

Bat Aerial Inspection Survey Report



**Tyler
Grange**

Land off Greenvale, Rochdale

1st October 2025

TG Report No. 16099_R02_DP

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Plan 1: Aerial Inspection Results Plan 16099/P04



Summary

- S.1. This technical bat report has been prepared by Tyler Grange Group Limited on behalf of Wain Homes North West in relation to planned works at Land off Greenvale, Rochdale, hereafter referred to as 'the site' (centred on OS grid reference SD 86045 13438).
- S.2. This report is to accompany a planning application to construct a new residential development with c. 43 units within the site boundary, and aims to assess the suitability of the habitats on site to support roosting bat species, inform on the results of any further surveys, establish the presence or likely absence of roosting bats and determine any further need for mitigation. This report should be read alongside the Preliminary Ecological Appraisal PEA report for the site (Tyler Grange report reference **16099/R01**).
- S.3. Following the Ground Level Tree Assessment (GLTA), tree 3 (T3) was assessed as having PRF-M bat roost potential as well as potential to support hibernating bat species, and were therefore subject to three further tree climbing surveys and a hibernation monitoring period in line with best practice guidelines.
- S.4. No evidence of roosting bats was found during 2025 aerial inspection surveys. Therefore, it is considered that roosting bats are likely absent from T3 and development proposals will not have any impact on roosting bats. However, given the high roost potential of the trees, some recommendations for mitigation have been made:
- Contractors should all be briefed with a toolbox talk in case of unexpected discoveries without an ecologist present.
 - Should site proposals change to include the loss of T1 and T2, these trees with PRF-I roost potential for bat species should be felled under the supervision of a suitably qualified ecologist.
 - Roosting opportunities on site should be enhanced through the implementation of a bat box scheme, expected to be secured by a suitably worded planning condition.
- S.5. With the implementation of the suggestions outlined above, the conservation status of the species shall be maintained and a net gain of roosting opportunities for bats will be achieved. As a result, the proposed development should conform with all legislation with regards to bats as well as all local and national planning policy.



Section 1: Introduction and Legislative Context

Introduction

- 1.1. This technical bat report has been prepared by Tyler Grange Group Limited on behalf of Wain Homes North West in relation to planned works at Land off Greenvale, Rochdale, hereafter referred to as 'the site' (centred on OS grid reference SD 86045 13438). See **Figure 1.1** below for the red line boundary.



Figure 1.1. Site red line boundary (© Google Aerial Imagery 2025)

Purpose

- 1.2. The aim of this report conducted was to assess the suitability of the trees on site to support roosting bat species, inform on the results of any further surveys, establish the presence or likely absence of roosting bats within trees and determine any further need for survey effort and mitigation.

Legislative Context

- 1.3. All UK bat species are listed on Appendix II of the Bern Convention and on Annexes II and IV of the EU Natural Habitats Directive. In England and Wales bats are protected under Schedule 2 of the Conservation of Habitats



and Species Regulations 2017 and under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). It is an offence, with certain exceptions, to:

- Intentionally or deliberately capture, kill, or injure a bat;
- Intentionally or recklessly damage, destroy, and disturb bats in a place used for shelter or protection, or obstruct access to such areas;
- Damage or destroy a bat breeding site or resting place;
- Possess a bat, or any part of it, unless acquired lawfully; and
- Sell, barter, exchange, transport, or offer for sale a bat or parts of them.

1.4. Actions that are prohibited can be made lawful by a licence issued by the appropriate Statutory Nature Conservation Organisation.

1.5. Several species of bats barbastelle *Barbastella barbastellus*, Bechstein's *Myotis bechsteinii*, brown long-eared *Plecotus auritus*, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros*, noctule *Nyctalus noctula* and soprano pipistrelle *Pipistrellus pygmaeus* are listed as Priority Species under the 'UK Post-2010 Biodiversity Framework which provides a statutory list of priority species in England, Scotland, Wales and Northern Ireland, as required under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 (England), Section 7 of the Environment (Wales) Act 2016, Section 2(4) of the Nature Conservation (Scotland) Act 2004, and Section 3(1) of the Wildlife and Natural Environment Act (Northern Ireland) 2011. Decision-makers such as Local Planning Authorities must have regard for Priority species in all their activities, including when making decisions on planning applications.



Section 2: Survey Methodologies

2.1. The surveys followed standard methodologies set out in published guidance^{1 2 3 4} and comprised:

- Ground Level Tree Assessment (GLTA) – ground level inspection of trees to assess potential of trees on site to support roosting bats;
- Tree Climbing Aerial Inspections – Aerial inspection of trees to determine a presence/absence of bats, and assess potential of individual preliminary roost features (PRFs) close-up with use of a high-powered torch and endoscope.

