



Akash Barua BSc (Hons)

Consultant Ecologist

Email: akashbarua@arbtech.co.uk

Arbtech Consulting Ltd

Millie Holland BSc (Hons) MSc

Graduate Ecologist

Email: millieholland@arbtech.co.uk

Arbtech Consulting Ltd

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

62 Station Road, Hayes, London, UB3 4DF

Client:

Sandeep Grewal

Survey dates:

12th July 2024 and 11th May 2026

Project:

This report is prepared to inform a planning application with the London Borough of Hillingdon. The proposal is described as:

A change of use of the first floor from Class E (Financial Services) to Class C3 (Residential) to create 6 residential units, together with alterations to access, fenestration, cycle and waste storage.

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

The site surveys were undertaken by (V1) Millie Holland BSc (Hons), MSc, Graduate Ecologist (Accredited Agent on Natural England Bat Licence Number: 2018-33540-CLS-CLS) and (V2) Akash Barua BSc (Hons), Consultant Ecologist, accredited for Level 1 activities under CL18 Level 2 licence, details available upon request.					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
13/07/2024	18	54	80	11	None
Updated visit: 11/05/2026	13	69	100	5	None
An updated site visit was carried out on 11/05/2026. Since the first PEA/PRA visit carried out on 13/07/2024, there have been no material changes to the site. Further, the development proposal has changed from a top floor extension to only internal renovations. As a result, the recommendations since the initial survey remain the same. No further surveys are required.					

Ecological Survey Factor	Detailed using desk study and site survey (carried out under good weather conditions). 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.
Conclusion, Impact or Recommendations	
Habitats and plants.	
Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
Summary of Survey Findings	Site description The survey site is centred on National Grid Reference TQ 09776 79624 and has an area of approximately 0.05ha comprising a building and hardstanding path. Situated in the town of Hayes, west London, the site is immediately surrounded by commercial and residential infrastructure with the Grand Union Canal adjacent to the sites’ southern

	boundary. There are some scattered trees across the wider landscape, as well as fragments of amenity grassland and the M4 motorway located ~1.3km to the south. Building (U1b5) There is one building onsite that has previously been used as a financial building and offices; but currently stands abandoned. The buildings features and habitat value to bats is evaluated below. Developed land, sealed surface (U1b) ruderals (81) Surrounding the site is a hardstanding path, that leads to a boiler room/air condition unit and down the south boundary of the site (figure 1). Within this area there is some tall ruderals growing from the lack of management, species include nettles and tall fleabane. Updated Survey (11/05/2026) – Figures 5-10 There have been no material changes to the site since the first PEA/PRA visit on 13/07/2024. There are still no vegetated habitats on site, and all of the existing sealed surfaces and building condition/structure remains the same. Local notable habitats There is a small fragment of deciduous woodland, which is considered priority habitat, that can be found ~500m northwest of the site, as well as some broadleaved woodland ~1km to the east. There is also an area of good-quality, semi-improved grassland ~1.6km south of the site, which is surrounded by strips of deciduous woodland along the northern and eastern boundaries. Due to the urban setting, these habitats are poorly connected to the site, with no presence of linear features (e.g., tree lines, hedgerows) that could otherwise aid accessibility for wildlife.
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	The local woodland could potentially offer foraging opportunities for bats, particularly if the scattered trees distributed throughout the residential estates are utilised by commuting bats. The good-quality grassland may also provide feeding grounds for species with more open-space foraging preferences, such as noctules or serotines.
<i>Foreseen Impacts</i>	The proposed development is to only alter the internal of the building. Further, there are no vegetated habitats on site, and given its urban location, there are no anticipated impacts on any local notable habitats.
<i>Recommendations</i>	A biodiversity net gain (BNG) report is unlikely to be required for the proposal, as less than 25m ² of habitat is affected by the proposal.
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	Onsite designations The site is no subject to any designations. Statutory designations There are no designated sites located within 2km of the site. Non-statutory designations The grand union canal is a grade I site of importance for nature conservation (SINC) and adjoins to the site on the southern boundary. The grade I designation means that the site is of important on a borough perspective for its wildlife. Special protection areas (SPA) Southwest London Waterbodies (SPA) and Ramsar site is located 7.8km southwest of the site. These designations have been allocated due to the reservoir's international importance on the support of waterfowl populations for species

