

Ground Level Tree Assessment

Survey site:

North Manchester Golf Club, Rhodes House, Manchester Old Road, Middleton, Manchester, M24 4PE

Client:

Jet Network Solutions

Survey date:

2nd June 2025

Project:

This report is prepared to inform a planning application with the Rochdale Metropolitan District Council. The proposal is described as:

“The erection of a telecommunications tower with an associated access track and 10 x 10m concrete slab compound.”

GLTA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2025](#).

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

Site Location and Context												
The survey site is centred on National Grid Reference: SD 86300 06158 and has an area of ~0.716ha. The site comprises woodland bordered by boundary fencing in Middleton, Manchester. The underlying geology of the site is sandstone (Pennine Lower Coal Formation), with glacial deposits of Devensian sands and gravels, overlain by slowly permeable, seasonally wet acid loamy and clayey soils of low fertility. Typical habitats of this soil type include seasonally wet pastures and woodlands. Adjacent to the north is a small access road, adjacent to the south is grassland, adjacent to the east are residential dwellings and gardens, and adjacent to the west is further woodland. MAGIC habitat designations within 2km include patches of: ‘Priority Deciduous Woodland’ (on-site with other patches surrounding), ‘Open Mosaic Habitat’ (~1.06km northeast), ‘Priority Lowland Fens’ (~1.18km south), and ‘Priority Lowland Dry Acid Grassland’ (closest ~1.31km southwest). The closest watercourse to the site is the River Irk located ~0.83km south of the site. The site is situated along the edge of the suburban area of Middleton. The site includes a small fragment of priority deciduous woodland within a golf course, with grassland, other patches of woodland, and with dams, reservoirs, sluices in the nearby vicinity, within the golf course setting. North, east, and south of the golf course are dwellings and gardens, with more rural areas, further west of the site including linear hedgerow networks and grassland.												
Survey Details												
The site survey was undertaken by Amber Williams BSc (Hons), MSc, Graduate Ecologist (Accredited on Natural England Bat Licence Number: 2024-12491-CL18-BAT.)												
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain							
02/06/2025	15	51	40	8	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 GLTA plan in Appendix 1, location plan in Appendix 2, proposed plans in Appendix 3.												
Summary of Survey Findings (UKHab codes used)	<u>EPSL data:</u> A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licenced 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.											
	<table><tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>2015-8774-EPS-MIT</td><td>Common pipistrelle</td><td>~1.30km east</td><td>Destruction of a breeding site and resting place</td></tr></table>					EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2015-8774-EPS-MIT	Common pipistrelle	~1.30km east
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2015-8774-EPS-MIT	Common pipistrelle	~1.30km east	Destruction of a breeding site and resting place									
There are no Special Areas of Conservation designated for bats within 10km of the site.												

	<u>Local notable habitats (2km)</u> • Deciduous Woodland - ~430m southeast. • Woodpasture and Parkland - ~1.6km southeast. • Ancient Woodland - ~1.7km southeast. <u>On-site designations:</u> The site is not subject to any statutory designation. <u>Statutory designated sites (within 2km):</u> There are two statutory sites within 2km of the site, as detailed below: • Alkrington Woods Local Nature Reserve (LNR) – ~0.65km south – (woodland, grassland, marsh, and standing water). • Hopwood Woodlands LNR – ~1.93km northeast – (woodland). The site lies within the ‘impact risk zones’ for local Sites of Special Scientific Interest (SSSIs). <u>Non-statutory designated sites:</u> The presence of non-statutory designated sites within 2km of the site cannot be established without data from Greater Manchester Local Record Centre (GMLRC).
Trees – Ground Level Tree Assessment	
<i>Summary of Survey Findings</i>	There are 15 trees subject to impacts. Dense ivy was identified on T9, ivy could conceal roosting features on the tree. No features suitable for roosting bats was identified on any other tree. All trees and understory shrubs are suitable habitat for nesting birds. <u>Mature poplar (T1-2, T14-15)</u> T1-2 are mature poplar (<i>Populus sp.</i>) with a DBH of ~60-65cm situated to the northern site boundary. T14-15 are situated outside of the site boundary and will be subject to pollarding. T14-15 have a DBH of ~30cm. No wounds or features which could support roosting bats were identified on the trees and thus T1-2 and T14-15 are assessed as NONE (Fig.1). <u>Early mature privet (T3)</u>