Ground Level Tree Assessment

2.2. A GLTA was undertaken on all trees within the Site boundary. The assessment was undertaken on 30th October 2024 by David Paton. All surveys were daytime inspections and the conditions for all surveys was considered optimal. The location of the trees at the Site are shown on plan **16099/P04**. All trees were inspected from the ground using binoculars, high powered torch, digital camera and endoscope for accessible features. Potential Roosting Features (PRFs) of interest include at detailed in **Table 2.1** below.

Table 2.1 - PRF Types that can be Exploited by Bats and How they Form - adapted from Collins, 2023.

PRFs formed by disease and decay	PRFs formed by damage	PRFs formed by association
woodpecker holes squirrel holes knot holes pruning cuts tear outs wounds cankers compression forks butt rots	lightning strikes hazard beams subsidence cracks shearing cracks transverse snaps welds lifting bark desiccation fissures frost cracks	fluting ivy

2.2. The potential of trees to support roosting bats was assessed using the criteria shown in **Table 2.2** below.

Table 2.2: Assessment of Tree Suitability Criteria - adapted from Collins, 2023.

Roost Suitability	Description of Roosting Habitat
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¹ Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1. Chartered Institute of Ecology and Environmental Management, Ampfield.

² Mitchell-Jones, A.J., & McLeish, A.P. (eds). (2004) 3rd Edition Bat Workers' Manual., JNCC, Peterborough, ISBN 1 86107 558 8.

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

⁴ Bat Tree Habitat Key (2018) Bat Roosts in Trees : A Guide to Identification and Assessment for Tree-Care and Ecology Professionals. Pelagic Publishing ISBN 9781784271619.



NONE	Either no PRFs in the tree or highly unlikely to be any.
FAR	Further assessment required to establish if PRFs are present in the tree.
PRF-I	A tree with at least one PRF present.
PRF-M	A tree that is suitable for multiple bats and may therefore be used by a maternity colony.

Tree Aerial Inspection Surveys

- 2.3. Trees determined to be of PRF-M bat roost potential during the GLTA survey in October 2024 were subject to aerial inspections using an endoscope to further assess their suitability for roosting bats. These inspections were completed by qualified tree climbers holding (or supervised by an ecologist with) a Level 2 Natural England bat licence. Information on the features identified from the ground assessment was gathered from within the tree allowing confirmation on dimensions and exposure to rain. Locations of these trees can be seen on plan **16099/P04** appended to this report.
- 2.4. Three aerial inspection surveys were completed between May-September 2025 (details available in **Table 2.3** below) by Nick Carter, an experienced field ecologist, member of CIEEM, and a level 2 Natural England Class License holder for bats (reference number available upon request). All surveyors are qualified to safely conduct such surveys and hold CS38 tree climbing and aerial rescue qualifications.

Table 2.3 – Aerial inspection survey details.

Tree Number	Visit Number	Date	Weather Conditions
T3	V1	08/07/2025	Temp (oC): 15 Wind (BFS): 1 cloud cover (1-8): 6 Precipitation: None
	V2	19/08/2025	Temp (oC): 17 Wind (BFS): 2 cloud cover (1-8): 7 Precipitation: None
	V3	11/09/2025	Temp (oC): 15 Wind (BFS): 2 cloud cover (1-8): 5 Precipitation: None

- 2.5. Trees were inspected using dual rope technique to gain access to the canopy and to any potential roost features (PRFs) identified during the previous GLTA, as well as any additional features identified during the survey. PRFs were inspected using torches and endoscopes where appropriate, and the presence or absence of bats at time of survey was confirmed.



- 2.6. Following the close inspections of roost features provided by the tree climbing surveys, the PRFs present on the trees were re-evaluated, with their roost potential category either raised or lowered where required, depending on the new information obtained during the survey.

Limitations

- 2.7. Bats use a variety of roosts, ranging from maternity, mating or swarming and hibernation roosts, containing many individuals, to mating or night-time feeding roosts containing few individuals or single animals. Bats also tend to be nomadic (although are faithful to certain favoured roosting sites), spending variable lengths of time in a variety of roosts. As a result, even with the considerable survey effort it is possible that small transient roosts of bats may have been missed, although these tend to be less important to bats and so this should not affect the evaluation and recommendations made.
- 2.8. The weather conditions preceding and during the GLTA and subsequent aerial inspection bat roost surveys were optimal, with no rain throughout the duration of the survey or the day before meaning any potential evidence of bats (i.e. droppings), if present, would have a high probability of still being in-situ. As such a high level of confidence is placed in the results of all surveys.
- 2.9. The findings of this report are valid at the time of writing. Owing to the dynamic nature of ecological resources, if more than 12 months have elapsed since the report was written, advice should be sought to determine whether update work is required. The findings of the report should not be relied upon without this advice.