	such as <i>Mareca strepera</i> and the <i>Spatula clypeata</i> . This area also consists of the Stains moor and Wraysbury and Hythe End Gravel Pits Sites of Special Scientific Interest (SSSI), due to the diversity of wetland plants and animal species, again including wintering waterfowl. The protection of these reservoirs could support a rich diversity of aquatic invertebrates, which may provide valuable foraging ground for bats (especially for species with riparian preferences). There are no linear features providing direct connectivity to the site.
<i>Foreseen Impacts</i>	There are no foreseen impacts on any statutory designations as although the site is within the impact risk zones for the local SSSIs, the proposed development is not listed within the risks to the SSSI. However, the development may have some secondary influences on the SINC such as dust and pollution, due to the proximity.
<i>Recommendations</i>	Best practice measures to minimise the possibility of pollution affecting the nearby deciduous woodland and adjacent canal must be implemented during construction.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	No problematic invasive and non-native species recorded on site.
<i>Foreseen Impacts</i>	N/A
<i>Recommendations</i>	No further surveys but remain vigilant.
Invertebrates	
<i>Summary of Survey Findings</i>	No habitat for protected or notable invertebrates is found on site. There is some limited suboptimal habitat within the ruderals for invertebrates; however the connection to further extensive optimal habitat reduces the likelihood of invertebrates being onsite.
<i>Foreseen Impacts</i>	None foreseen, as there is little habitat onsite for invertebrates.
<i>Recommendations</i>	No further surveys.

Bats	
Summary of Survey Findings	EPSL application There is one bat EPSL recorded within a 2km boundary of the site. • ~1.5km southeast of the site, which was issued to allow for the destruction of a common and soprano pipistrelle resting place. This licence was active between 19/06/2018-07/06/2023. Onsite foraging and commuting habitat The site has no value for foraging and commuting bats, due to the lack of optimal habitats. However, the presence of the canal to the south means that foraging and commuting bats onsite cannot be ruled out. The site itself has low habitat value to foraging and commuting bats. Onsite roosting habitat There is one two-storey building has a mixture of timber and tile cladding. The abandoned building has a flat roof with three large skylights (figure 2). There is also an underground area to the building, which contains a car park and a space previously used as a safe. External inspection There are no features on the building that would allow roosting bats. The timber and tiles on the exterior of the building are in good condition, with no areas of lifting or breakage. Also, all of the UPVC windows and doors are well sealed. The roof trim is in good condition; with no areas of gaps allow for access to roosting bats. Internal inspection