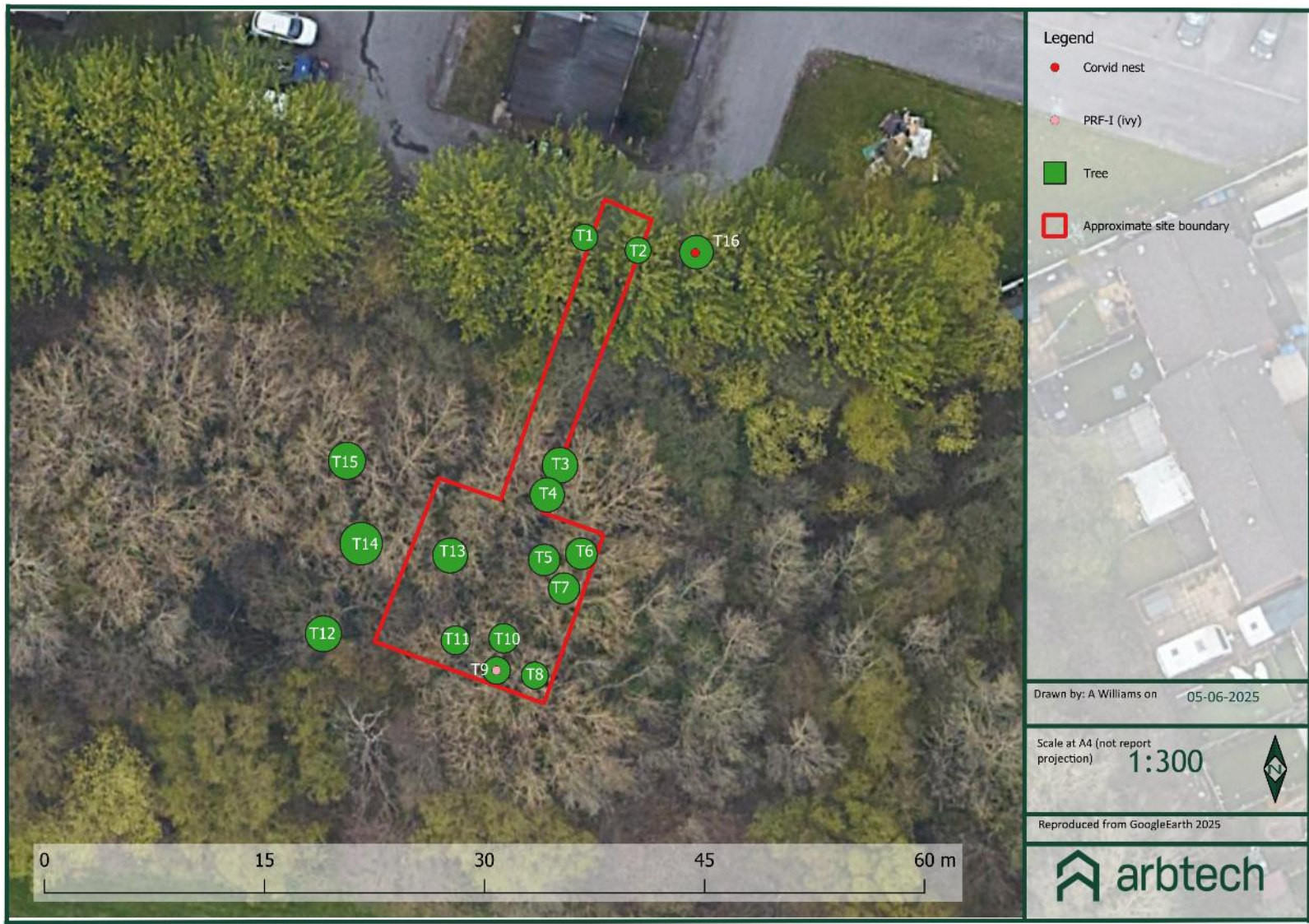
	T3 is a privet shrub (<i>Ligustum sp.</i>) with a DBH ~20cm situated to the centre northeastern site boundary. No wounds or features which could support roosting bats were identified on the tree and thus T3 are assessed as NONE (Fig.2). <u>Mature grey willow (T4-5)</u> T4-5 are mature grey willow (<i>Salix cinerea</i>) situated to the centre site boundary. T4 is leaning south. The DBH of these trees ranged from ~29-32cm. None of these trees appear to have wounds or features which could support roosting bats and thus are assessed as NONE (Fig. 3). <u>Young to mature cherry (T6, T9-10, T12)</u> T6, T9-10, T12 are young cherry (<i>Prunus avium</i>). T6, T10, T12 are situated at the southern site boundary. These trees have a DBH of ~10-29cm. No wounds or features which could support roosting bats were identified on these trees and thus are assessed as NONE (Fig.4). T9 is situated to the southeastern site boundary and has a DBH of ~33cm. Dense ivy was identified covering the majority of the length of the trunk (Fig.5). As such, roosting features suitable for bats may have been missed. T9 is assessed as PRF-I and felling should be conducted under precautionary working measures listed in the recommendations section below. <u>Early mature sycamore (T7)</u> T7 is an early mature sycamore (<i>Acer pseudoplatanus</i>) situated to the southeastern site boundary. T7 has a DBH of ~14cm. No wounds or features which could support roosting bats were identified on the tree and thus T6 is assessed as NONE (Fig.5). <u>Early mature ash (T8)</u> T8 is an early mature ash (<i>Fraxinus excelsior</i>) situated at the southeastern site boundary. T8 has a DBH of ~9cm. No wounds or features which could support roosting bats were identified on the tree and thus T8 is assessed as NONE. <u>Poplar - standing deadwood (T11)</u> T11 is standing dead poplar situated near the site centre (Fig.6). No wounds or features which could support roosting bats were identified on the tree and thus T11 is assessed as NONE. <u>Semi mature holly (T13)</u> T13 is a semi mature holly tree (<i>Ilex aquafolium</i>) situated to the western site boundary. T13 has a DBH of ~17cm. No wounds or features which could support roosting bats were identified on the tree and thus T13 is assessed as NONE (Fig.7).