Section 3: Results

Ground Level Tree Assessment

- 3.1. During the GLTA conducted in October 2024, all trees within and adjacent to the current site boundary were assessed, and from this a total of 1 tree was determined to have PRF-M potential for roosting bats, and a further 2 trees were deemed to be of PRF-I potential. All remaining trees were determined to have negligible potential for roosting bat species.
- 3.2. Trees determined to have roosting potential for bats during the GLTA are summarised in **Table 3.1** below (see Tyler Grange report **16099_R01** for full details of these results).

Table 3.1 – GLTA Survey Results

Tree Number	Description and Potential Roosting Features	Photograph(s)	Roost Potential
T1	Sycamore with a knot hole 3 metres high with a northern elevation. Full extent of PRF was visible from ground-level with binoculars and torchlight, and was seen to only extend a short distance (maximum ~5cm) in depth, and could only feasibly provide shelter for individual, opportunistic bats.		PRF-I
T2	White poplar with a cracked limb 3 metres high with a southern elevation. Full extent of PRF was visible from ground-level with binoculars and torchlight, and was noted to provide limited shelter for bat species, and could only feasibly provide shelter for individual, opportunistic bats.		PRF-I



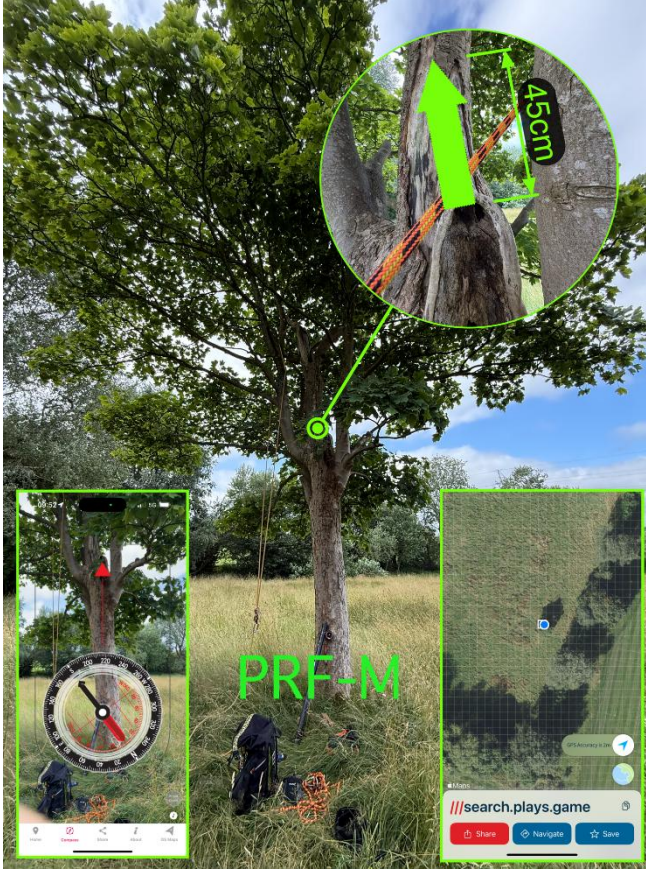
T3	Sycamore with the following PRFs: • A tear-out 6 metres high within the central stem; • A large wound 3 metres high with a western elevation; • A knot hole 3 metres high with a southern elevation; and • Lifted bark up the stem.		PRF-M
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Tree Aerial Inspection Surveys

- 3.3. A single tree (T3) was assessed to have roost potential of PRF-M during the initial GLTA, and this tree was the subject of the tree climbing surveys. **Table 3.2** below summarises the results of the tree climbing survey, highlighting the revised roost potential and if bats were found during the surveys. The location of this tree is seen in plan **16099/P04**.



Table 3.2 – Summary of bat roost assessment of trees from tree climbing surveys in 2025.

Tree No.	Tree Species	Grid Reference	Description of PRFs	Photograph(s)	Confirmed Roost Potential	Bat Roost Presence?
T3	Sycamore <i>Acer pseudoplatanus</i>	SD 86101 13381	A tear-out 6 metres high within the central stem; A large wound 3 metres high with a western elevation; A knot hole 3 metres high with a southern elevation; and Lifted bark up the stem.		PRF-M	No evidence of roosting bat species.



