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REG NO: 0 8147517

Letter

Date: 20/01/2021

REFERENCE NO. 20211506

Location: 1 Cardington Gardens Gravesend Kent DA12 5DB

PROPOSED DEVELOPMENT

Erection of an attached 2 bedroom house in the side garden of the existing dwelling house and provision of off street car parking

Dear Sir ,

I enclose with this letter the Primary Ecological Appraisal & Bat Survey Report. In the Light of Conclusions, Evaluations and recommendations of these reports it can be derived that the proposed application will be suitable for the stated development and following comments are being passed for your attention

- 1- With reference to Primary Ecological Report, it is stated that proposal will have no impact on Hedgerows, birds, provided that recommended measures are taken place **(referred to Page 14 & Page 17 of PEA)** . The development site is 2 M away from any of the hedgerow and it is being confirmed that roots of existing hedgerow will be protected and construction would be made as per recommendations given in the report . LPA is welcomed to place any conditions in this regards for the approval of proposed development. The development would be carried out as per recommendations of point 4.1.2 , 4.2.1 given in EPA (referred to page 14)
- 2- The conclusion of the EPA states the followings
“The preliminary ecological appraisal has highlighted potential issues with the following ecological receptors on or adjacent to site: breeding birds, designated sites and hedgerows. Provided these issues are addressed in accordance with the recommendations detailed in this report, **the development may proceed without adversely impacting the aforementioned ecological receptors.**” (referred to page 17)
- 3- With reference to bat scoping survey report ,attached , It is concluded that “

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“ The section of the building due to be impacted by the development proposals is considered to have negligible potential to support roosting bats. No PRFs are due to be directly impacted by the proposals and no evidence was found during the internal and external inspections to suggest present or historic use by bats. As such, no further survey or mitigation work is required for the development to proceed with regards to bats. If the proposals change to involve impacts to any section of the roof of the existing building, a further bat presence / absence survey would be required to determine whether bats are using the building for roosting purposes.

All features within the building that are suitable to support roosting birds are located within the roof and will not be impacted by the proposals. As such, it is considered that the proposals will not impact upon nesting birds and no further mitigation of compensation is required. If the proposals change to involve impacts to any section of the roof of the existing building, works would need to be undertaken outside of the nesting bird season and should not be undertaken from March to August inclusive” (referred to page 11 of Bat Scoping Survey Report) Therefore proposed site would be suitable for proposed development

- 4- The proposal would be developed in light of recommendations of Bat Scoping Survey Report Chapter -4 (referred to page 9) . It is evaluated that there is no impact on bats or nesting birds due to proposed development
- 5- The car parking provision is made to the rear of the garden like adjoining properties in the parade (details are referred to proposed plans and design and access statement

The applicant contends that character of openness of land in the corners is maintained and planning should be granted for new proposal with reduced floor area

Regards

Munawar