PRF-I	Aerial Tree Inspection
T12	Sycamore	43cm	None	N/A	None	No Further Survey
T11	Sycamore	45cm	Knothole on main stem	8m, South-East	PRF-I	Aerial Tree Inspection
T10	Sycamore	35cm	Historic main stem tear-out	7m, South	FAR	Aerial Tree Inspection
T9	Lime	45cm	None	N/A	N/A	No Further Survey
T8	Oak	50cm	M – Wound in tear-out I – Cavity in pruning cut	M – 6M, North I – 9M, East	PRF M, I	Aerial Tree Inspection

T7	Lime	42cm	Stem cavity	8m, West	PRF I	Aerial Tree Inspection
T6	Lime	55cm	2 x small knotholes on limb	A – 9m, North-East B – 8m, East	2 x PRF I	Aerial Tree Inspection
T5	Lime	45cm	None	N/A	N/A	No Further Survey
T4	False Acacia	20cm	None	N/A	N/A	No Further Survey
T3	Silver Birch	7cm	None	N/A	N/A	No Further Survey
T2	Sweet Chestnut	55cm	None	N/A	N/A	No Further Survey
T1	Sycamore	90CM	Sparse, non-cavity forming Ivy	Present throughout	PRI – I	Aerial Tree Inspection

3.2 Aerial Tree /Endoscope Inspection – To be completed post ATI

3.2.1 The results of the aerial tree inspections completed are shown in Table 3.

Table 3. Aerial Tree Inspection Results.

Reference	Tree Species	Description of roosting features	Suitability to support roosting bats (GLTA)	Results after ATI #1	Results after ATI #2	Results after ATI #3
T13	Beech	TBC upon Aerial Inspection	PRF – I	Tbc		
T11	Sycamore	TBC upon Aerial Inspection	PRF – I	Tbc		
T10	Sycamore	TBC upon Aerial Inspection	FAR	Tbc		
T8	Oak	TBC upon Aerial Inspection	PRF – M, I (2)	Tbc		
T7	Lime	TBC upon Aerial Inspection	PRF – I	Tbc		
T6	Lime	TBC upon Aerial Inspection	PRF – I, I (2)	Tbc		
T1	Sycamore	TBC upon Aerial Inspection	PRF – I	Tbc		

4 Summary

4.1.1 This report presents the results of the GLTA survey undertaken in 2026.

4.1.2 A total of 15 trees would potentially be impacted by the proposals and were subject to a GLTA. Of the 15 trees assessed as part of the GLTA, 7 were considered to have potential roosting features and are recommended for an aerial tree inspection.

5 References

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

6 Photos



T13 Beech (Fagus Sylvatica). PRF I – Knothole



T11 Sycamore (Acer Pseudoplatanus). PRF I – Knothole



T10 Sycamore (Acer Pseudoplatanus). FAR – Tear out



T8 Oak (Quercus Robur) PRF M (Left) – Wound, PRF I (Right) – Cavity



T7 Lime (Tilia Cordata). PRF I – Stem Cavity



T6 – Lime (Tilia Cordata). PRF I – Knothole PRF I – Knothole



T1 Sycamore (Acer Pseudoplatanus). PRF I – Ivy Cover