Section 4: Implications, Mitigation Strategy and Conclusions

Site Proposals

- 4.1. Site proposals consist of plans to construct a new residential development of c. 43 units within the site boundary at Land off Greenvale, Rochdale. See **Appendix 1** for landscape plans, which detail the scope of loss of trees on site. This report should be read alongside the Preliminary Ecological Appraisal PEA report for the site (Tyler Grange report reference **16099/R01**), which provides full detail of impacts of the development on site.

Potential Impacts

- 4.2. The construction phase of proposals will require the loss of Tree 3 (T3) within the central area of the site, mentioned in **Section 3** of this report and illustrated in plan **16099/P04**. However, further aerial inspection surveys, conducted in order to remain in accordance with the legal protection afforded to bats under the Conservation of Habitats and Species Regulations 2019 (as amended) and Wildlife and Countryside Act 1981 (as amended), found no evidence of roosting bat species.
- 4.3. Therefore, it is considered that there is a likely absence of roosting bat species within T3 on site, and the appropriate level of survey effort has been conducted in order to safely remove these trees without impacting on bat species.

Mitigation and Enhancements

- 4.4. Given the loss of high suitability features for bat species with these proposals, it is considered that in order to demonstrate a net gain in ecological value, three bat boxes (Schwegler 1FF⁵ or equivalent) should be positioned on trees and buildings within the site boundary. Alternatively, should the opportunity arise, section felled roost features/cavities from the trees themselves could be utilised instead of bat boxes, and be remounted on retained trees to provide roosting features for bat species. Any felled features planned for use in this way would need to be inspected by a suitably qualified ecologist prior to their use to determine their suitability.
- 4.5. At the time of writing, it is anticipated that trees T1 and T2 (determined to have PRF-I potential for roosting bats) will be retained with proposals, and as such require no mitigation. Should site proposals change to include the removal of these trees, then felling of these trees shall be done under supervision by a suitably qualified ecologist (SQE).

Conclusions

- 4.6. No roosts were detected on site in T3 during the 2025 aerial inspection surveys and therefore impacts are considered unlikely, but contractors should all be briefed with a toolbox talk in case of unexpected discoveries without an ecologist present.

⁵ <https://www.arkwildlife.co.uk/products/schwegler-1ff-bat-box>



- 4.7. Should site proposals change to include the loss of T1 and T2, these trees with PRF-I roost potential for bat species should be felled under the supervision of a suitably qualified ecologist.
- 4.8. Roosting opportunities on site should be enhanced through the implementation of a bat box scheme, expected to be secured by a suitably worded planning condition.
- 4.9. With the implementation of the suggestions outlined above, the conservation status of the species shall be maintained and a net gain of roosting opportunities for bats will be achieved. As a result, the proposed development should conform with all legislation with regards to bats as well as all local and national planning policy.

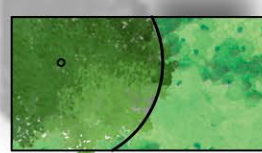


Appendix 1: Site Proposals

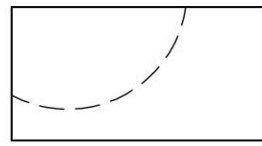




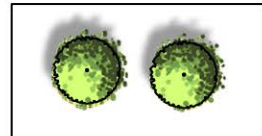
KEY & NOTES



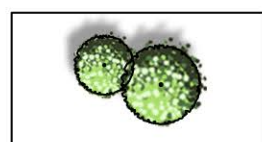
Existing Trees & Vegetation to be Retained
Refer to drawings and report by Iain Tavendale for further information



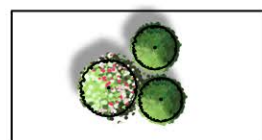
Trees to be Removed
Refer to drawings and report by Iain Tavendale for further information



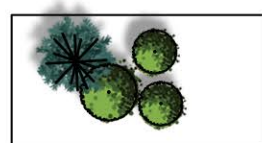
Proposed Avenue Trees
Pyrus calleryana 'Chanticleer' or similar appropriate street tree
16-18cm Extra Heavy Standard



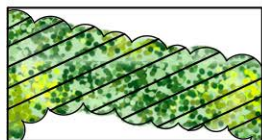
Proposed Street and Front Garden Trees
Mix of appropriate 12-14cm Heavy Standard native and ornamental tree species to include:
Acer campestre 'Elegant'
Betula albosinensis 'Fascination'
Crataegus prunifolia 'Splendens'
Gleditsia triacanthos 'Sunburst'
Robinia pseudoacacia 'Bessoniana'
Sorbus aria 'Lutescens'
Sorbus aucuparia
Sorbus 'Joseph Rock'



