

Katie Wray / Joe McElhone
Deloitte Real Estate
Sent by email to Katie Wray: kawray@deloitte.co.uk

ERAP (Consultant Ecologists) Ltd ref: 2021-171

7th June 2021

Dear Katie / Joe,

RE: Power Hall at Science and Industry Museum, Manchester, M3 4JR: Updated Licensed Bat Survey and Assessment

As you are aware a *Daytime Bat and Nesting Bird Survey of the Power Hall at the Science and Industry Museum, Liverpool Road, Manchester* was carried out by Rachel Hacking Ecology on 21st August 2019. It is understood that the survey was carried out to inform the re-roofing of the Power Hall building as the listed building is suffering from water ingress as a result of poor maintenance.

ERAP (Consultant Ecologists) Ltd was contacted in June 2021 in relation to the assessment for the need, or otherwise, of an updated licensed bat and bird survey at the building prior to the imminent submission of the planning application for the re-roofing.

It is identified that the existing survey (Rachel Hacking Ecology, August 2019) was carried out over 18 months ago. In accordance with the *Advice Note on the Lifespan of Ecological Reports and Surveys* (CIEEM, 2019), for survey data that are 18 months to 3 years old it is advised that a professional ecologist undertakes a site visit and may also need to update desk study information. It is advised that: *"The professional ecologist will need to issue a clear statement, with appropriate justification, on:*

- *The validity of the report;*
- *Which, if any, of the surveys need to be updated; and*
- *The appropriate scope, timing and methods for the update survey(s).*

To comply with the relevant survey guidelines this letter has been prepared to provide the following:

- An updated data search for bat records with the Greater Manchester Local Record Centre (GMLRC);
- A critical review of the *Daytime Bat and Nesting Bird Survey of the Power Hall at the Science and Industry Museum, Liverpool Road, Manchester* (Rachel Hacking Ecology, August 2019) and consideration of its validity in combination with the information presented in this letter;
- Result of an updated daylight walkover of the site by a licensed bat surveyor and confirmation of the current conditions at the site (i.e. presence of the scaffolded canopy that has been installed to protect the building and its contents from water ingress and damage); and
- A method statement to confirm the actions to be carried out during the strip, what the contractors should do if they find / suspect a bat and / or a roost.

It is advised that this letter is submitted to inform the planning application with the existing report (Rachel Hacking Ecology, August 2019) as an appendix.

Data Search

Information to be inserted upon receipt from GMLRC.

Review of Daytime Bat and Nesting Bird Survey of the Power Hall at the Science and Industry Museum, Liverpool Road, Manchester (Rachel Hacking Ecology, August 2019)

The daylight survey and assessment of the exterior and interior of the Power Hall in August 2019 did not detect any bats or evidence of the previous use of the building by roosting bats. The building was reported to be in 'reasonable condition' and, in consideration of the surrounding habitats was assessed to be of negligible¹ bat roost suitability.

No evidence of active bird's nests was reported, although it was reported that the detection of old bird droppings on the roof beams inside the building is indicative of use of the building by roosting birds.

It was advised that no further survey work was required to inform the works at that time.

Result of an Updated Daylight Walkover of the Site by a Licensed Bat Surveyor and Confirmation of the Current Conditions at the Site

Survey Approach

The building was attended by Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM (Natural England Class Survey Licence (bats, Level 2) Registration Number 2015-10390-CLS-CLS) on 7th June 2021. The weather conditions were dry and sunny with a temperature of 21°C and a light air (Beaufort scale 1).

The scaffold around the building was accessed and an inspection of the external surfaces, walls and roofs of the building was carried out to find potential bat roosting habitat or accesses into internal areas where roosts may be present. Searches for evidence of bat presence in the form of droppings, urine stains, feeding signs, grease marks and other evidence were also carried out.

The scaffold boards were also searched for bat droppings and prey remains. Equipment used comprised a high-powered torch (LED Lenser) and binoculars.

The suitability of the building has been assessed in accordance with Table 4.1 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edn)*, (Collins, J. (ed), 2016), taking into account any presence of gaps suitable for access by bats, features suitable for use by roosting bats within the building (including crevice dwelling species and species which can roost in the open in roof voids), the current conditions at the site (i.e. consideration of the presence of the canopy) and the suitability of the surrounding habitats for use by foraging and commuting bats.

A search for evidence of use by nesting and roosting birds was also carried out.

Survey Limitations

All areas of the site were accessible at the time of the survey; no survey limitations were experienced.

