



Planning Inspectorate

Environmental Services
Operations Group 3
Temple Quay House
2 The Square
Bristol, BS1 6PN

Customer Services: 0303 444 5000
e-mail: [Environmentalservices@
planninginspectorate.gov.uk](mailto:Environmentalservices@planninginspectorate.gov.uk)

Gravesham Borough Council
Civic Centre
Windmill Street
Gravesend
DA12 1AU

Your Ref: 20240320

Our Ref: APP/K2230/W/24/3356229

Date: 21 February 2025

Sent by email:

planning.appeals@gravesham.gov.uk

Dear Sir / Madam

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')

Appeal by: Mathurjan Bathmanathan

Site Address: Rear Of Livingstone Road Stores 10 - 12 Livingstone Road, Gravesend

I refer to the above appeal. The Secretary of State has considered the application in accordance with Regulation 14 (1) of the above Regulations.

The development proposed, namely, installation of a temporary storage unit situated behind a shop, falls within the description at 10 (b) of Schedule 2 to the above Regulations. In the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

The threshold criteria at 10 (B) of Schedule 2 to the above Regulations are not exceeded, however the proposed development is within the impact risk zone of a Site of Special Scientific Interest (SSSI) the nearest one being Shorne and Ashbank Woods (SSSI) located c. 1.8km south east. The Proposed Development is also c. 2.3km southwest of the Thames Estuary and Marshes Special Protection Area (SPA).

Considering the nature, scale and location of the proposed development and nature of the receiving environment, whilst there may be some impact on the surrounding area and nearby designated sensitive areas as a result of this development, it would not be of a scale and nature likely to result in significant environmental effects.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 14(1) and 7(5) of the above Regulations, the Secretary of State hereby directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 28(1) of the above Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to

the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

(This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.)

Yours faithfully

Hafren Thomas

Hafren Thomas
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: Tomas Rudy - Agent - tomas@beforebricks.com

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through the Planning Portal. The address of our search page is:

<https://acp.planninginspectorate.gov.uk/>