Proposed Back Garden Trees
Mix of appropriate 12-14cm Heavy Standard native and ornamental species to include:
Amelanchier lamarkii
Crataegus prunifolia 'Splendens'
Magnolia stellata
Prunus 'Tai Haku'
Prunus 'Charles Sargentii'
Sorbus vilmorinii



Proposed Native Species Trees
Mix of appropriate 12-14cm Heavy Standard (Pines to be 2-2.5m high) native species trees to include:
Acer campestre
Betula pendula
Malus sylvestris
Quercus robur
Pinus sylvestris
Sorbus aucuparia



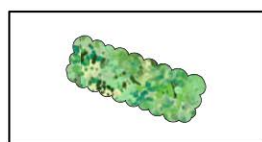
Proposed Native Understorey/Scrub Mix
To be a mix of appropriate 60-80cm bareroot native scrub species to include:
Crataegus monogyna
Corylus avellana
Ilex aquifolium
Rosa canina
Rubus fruticosus
Viburnum opulus



Proposed Ornamental Hedge
Ornamental hedgerows to properties to be 90-120cm bareroot Fagus sylvatica (Beech) or similar



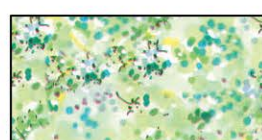
Proposed Native Species Hedge
Mix of appropriate 60-80cm bareroot native species to include:
Crataegus monogyna
Corylus avellana
Prunus spinosa
Ilex aquifolium
Viburnum opulus



Proposed Ornamental Shrub Planting
Plants to be selected from a palette of appropriate ornamental/amenity species using a mix of 3lt, 5lt and 10lt cg plants



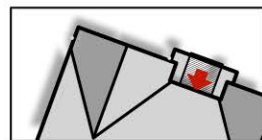
Proposed Amenity Grass



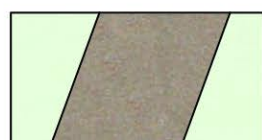
Proposed Wildflower Meadow
To be seeded with species rich wildflower meadow such as Emorsgate EM1 General Purpose Meadow Mix or similar



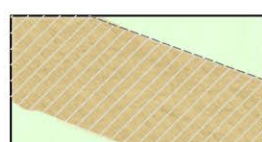
Proposed SuDS Pond with Wet Meadow
To be seeded with species rich meadow such as Emorsgate EM8 Meadow Mixture for Wetlands or similar



Proposed Houses



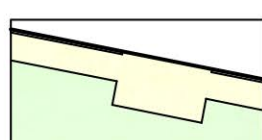
Proposed Roads



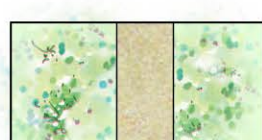
Proposed Shared Access Surfacing



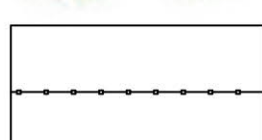
Proposed Driveways



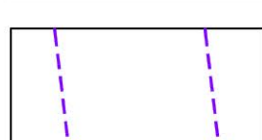
Proposed Paths and Patios



Proposed Pedestrian/Cycle Tracks
3m wide to enable maintenance vehicles (occasional) access to the ponds - Paths to be surfaced with compacted gravel.



Proposed Fences



Easement to Existing Power Lines

Plans:

Plan 1: Aerial Inspection Results Plan **16099/P04**





Legend

Boundaries

 Redline Boundary

GLTA Results

 Tree - Negligible Potential

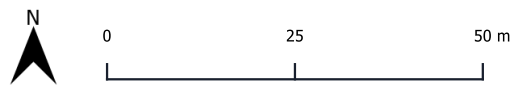
 Tree - PRF-I Potential

 Tree - PRF-M Potential

 Line of Trees - Negligible Potential

Aerial Inspection Results

T3 - Confirmed PRF-M. However, no evidence of roosting bats throughout aerial inspection surveys.



Project	Land off Greenvale, Rochdale
Drawing Title	Bat Survey Results Plan
Scale	As Shown (Approximate)
Drawing No.	16099/P04
Date	September 2025
Checked	DP/DM



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An abstract collage on a dark blue background. A large yellow hexagon is the central focus. Surrounding it are various geometric shapes: a light blue pentagon, a purple arrow pointing down, a purple asterisk, a black hand icon, a black leaf, a black triangle, a black circle with white segments, and a black triangle with a yellow dot pattern. The text "Step into our world" is written in a bold, black, sans-serif font across the yellow hexagon.

Step into our world

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