



ECOLOGICAL ADVICE SERVICE

TO: Lisa Fisher

FROM: Helen Forster

DATE: 05 September 2024

SUBJECT: Land To Rear Of, 15 - 17 Darnley rd, Gravesend 20240593

The following is provided by Kent County Council's Ecological Advice Service (KCC EAS) for Local Planning Authorities. It is independent, professional advice and is not a comment/position on the application from the county council. It is intended to advise the relevant planning officer(s) on the potential ecological impacts of the planning application and if sufficient/appropriate ecological information has been provided.

Any additional information, queries or comments on this advice that the applicant or other interested parties may have must be directed in every instance to the planning officer, who will seek input from the EAS where appropriate and necessary.

Condition 5 states; *Prior to above ground works commencing, full details of all boundary treatments, including their location, design, height and materials, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details before the flats hereby permitted are first occupied and thereafter maintained.*

The submitted information has detailed the following: *As confirmed within Drawing Ref 23-1431-20A prepared by Sub Rosa in support of this application and enclosed at Appendix 6, the proposed boundary treatment down the Rathmore Road elevation of the apartment block and external amenity area will consist of new 900mm black painted railings to match those originally present down the Darnley Road street scene. 2.12 To the west of the development block a new close boarded timber fence will be installed to enclose Nos. 15 and 17 Darnley Road in keeping with the existing fence in that location*

As railings are proposed for some of the site we are satisfied that there are opportunities for terrestrial species to access the site. As such we are satisfied that no further information is required.

Condition 9 states: *Prior to above ground works commencing, details of soft landscaping and a planting plan shall be submitted to and approved in writing by the Local Planning*

Authority. The development shall thereafter be carried out in full accordance with the approved details before the flats hereby permitted are first occupied and thereafter maintained. Any trees or plants that die, are damaged, removed or become diseased within five years from the implementation of the soft landscaping scheme shall be replaced with trees or plants of a similar size and species during the next available planting season

The landscaping has proposed 4 species to be planted within the site which are either native or will benefit pollinators. In addition a flowering lawn mix is to be sown within the site. A flowering lawn mix can be mown regularly to be used for amenity purposes but it will still benefit biodiversity.

We are satisfied that the proposed landscaping is appropriate and are satisfied that the condition can be discharged.

Condition 12 states: *Prior to above ground works commencing, details of all external lighting shall be submitted to and approved in writing by the Local Planning Authority; the development thereafter shall be carried out in accordance with the approved details*

Downward facing lighting is proposed and we are supportive of this. However a plan must be provided confirming the locations of all the lights to be installed.

The report details the following: *high level emergency only, security lighting will be installed at first floor level (5000mm from finished floor level) around the perimeter of the building to be controlled by PIR in the event of an emergency.*

Condition 13 states: *Prior to completion of the development, a Scheme of Biodiversity Enhancement shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in full accordance with the approved details.*

The submitted information has detailed the following enhancements will be incorporated in to the site:

- 1 bat box (southern elevation)
- 1 House martin cup (eastern elevation)

We are satisfied that sufficient enhancement features have been proposed to discharge the condition.

If you have any queries regarding our comments, please do not hesitate to get in touch.

Helen Forster MCIEEM
Biodiversity Officer

This response was submitted following consideration of the following documents:

- Condition Statement; Mialex; June 2024
- Discharge of Conditions 5,6,8,9 and 10: Sub Rosa Architecture; May 2024