



## ECOLOGICAL ADVICE SERVICE

**TO:** *Laura Payne*

**FROM:** *Jonathan Lynch*

**DATE:** *07 August 2024*

**SUBJECT:** *PA/2023/2232 / Glendale House, Coopers Lane, Aldington Frith*

---

*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.*

---

### **SUMMARY – NO FURTHER INFORMATION REQUIRED**

We have reviewed the additional information submitted by the applicant and advise that sufficient ecological information has been provided to determine the application.

Our previous comments (dated 15<sup>th</sup> April 2024) requested the results of two bat emergence surveys for two buildings proposed for demolition (referred to as B1 and B2 in the submitted documents). These two buildings were determined to have “moderate” potential to support roosting bats in the submitted Preliminary Ecological Appraisal (Fellgrove, March 2024). As such, the results of two surveys conducted between May and September (with at least one survey between May and August) were requested prior to determination in accordance with best practice.

The results of these surveys have been submitted Bat Emergence Survey Report (Fellgrove, July 2024). No bat emergences were recorded and both buildings (B1 and B2) are therefore presumed not to contain roosting bats. Given the residual risk of these

buildings containing unrecorded roosts, it is recommended that removal of roofs and structures with potential roost features (i.e. small cavities which may contain roosting bats) should be undertaken with care and during favourable weather. If bats are observed at any point during demolition, a suitably qualified ecologist should be contacted immediately for advice and a mitigation license from Natural England may be required to proceed.

Mitigations and enhancements for bats are recommended, including a sensitive lighting strategy and the incorporation of four durable bat boxes (two Schwegler 1FFH and 2 WoodStone Beaumaris) into the development. Native/nectar-rich plants are also recommended in any landscaping plan. These features (as well as the three durable bird boxes recommended in the PEA) can all be secured in a Landscape and Ecological Management Plan (LEMP) condition. The following condition wording is recommended:

*Prior to first occupation of the development, a Landscape and Ecological Management Plan (LEMP) will be submitted to, and be approved in writing by, the Local Planning Authority. The content of the LEMP will be based on the recommendations of the Preliminary Ecological Appraisal (Fellgrove, March 2024) and Bat Emergence Survey Report (Fellgrove, July 2024) associated with the planning application and shall include details of the following:*

- *Landscaping to be incorporated into the development which shall include plants of native origin/which are beneficial to wildlife (including a planting schedule, species and numbers);*
- *The provision of four durable bat boxes on site;*
- *The provision of three durable bird boxes on site; and*
- *External lighting to be installed so that it can be clearly demonstrated that areas to be lit will not disturb bat activity.*

*The approved plan will be implemented in accordance with the approved details.*

*Reason: To contribute to and enhance the natural and local environment by providing net gains for biodiversity in line with the NPPF 2023 180(d).*

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

**Jonathan Lynch**  
**Biodiversity Officer**

This response was submitted following consideration of the following documents:

- Bat Emergence Survey Report (Fellgrove, July 2024)
- Preliminary Ecological Appraisal (Fellgrove, March 2024)