



Emergence Survey Report Associated with 98 Evelyn Avenue, Ruislip

Client

Kraig Morbey

Date

25th June 2026

Report Number

RBM_0421

Issue and Revision Record

Revision	Date	Originator	Description
1	25/06/2026	P. Kimberg	Bat Emergence Survey Report_final



Executive Summary

Introduction	Resurgence Biomonitoring Ltd. (RBM) was appointed by Kraig Morbey to conduct a bat emergence survey associated with a proposed development at 98 Evelyn Ave, Ruislip. This follows on from a Preliminary Roost Assessment (PRA) conducted by Resurgence Biomonitoring in April 2026. The PRA assigned a low roost suitability to 98 Evelyn Avenue thus necessitating a single emergence survey to confirm the presence/ absence of bat roosts.
Proposed Development	Subject to planning approval, the project entails the removal of the roof and the extension of the building.
Objective	The objectives of the bat emergence surveys were to: • Determine whether bats were using 98 Evelyn Avenue as a roost site, and if so to assess potential impacts of removal; • To determine whether a European Protected Species (EPS) mitigation licence is required from Natural England or the relevant authority; and • To inform conservation measures and comply with legal protections under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017.
Work Conducted	This report presents the results of the bat emergence survey conducted at 98 Evelyn Avenue on the 21st May 2026.

Conclusions	The following conclusions were reached based on the results of the 21st May 2026 bat emergence survey: • No bat emergence or re-entry was recorded during the survey. • Acoustic activity represented commuting and foraging within the surrounding landscape. • There is no evidence that the building supports a bat roost. • The proposed works are therefore unlikely to result in an offence under the Conservation of Habitats and Species Regulations 2017 (as amended).
Recommendations	If a well-timed, methodologically sound emergence survey at a potential bat roost fails to record any bats emerging (or re-entering), the standard conclusion under UK bat survey guidance is: • There is no evidence of bats using the roost at the time of survey; and • The structure or feature may be classed as “no roost present” for the purposes of the current assessment.

Table of Contents

1. Introduction.....	6
2. Survey Overview	7
3. Survey Methodology	10
4. Survey Results	10
5. Conclusions	11
6. Recommendations.....	12
7. References	12

Tables

Table 1: Survey team and conditions on the 21 st May bat emergence survey at 98 Evelyn Avenue Ruislip	8
Table 2: Summary of acoustic detectors used during the 21 st May 2026 bat emergence surveys	9
Table 3: Number of bat passes recorded during the 21 st May 2026 bat emergence survey at 98 Evelyn Avenue Ruislip.....	11

Figures

Figure 1: Survey locations on the 21 st May 2026 bat emergence survey	8
Figure 2: A) Southern western façade, B) South eastern façade, C) Northern façade	9

1. Introduction

Resurgence Biomonitoring Ltd. (RBM) was appointed by Kraig Morbey to conduct a bat emergence survey associated with a proposed development at 98 Evelyn Ave, Ruislip.

This follows on from a Preliminary Roost Assessment (PRA) conducted by Resurgence Biomonitoring in April 2026. The PRA assigned a low roost suitability to 98 Evelyn Avenue thus necessitating a single emergence survey to confirm the presence/ absence of bat roosts.

This report presents the results of the bat emergence survey conducted at 98 Evelyn Avenue on the 21st May 2026.

1.1 Proposed Development

Subject to planning approval, the project entails the removal of the roof and the extension of the building.

1.2 Objectives

The objectives of a bat emergence survey are to:

- Determine if bats are using 98 Evelyn Ave as a roost site, and if so to assess potential impacts of modification of these structures;
- To determine whether a mitigation licence is needed from Natural England or the relevant authority; and
- To inform conservation measures and comply with legal protections under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2017.

1.3 Legislation

Bat emergence surveys are legally and ethically necessary to:

- Comply with UK wildlife law;
- Avoid committing an offence under wildlife legislation;
- Provide appropriate information for planning decisions; and
- Support an application for a mitigation licence, if required.

The bat emergence surveys were informed by the following legislation:

- The Wildlife and Countryside Act 1981 (as amended);
- The Conservation of Habitats and Species Regulations 2017 (as amended);
- Environment Act 2021; and

- National Planning Policy Framework (NPPF, December 2024).

2. Survey Overview

2.1 Site Location

The property at 98 Evelyn Avenue, Ruislip, HA4 8AJ comprises a large, detached two-storey dwelling situated within a well-established suburban residential area in the London Borough of Hillingdon, north-west London. Evelyn Avenue is a quiet residential road characterised predominantly by detached and semi-detached inter-war houses set within generous plots with private front and rear gardens. The surrounding area is mature and largely residential, with local amenities and transport links available within Ruislip and Ruislip Manor.

