



ECOLOGICAL ADVICE SERVICE

TO: *Laura Payne*

FROM: *Jonathan Lynch*

DATE: *15 April 2024*

SUBJECT: *PA/2023/2232 / Glendale House, Ashford*

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 – ADDITIONAL INFORMATION REQUIRED

We have reviewed the ecological information submitted in support of this application and advise that additional information is sought from the applicant prior to determination of the planning application.

Our previous response (dated January 17) noted that the submitted ecological information was outdated. A new Preliminary Ecological Appraisal (PEA) has been submitted, and further surveys are expected on the basis of the recommendations made within the PEA. Once the results of these surveys have been received, mitigation and enhancement measures can be fully considered.

The applicant has committed to conducting updated bat emergence surveys for two buildings proposed for demolition (referred to as B1 and B2 in the submitted PEA). These two buildings were determined to have “moderate” potential to support roosting bats. In accordance with best practice, these surveys will be conducted between May and

September with at least one survey between May and August. A floral assessment could not be carried out as part of the PEA (as the site visit occurred in January 26) and will be conducted between May and June.

The results of these surveys will need to be submitted for consideration prior to determination of the planning application. This is in accordance with ODPM 06/05, paragraph 99, 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.”*

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:

- Preliminary Ecological Appraisal (Fellgrove, 03/2024)
- Bat Emergence Survey Report (Fellgrove, 09/2021)
- Block Plan, Existing & Proposed - 20-52-32 (Prime Folio, 02/2021)
- Location Plan - 20-52-21 (Prime Folio, 11/2020)
- Planning, Design & Access Statement (DHA Planning, 11/2023)
- Preliminary Ecological Appraisal Survey Report (Fellgrove, 09/2021)