Survey Results

Refer to **Photos 1 to 10**. It is confirmed that the building (as described in the existing report (Rachel Hacking Ecology, August 2019)) is now surrounded in a canopy supported on a scaffold frame. All elevation walls and roof of the building

¹ Although no specific reference to Table 4.1 of the current survey guidelines *Bat Surveys for Professional Ecologists: Good Practice Guidelines, 3rd Edition* (Collins, J. (ed), 2016) is made, these guidelines are listed in the references and it is assumed that the 'negligible bat roost suitability' is in accordance with Table 4.1 of the Guidelines.

are covered. The site manager confirmed that the canopy was installed in Spring 2020 and that it is regularly monitored and maintained to ensure there are no holes or areas of water ingress.

The site inspection confirmed that the canopy is in good condition with no holes or gaps except for a minor lifted area where the canopy sits on the roof of an adjacent building. A small number of feral pigeon have used this gap to gain access to the roof to roost but no evidence of nesting was found.

No bat droppings were found at the building or on the scaffold plank walkways.

Close examination of the roof from the scaffold platforms confirmed the presence of features that may be suitable for use by roosting bats such as gaps beneath the ridge copings where the bedding mortar has fallen and / or the copings have slipped and at gaps between slates.

It is considered that the negligible bat roost suitability assessment made in August 2019 remains valid due to the well-maintained canopy (acts to obstruct any bat access to the roof), the city centre surrounds with low suitability for use by foraging bats (as a result of the absence of any trees / vegetation immediately surrounding the building) and the presence of artificial lighting on the streets bordering the building.

Guidance and Recommendations

As informed by the daylight inspections carried out in August 2019 by Rachel Hacking Ecology and in June 2021 by ERAP (Consultant Ecologists) Ltd, the Power Hall is assessed to be of negligible suitability for use by roosting bats. In accordance with the assessment and the relevant survey guidelines no further surveys are required to inform the commencement of works.

In accordance with best practice, it is advised that the roof coverings are removed by hand and that the slates and ridge copings are lifted (rather than slid) and that the underside of the copings are checked for bats prior to stacking / discard.

If bat / a roost is discovered or suspect during the works all workers must withdraw from the area and the licensed bat surveyor must be contacted immediately for guidance. Similarly if nesting birds are detected during the works it is recommended that ecological guidance is sought.

I trust this letter is of assistance. Please contact me if you have any queries.

Yours sincerely,



Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM
Principal Ecologist

Enc.

Photographs

Appendix 1 (separate document): *Daytime Bat and Nesting Bird Survey of the Power Hall at the Science and Industry Museum, Liverpool Road, Manchester* (Rachel Hacking Ecology, August 2019).



Photographs (Taken 7th June 2021)



Photo 1: Southern and eastern elevations of the Power Hall showing the scaffold and canopy



Photo 2: Northern elevation of the Power Hall showing the scaffold and canopy



Photo 3: Western elevation of the Power Hall showing the scaffold and canopy



Photo 4: Southern and western elevations of the Power Hall showing the scaffold and canopy



Photo 5: Southern roof pitch beneath the canopy



Photo 6: Minor gaps beneath ridge copings



Photo 7: Minor gaps beneath ridge copings



Photo 8: Minor gaps beneath ridge copings and between slates and the board lining



Photo 9: Minor gaps beneath ridge copings

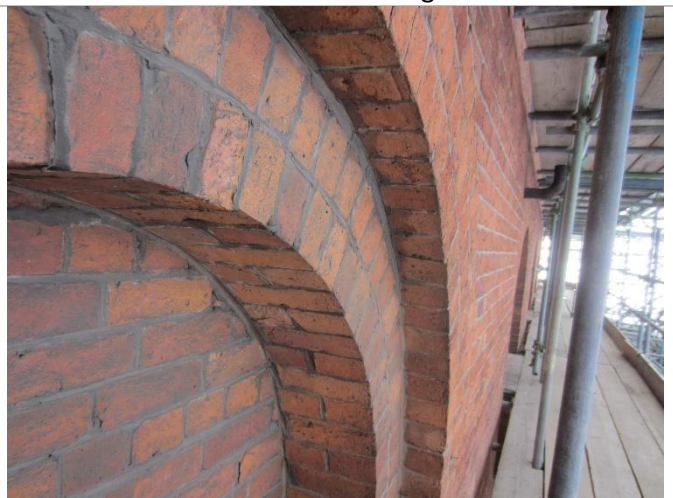


Photo 10: Typical view of elevation brickwork (intact and well-pointed)



Company Number: 10514492 VAT Number: 258 3115 08

Registered Office: Building N2, Chorley Business and Technology Centre, East Terrace, Euxton Lane, Euxton, Chorley, PR7 6TE