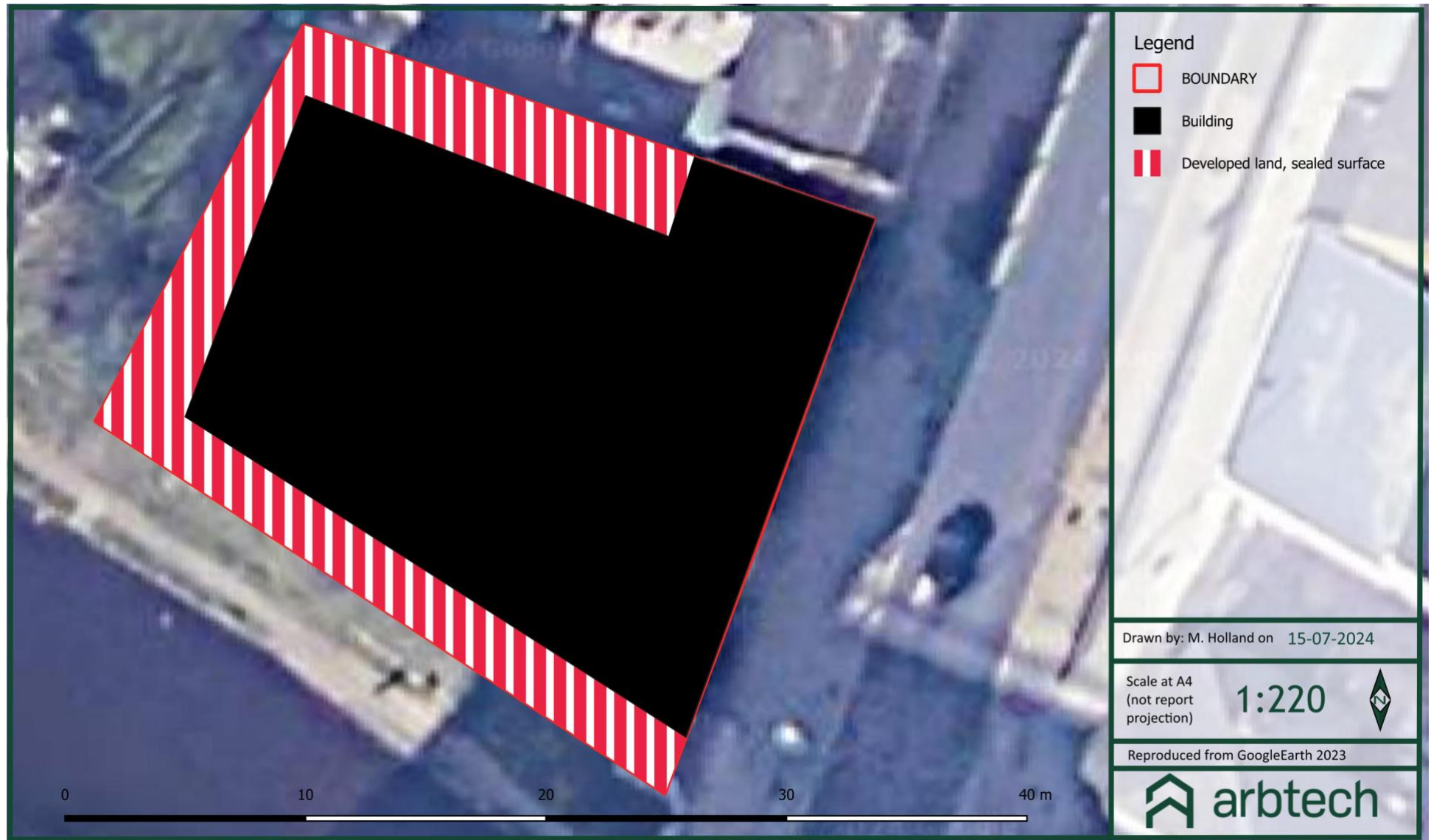
	There is no loft void, but there is an open underground car park and storage area. The carpark area had no habitat value for bats, the open nature and constant security lights means it is too bright for roosting bats (figure 3). Also, there are no areas within the carpark that would allow a bat to roost. The storage area has previously been used as a bank safe. After inspection, there was seen to be no gaps or areas in which bats could get into the basement to roost, or any areas that would be suitable for roosting bats (figure 4). B1 has negligible habitat value for roosting bats. There are no trees onsite. Updated Survey (11/05/2026) There have been no material changes to B1 since the first PEA/PRA visit on 13/07/2024. There are still no suitable roosting features, and B1 still has negligible habitat value for roosting bats. There are still no trees on site.
<i>Foreseen Impacts</i>	No foreseen impacts on roosting bats as a result of the proposed development. However, a lighting strategy should be implemented to retain the canal to the south as a dark corridor.
<i>Recommendations</i>	A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting
Birds	
<i>Summary of Survey Findings</i>	No habitat for nesting birds or schedule 1 birds was observed onsite.