The immediate surroundings are typical of suburban residential habitat, comprising closely spaced houses with mature gardens, ornamental shrubs, hedgerows and scattered trees. The property itself has a sizeable rear garden containing areas of lawn, ornamental planting and hardstanding, while neighbouring gardens provide a continuous network of vegetated habitat. These gardens collectively offer foraging and commuting opportunities for common urban bat species.

The dwelling is bordered by residential properties on both sides, with additional housing to the front and rear. The photographs indicate limited external lighting during daylight inspection, together with mature boundary vegetation that contributes to habitat connectivity. Although the surrounding landscape is predominantly urban, the abundance of private gardens and street trees provides a relatively green suburban environment suitable for wildlife movement.

The wider area consists mainly of residential development interspersed with local parks, recreational open spaces and tree-lined streets, which are likely to enhance the suitability of the local landscape for commuting and foraging bats.

The survey locations are shown in Figure 1. Photographs of the site are provided in Figure 2.

A summary of the survey team and survey conditions during the 21st May 2026 bat emergence survey is provided in Table 1.

Kraig Morbey

Table 1: Survey team and conditions on the 21st May bat emergence survey at 98 Evelyn Avenue Ruislip

Sunset	Surveyors	Start	End	Temp (°C)	Wind (mph)	Cloud (oktas)	Rain	Weather Notes
20:55	P. Kimberg	20:41	22:56	18	5	3	none	Conditions optimal

A summary of acoustic detectors used during the 21st May 2026 bat emergence survey is provided in Table 2. The locations of the acoustic detectors are shown in Figure 1.

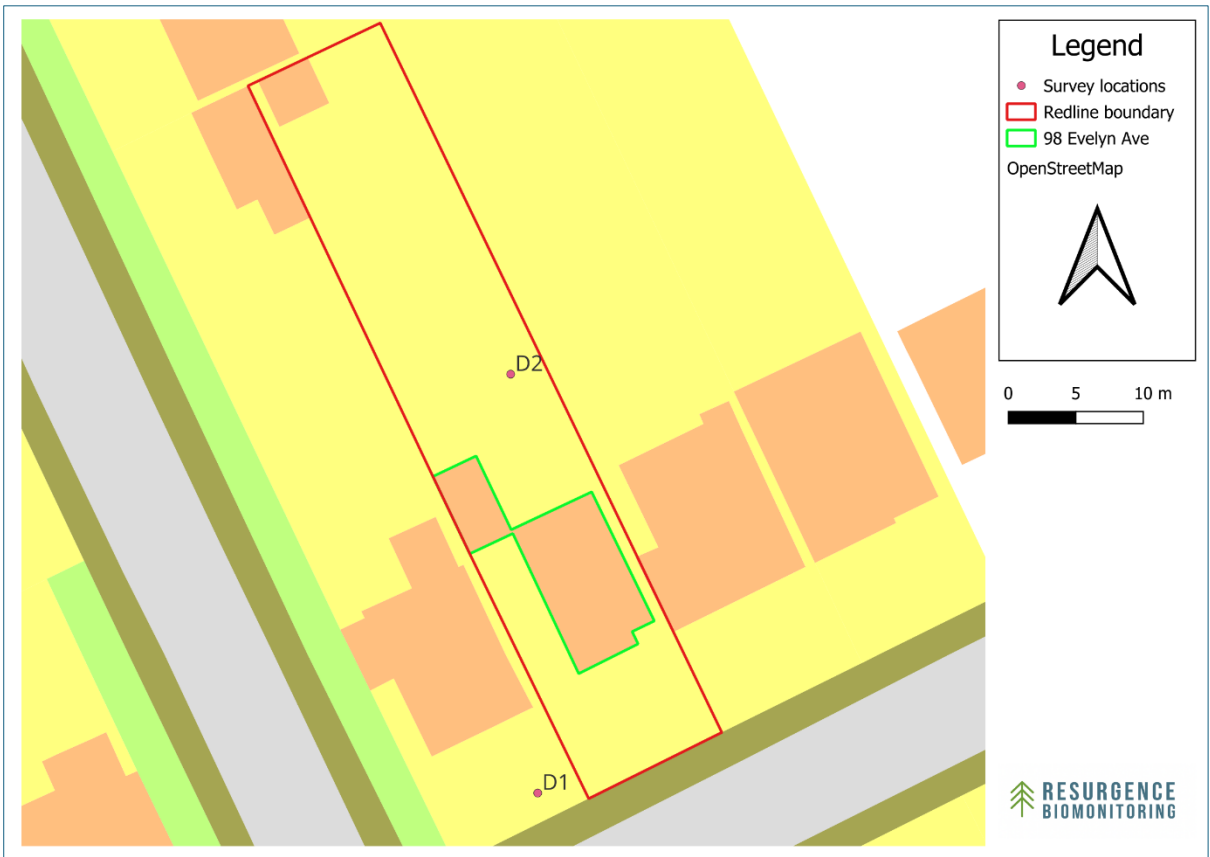


Figure 1: Survey locations on the 21st May 2026 bat emergence survey

Kraig Morbey

Table 2: Summary of acoustic detectors used during the 21st May 2026 bat emergence surveys

