

Richard Hart
Principal Planner (Major Sites)
Planning and Regeneration Services
Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
Kent, DA12 1AU

Date: 20th July 2022

Dear Richard,

Land at Market Square and Horn Yard Car Parks (The Charter), New Swan Yard, Gravesend, DA12 2EN | Discharge of Conditions

As you will be aware, Knight Frank have been appointed by Reef Group (hereinafter 'the Applicant') to submit an application to discharge Condition 29 pursuant to the Full Planning Permission (Ref. 20200343), at Land at Market Square and Horn Yard Car Parks (hereinafter 'the Site').

Full Planning Permission was granted by Gravesham Borough Council on 21st December 2020 for:

Erection of 242no. residential units for Build to Rent (C3 Use Class), within three blocks ranging from 3 to 10 storeys, together with multi-storey car park as well as access, pedestrian, landscaping, highway and other associated works.

This application seeks the discharge of Condition 29 pursuant to the above Full Planning Permission.

Condition 29 – Bird / Bat Roosting Opportunities

Condition 29 reads as follows:

"Prior to any part of the permitted development being occupied or used, and notwithstanding the details shown on the approved plans, submitted documents and application form, a scheme for providing bat/bird roosting opportunities at the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of the residential units or use of the multi-storey car park hereby permitted".

In accordance with the requirements of Condition 29, this application is submitted alongside the following:

- Proposed E01 Level 10 GA Plan (3732-LJA-E01-10-DR-A-04110) – showing the location of double chamber swift bat boxes.
- Proposed E01 Level 07 GA Plan (3732-LJA-E01-07-DR-A-04107) – showing the location of sparrow terraces.
- E01 Proposed Courtyard West Elevation (3732-LJA-E01-XX-DR-A-05057) – showing the location of double chamber swift bat boxes.
- Swift bat box specification document.
- Sparrow terrace specification document.

These plans and documents provide assurances that the client is maximising opportunities for bird and bat roosting.

We trust that the above and enclosed satisfies the requirements of Condition 29, and that this condition can now be discharged.

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Summary

The application fee of £116.00 (excluding service charge) has been sent by BACS directly to the Planning Portal as requested by the Council.

We trust that you find the enclosed planning application in order to meet the full requirements of Conditions 29 and look forward to hearing confirmation of the application's validation.

Should you have any queries or require any further information please contact me on the details below.

Kind regards



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