<i>Foreseen Impacts</i>	The proposed development will not result in the removal of any habitat nesting birds could use; therefore there are no foreseen impacts.
<i>Recommendations</i>	No further recommendations.
Reptiles	
<i>Summary of Survey Findings</i>	EPSL application There are no EPSL applications for rare reptiles within 2km of the site. Onsite habitat There is no reptile habitat present within the site interior and given the urban location rare reptiles are unlikely to be in the area.
<i>Foreseen Impacts</i>	No areas of suitable habitat are being removed as part of the development, also reptiles are thought to be absent from the area. Therefore, there are no foreseen impacts.
<i>Recommendations</i>	No further recommendations.
Amphibians	
<i>Summary of Survey Findings</i>	EPSL applications There is one European Protected Species Licence (EPSL) records located within a 2km boundary of the site. • ~900m northeast of the site, which was issued to allow for the damage and destruction of a great crested newt resting place. This licence is active and will expire on 31/12/2027. Onsite habitat Amphibians require suitable aquatic habitat in which to breed. The canal to the south of the site could provide some limited breeding opportunities for great crested newts. However given the fast pace of the water, the lack of

	submergent vegetation and the evident pollution, it is unlikely that great crested newts will be present within the canal. Also the site offers no terrestrial habitat for great crested newts, as it is too exposed for commuting and foraging. Therefore the interior of the site has negligible habitat value for amphibians. Therefore, protected amphibians are likely to be absent from the interior of the survey site year round.
<i>Foreseen Impacts</i>	None foreseen, as protected amphibians are likely to be absent from the interior of the survey site.
<i>Recommendations</i>	No further surveys are required.
Badger	
<i>Summary of Survey Findings</i>	No evidence of badgers was found on site or suspected within 30m of the survey boundary. The site also has no habitat suitable for foraging badgers, and the secure gates and fences means there is little access onto the site. Therefore badgers are thought to be absent from the site.
<i>Foreseen Impacts</i>	None foreseen as badgers are thought to be absent from the site.
<i>Recommendations</i>	In the unlikely event that a badger sett is identified within 30m, works must cease and advice must be sought from a suitably qualified ecologist.
Riparian animals	
<i>Summary of Survey Findings</i>	There is no onsite habitat suitable for riparian animals.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	N/A
Hazel dormouse	
<i>Summary of Survey Findings</i>	EPSL applications There are no EPSL applications for hazel dormice within 2km of the site. Onsite habitat

	There is no habitat onsite that would be suitable for hazel dormice.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The ruderal herb onsite provides limited foraging and commuting opportunities for hedgehogs, with little connection to any optimal hedgehog habitat.
<i>Foreseen Impacts</i>	There are no foreseen impacts on hedgehogs due to the lack of suitable habitat on and surrounding the site.
<i>Recommendations</i>	If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

