

Mr Sunny Bika
Bika Construction
Unit 15 The Business Village
Wexham Road
Slough
SL2 5HF

28th August 2025

Dear Mr Bika

Bat Survey at 82-84 High Street, Ruislip

1. Introduction

- 1.1 This Technical note has been written by Jim Phillips, BSc (Hons), MA, MCIEEM, Managing Director at Ethos Environmental Planning (Ethos). Jim has held a level 2 bat license since 2015, is a registered consultant on the bat low impact scheme and holds a level 2 accreditation on the bat earned recognition scheme (Natural England).
- 1.2 The report has been informed by a review of the previous survey reports and an updated structures surveys undertaken on the 27th August 2025 by Jim Phillips.

2. Previous surveys

- 2.1 A Preliminary Roost Assessment (June 2024) and Bat Emergence Survey Report (July 2024) were undertaken by Grove Ecology Ltd (see appendix 1 and 2). The surveys identified a low number of potential roost features on the structure, and the emergence survey confirmed that bats were not roosting within the structure.
- 2.2 The reports did recommend that an updated survey should be undertaken if a period of 12 months have lapsed since the assessment.

3. Updated survey – August 2025

- 3.1 The structure is located on the High Street in Ruislip (see figure 1), which is within an urbanised environment with high levels of noise, disturbance and municipal street lighting. There are no links between the site and any suitable bat habitat. The site is therefore in a low value habitat for bats.

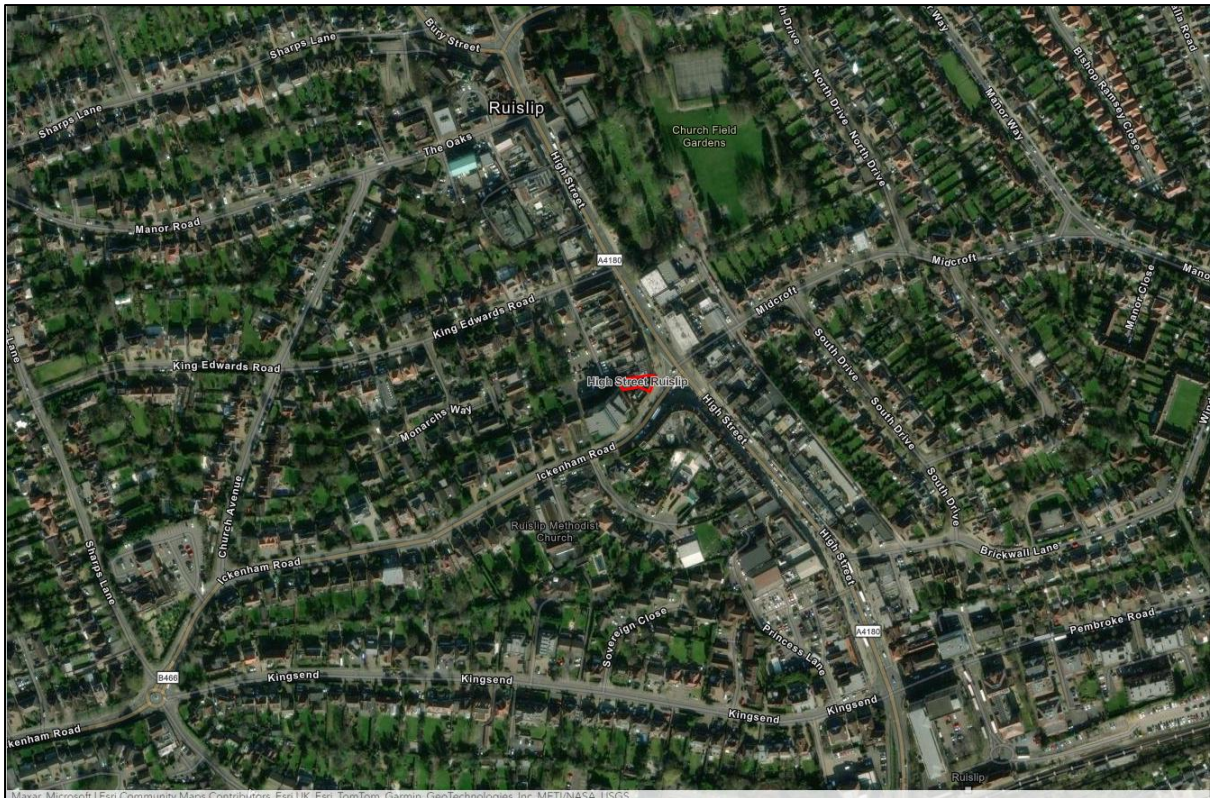


Figure 1 Site context

- 3.2 Photos from the survey are shown below. The structure has not changed notably since the 2024 surveys. All parts of the building could be accessed including the loft void (which appeared not to have been accessed in the previous surveys).
- 3.3 There are very few suitable features for bats, limited to minor gaps in lead flashing, tiles and stone capping. All features are of very low suitability for bats. The loft void is partially naturally lit (photo 6), with no apparent gaps for bats. No evidence of bats was found.



Photo 1 Front elevation



Photo 2 Front roof



Photo 3 Rear elevation



Photo 4 Rear roof



Photo 5 Internal loft void



Photo 6 Internal roof void

4. Assessment

- 4.1 Based on the sites' location, lack of suitable potential roost features and absence of any evidence of bats, it is my professional opinion that this structure has negligible potential for bats.
- 4.2 The emergence survey undertaken in 2024, confirmed bats were not roosting in the structure.
- 4.3 Based on the previous and current assessments, there is a high level of confidence that bats are not roosting in the structure, therefore, no further surveys or mitigation are required.
- 4.4 Due to the poor location of the site for bats, it would not be considered pragmatic to provide any enhancements for bats (such as bat boxes).
- 4.5 I would also consider it unnecessary to undertake any updated surveys on this structure unless a period of two years has lapsed since August 2025.

Yours sincerely

Jim Phillips

Managing Director, Ethos Environmental Planning