

7 July 2026

Our ref: 253257/ARB

Mr A Szymanski
Form 4 Limited
9 Mannicotts
Welwyn Garden City
Hertfordshire
AL8 7BW

Dear Mr Szymanski

10 ELLINGTON ROAD, HORNSEY

Thank you for consulting us regarding the Section 73 application at the above site. Having reviewed the plan there is minimal change to the consented scheme and therefore no change in the ecological impact. We can confirm that the mitigation measures detailed in the previous ecology report¹ can be fully implemented on the revised layout. This includes providing a bat box (already installed on the site) and an integrated bat box/tube on the new build.

The main building was a confirmed bat roost (day roost used by individual common pipistrelles (*Pipistrellus pipistrellus*)) and was registered under the Low Impact Class Licence CL21 (Ref: 12689A)². The works to remove all key roosting features on the building were completed on Friday 19 June 2026, which was directly supervised by the Registered Consultant. The soft strip of the roost was carried out successfully, with no bats found and all roosting opportunities removed.

In summary, it can be concluded that there will be no further ecological impacts as a result of the revised layout compared with the previous consented scheme. A soft strip of the building has been completed with all key roosting features removed and, therefore, no further assessment is considered necessary.

Although all key features that bats could utilise for roosting were removed under the direct supervision of the Registered Consultant, all site operatives should be made aware of the correct procedure to follow in the unlikely event any bats are encountered during the remaining works. This will involve stopping works and leaving the bat in-situ, covering the immediate area as necessary to protect it from the elements and contacting AAe at once (or the Bat Conservation Trust) and advice will be given as to the correct procedure to follow.

We trust this is acceptable for your purposes but if you or the Local Planning Authority require any further information please let us know.

Yours sincerely

Alan Beaumont
Director of Ecology
BSc (Hons) MSc MCIEEM

¹ Reports produced by Arbtech Consulting Limited to support the previous application

² Under the extant planning consent HGY/2023/1406