



ECOLOGICAL ADVICE SERVICE

TO: Alison Webster

FROM: Emma England

DATE: 30 January 2024

SUBJECT: 20231186 / The Amazon And Tiger, Gravesend

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.

NO INFORMATION – MORE INFORMATION NEEDED

No ecological information has been submitted with this application. As a result of reviewing the data we have available to us, and the information submitted with the planning application, we advise that further information is sought from the applicant with regards to the potential for ecological impacts to arise.

The building for conversion may have suitability for roosting bats. We note that the roof appears to be proposed to remain unaltered. However, there are some external and internal alterations that may produce considerable noise and disruption, and potentially disturb/affect any bats that may be roosting in the building. Additionally, it is unclear whether any significant access will be needed to the roof void for tradespeople e.g., electricity/ plumbing alterations.

Protected species presence must be taken account of in the planning decision. We request the following information prior to determination:

- Photographs of the external area to be modified;
- Further details regarding the internal works e.g., is access required to the roof void to alter plumbing/electrics etc...;
- Whether and where any scaffolding will be required;

- For the noisier renovation works, clarification on how long works are expected to take.

This is in alignment with paragraph 99 of ODPM 06/2005 which states *“it is essential that the presence or otherwise of protected species and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision”*.

Further, under section 40 of the NERC Act 2006 and paragraph 180 of the NPPF 2023 biodiversity should be maintained and enhanced through the planning system. Additionally, in alignment with paragraph 186 of the NPPF 2023, the implementation of measurable net gains for biodiversity (integrated as part of design) should be encouraged.

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

Emma England
Biodiversity Officer