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	<u>Understory shrubs</u> The woodland understorey is densely vegetated with a mixed species of shrubs such as privet, holly, hazel, laurel, elder and hawthorn (Fig.8). None of the understory shrubs had any features suitable to support roosting bats.
<i>Foreseen Impacts</i>	<u>T9</u> Dense ivy is identified on the trunk of T9 preventing a thorough assessment of the tree for potential roosting features. T9 will be felled to facilitate the development. This could result in destruction of any bat roosts present within any features not noted during the survey as a result of the ivy. and could cause disturbance, death or injury to bats.
<i>Recommendations</i>	<u>T9</u> As per Tables 6.3 and 7.1 of the Bat Survey Guidelines (2023) trees with PRF-I's only do not require further survey effort, however compensation for lost features should be installed prior to tree felling works, and works should be carried out under a precautionary working method statement (PWMS). The PWMS includes: - Prior to any PRF removal, suitable compensation should be provided onsite (i.e. bat boxes in appropriate locations) - An inspection of any features to be carried out by the arborist under supervision of the ground-based ecologist on site - Any identified PRF-I feature(s) will be soft felled in conjunction with an experienced arborist. This will involve sections of the tree with the PRF to be cut away and lowered to the ground and inspected by a licenced ecologist - Any PRFs felled will be left in-situ on the ground within a 10m exclusion zone for 24 hours - 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 <u>T1-T8, T10-T15</u> 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. Suggested biodiversity enhancements The installation of five bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be mounted on retained mature trees at the site boundaries. Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.
Birds	
<i>Summary of Survey Findings</i>	<u>Trees:</u> <u>Mature hawthorn (T16)</u>