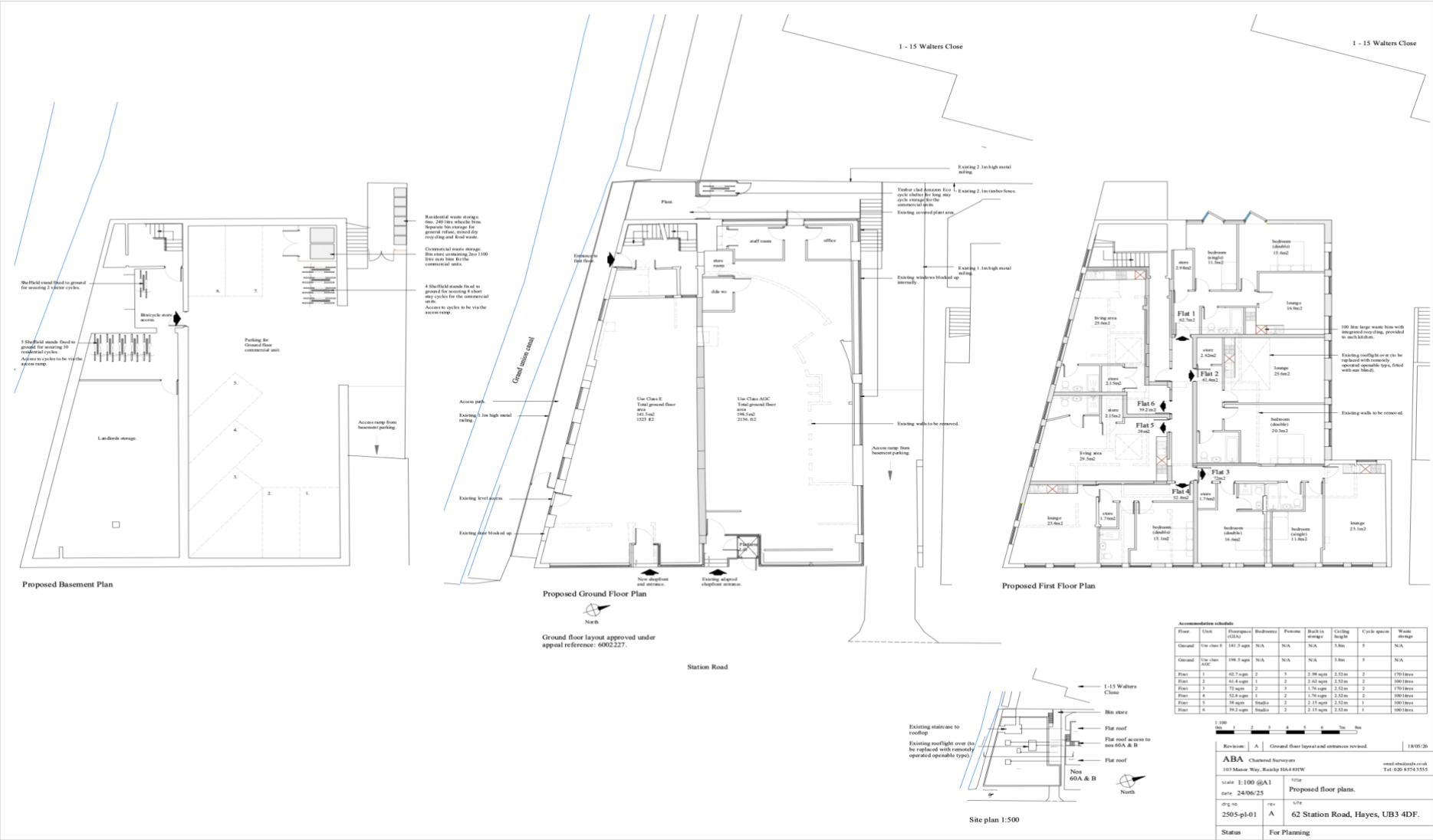
Appendix 1: Survey/Habitat map



Appendix 2: Location map



Appendix 3: Proposed plan



Appendix 4a: Photos (12/07/2024)

	Figure 1: The south side path, showing the tiled walls and the ruderals present within the paved path.
	Figure 2: The roof of the building, showing the flat roof and the skylights present.



Figure 3: underground car park.



Figure 4: the underground basement, previously used as a bank safe.

Appendix 4b: Photos (11/05/2026)

Figure 5: The south side path, showing the tiled walls and the ruderals present within the paved path.



Figure 6: The roof of the building, showing the flat roof and the skylights present.



Figure 7: underground car park.



Figure 8: the underground basement, previously used as a bank safe.



Figure 9: Ground floor.



Figure 10: Facing west at the site from across the road

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Draft	0.1	Millie Holland BSc (Hons), MSc, Graduate Ecologist	15/07/2024
Proof	0.2	Mel Reid BSc (Hons) MRes MRSB, Senior Consultant	21/07/2024
Final	1.0	Millie Holland BSc (Hons), MSc, Graduate Ecologist	23/07/2024
Final	2.0	Akash Barua BSc (Hons), Consultant Ecologist	12/05/2026