Identifier	Make / Model	Location X/Y
D1	Echo Meter Touch EMT 2 Pro	509737 / 187990
D2	Echo Meter Touch EMT 2	509735 / 188021



Figure 2: A) Southern western façade, B) South eastern façade, C) Northern façade

3. Survey Methodology

The bat emergence/re-entry survey(s) were undertaken in line with the BCT Good Practice Guidelines (4th Edition).

Surveyors arrived prior to the survey in order to set up survey equipment appropriate for the site, comprehensively surveying the features identified as having bat roosting potential in the PBRA.

The recording equipment (Night Vision Aids (NVA)) used were:

- Nightfox Whisker x2
- Pixfra Arc A613

Supplemental lighting was provided by:

- Nightfox Arc x2

Ultra-sonic acoustic recording equipment used comprised the following detector models:

- Echo Meter Touch EMT 2
- Echo Meter Touch EMT 2 Pro

Analysis of footage recorded during the survey was undertaken using NightARC NVA analysis software, and analysis of ultrasonic acoustic recordings was carried out using Sonobat 30.1 acoustic analysis software.

4. Survey Results

4.1 Acoustic Survey Results

Two acoustic bat detectors (D1 and D2) were deployed within the site (Figure 1), with D1 positioned towards the front of the property and D2 within the rear garden. The detectors recorded activity from four bat species over the survey period.

The common pipistrelle (*Pipistrellus pipistrellus*) was by far the most frequently recorded species, with 30 passes recorded at D1 and 48 passes at D2, indicating that it was the dominant species using the site. Activity was notably greater at the rear of the property, suggesting that the rear garden provides more favourable commuting and/or foraging habitat.

The soprano pipistrelle (*Pipistrellus pygmaeus*) was recorded at relatively low levels, with four passes at D1 and three passes at D2, demonstrating occasional use of both the front and rear of the site.

A small number of Nathusius' pipistrelle (*Pipistrellus nathusii*) passes (two passes) were recorded exclusively at D2, indicating infrequent use of the rear garden by this less commonly encountered migratory species.

A single pass of Leisler's bat (*Nyctalus leisleri*) was recorded at D1, consistent with an individual commuting or foraging at height across the wider landscape rather than using the site extensively.

Overall, the acoustic survey recorded 88 bat passes (Table 3).

Table 3: Number of bat passes recorded during the 21st May 2026 bat emergence survey at 98 Evelyn Avenue Ruislip

Species	D1	D2	Total
<i>Pipistrellus pygmaeus</i>	4	3	7
<i>Pipistrellus pipistrellus</i>	30	48	78
<i>Pipistrellus nathusii</i>	0	2	2
<i>Nyctalus leisleri</i>	1	0	1
Total	35	53	88

4.2 Night Vision Aid (NVA) Analysis

The result of the NVA analysis is provided in a separate report.

Although bat activity was recorded acoustically around the property, detailed review of the night vision recordings confirmed that all observed bats were commuting or foraging through the site, with no emergence from or re-entry into the building.

No confirmed access or emergence events were recorded; bat activity in the vicinity of 98 Evelyn Avenue appears to be commuting or foraging behaviour.

5. Conclusions

The following conclusions were reached based on the results of the 21st May 2026 bat emergence survey:

- No bat emergence or re-entry was recorded during the survey.
- Acoustic activity represented commuting and foraging within the surrounding landscape.
- There is no evidence that the building supports a bat roost.

- The proposed works are therefore unlikely to result in an offence under the Conservation of Habitats and Species Regulations 2017 (as amended).

6. Recommendations

If a well-timed, methodologically sound emergence survey at a potential bat roost fails to record any bats emerging (or re-entering), the standard conclusion under UK bat survey guidance is:

- No evidence was found to indicate the presence of a bat roost within the areas affected by the proposed development; and
- The structure or feature may be classed as “no roost present” for the purposes of the current assessment.

7. References

Collins, J. (ed) (2023). Bat Surveys for Professional Ecologists: Good Practise Guidelines (4th edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6