	T16 is a mature hawthorn situated approximately 2m east of the northern site boundary. T16 is not anticipated to be subject to impacts, however, a corvid nest was identified within T16. (Fig.9). This is noteworthy due to the proximity of works. All trees and understory shrubbery are considered suitable for nesting habitat and nest building resources (Fig.8). <u>Barn owls:</u> The site does not appear to provide any suitable nesting sites for barn owls. <u>Overwintering birds:</u> Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Buildings/trees <u>T16</u> The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests if present within T16 during the works. Barn owls None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	Tree felling or pruning should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged or until a qualified ecologist deems the nest to be inactive. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged or until a qualified ecologist deems the nest to be inactive. <u>Suggested biodiversity enhancements:</u> The installation of a minimum of five bird boxes on the new buildings will provide additional nesting habitat for birds e.g.

	▪ Vivara Pro WoodStone Swift Nest Box (buildings) ▪ House Sparrow Terrace FSC Nest Box (buildings) ▪ Swallow Nest Bowl (buildings) (Or a similar alternative brand). Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.
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Appendix 1: Tree map

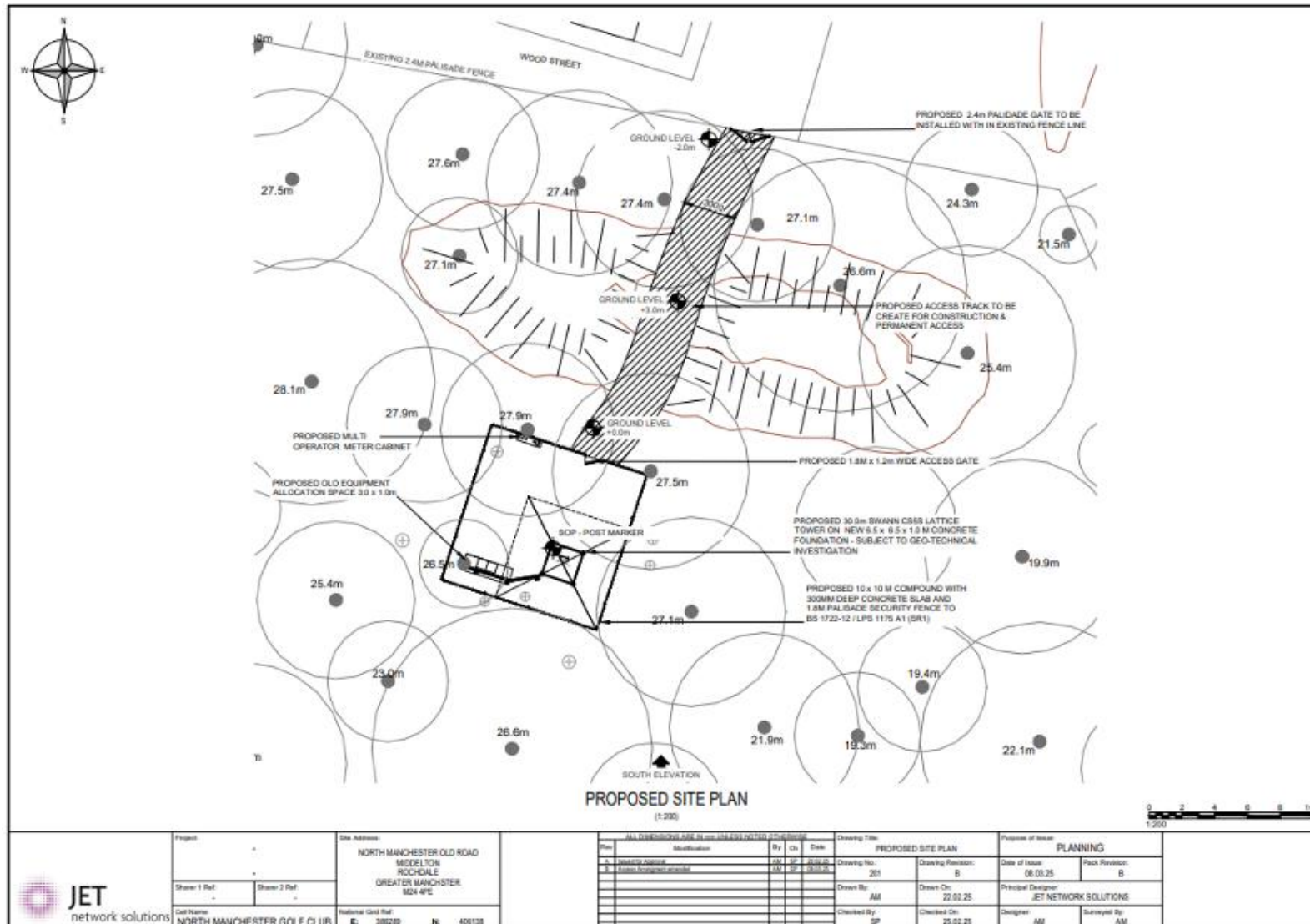


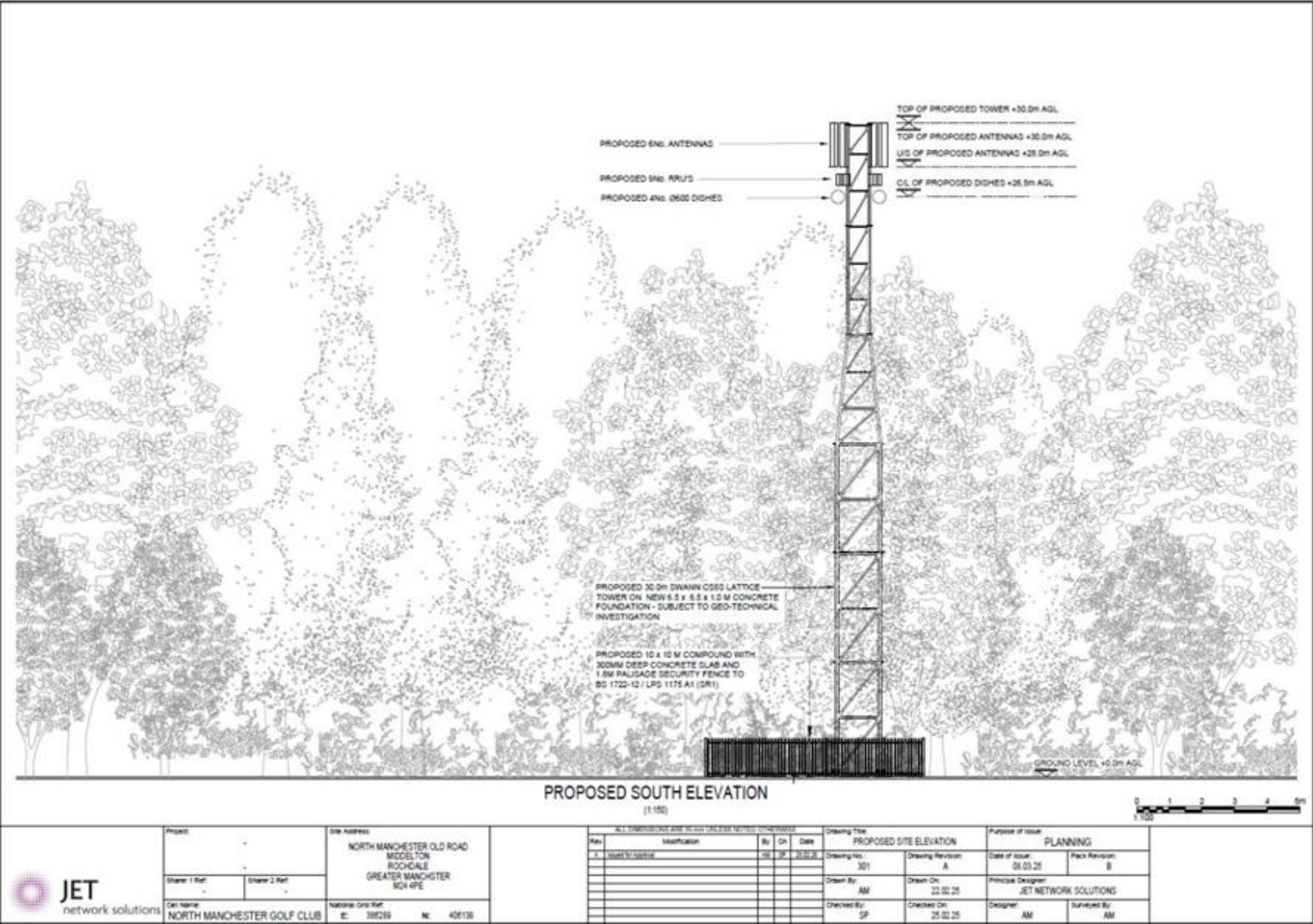
Ground Level Tree Assessment

Appendix 2: Location map



Appendix 3: Proposed plan





Appendix 4: Photos

			Figure 1: Example of mature poplar tree on site
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			Figure 2: Example of privet on site.
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			Figure 3: Example of grey willow on site.
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	 A photograph of a tree trunk, likely a cherry tree, with a yellow identification tag attached to it. The tree is surrounded by dense green foliage.		Figure 4: Example of cherry on site.
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	Figure 5: Sycamore tree on site.
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			Figure 6: Standing deadwood on site.
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	Figure 7: Example of holly tree on site.
	Figure 8: Understory shrubs.

			Figure 9: Corvid nest within T16.
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Version control			
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