

RE: 20220654 / Priesthood, Meopham – QUERY

14 July 2022

Hi Peter

I've just been speaking to a colleague who is much more experienced than me on these matters and he tells me that the EU regs supersede the prior approval app if there are EU protected species and/or habitat impacts? Regardless, having looked at the images within the planning statement, it is highly unlikely that bats (an EU protected species) would be present, because of the single sheet corrugated roof, lack of roost features and exposure to the elements. Barn Owl could be a possibility, but this is not an EU protected species (obviously, the applicant will still have to adhere to the law if barn owls are present).

As such, we take the view that there is no requirement for surveys to assess the impact regarding the Conservation of Habitats and Species Regulations 2010 (as amended).

Any issues, please contact me.

Kind regards

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