

High Dalby House
Dalby Forest Tracks
Pickering
YO18 7LP

16th December 2019

Dear sirs

As I have not received any confirmation of receipt of my previous emails I have attached below copies of the various emails sent for your attention

Yours truly,

Ian M Robinson



NYMNPA

16 DEC 2019

revrobbo@btinternet.com

Sent 14th October 2019 at 18:12

NYM/2019/0452/FL

To: Planning planning@northyorkmoors.org.uk

Dear Sirs

Further to your decision notice, dated 14th August 2019, together with conditions I wish to make the following observations/requests for amendment

Condition 1 requires the work to be undertaken within a 3 year period. Please see notes to condition 6 regarding this timescale

Condition 3 states "

"The development hereby permitted shall form and remain part of the curtilage of the existing guest house and holiday cottage business known as High Dalby House and shall not be used other than as guest facilities for overnight guests staying at the premises. "

At High Dalby as part of our retreat offering we frequently run day retreats and quiet days, it would be most beneficial to be able to make use of the hermitage premises, and in fact the application suggests this, for those on such retreats. We would therefore request that the condition be modified to read;

" The development hereby permitted shall form and remain part of the curtilage of the existing guest house and holiday cottage business known as High Dalby House and shall not be used other than as guest facilities for those attending High Dalby House day events and retreats or staying as overnight guests at the premises

Condition 5

We note the requirement for all window frames, glazing bars and doorstop's be of timber construction so we have modified the design of the Bi-fold doors shown on the application drawings to suit this requirement.

Condition 6 states

"The development hereby permitted shall be carried out in accordance with the mitigation and compensation measures set out in section 9 of the Ecological Impact Assessment prepared by MAB Environment & Ecology Ltd dated November 2018."

We have undertaken the emergence bat survey required under condition 6 and a copy of that survey is attached. As you will note a single common pipistrelle bat was observed but this has led to a requirement to obtain a European protected species License. This in turn requires a second survey to be undertaken next May so we will be unable to commence work until June 2020.

There will also be the need to incorporate mitigating facilities into the construction and this will be included in the contract specification. It is our hope that this will not delay the commencement beyond the three year timescale but should it do so we may apply for an extension to that period.

Condition 7

We have not yet selected external lighting and propose to discuss the most appropriate designs of such lighting with local dark sky astronomers before doing so. Once we have options to consider we will present these to the authority.

We look forward to hearing from you

Ian Robinson

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Fwd: NYM/2019/0452/FL

To: planning@northyorksmoors.org.uk

planning@northyorksmoors.org.uk

sent 22nd November 2019 at 13:18

sent 22nd November 2019 at 13:29

Dear sirs

I sent the attached email on 14th October 2019 but have not received any response, nor notification of receipt.



This is most unusual for dealing with the NYMNP and planning department so I am wondering whether it was ever received. If not please accept my apologies for not confirming the notification sooner

Yours

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From revrobbo@btinternet.com

12th December 2019 at 18:26

Fwd: NYM/2019/0452/FL

To: Planning <planning@northyorkmoors.org.uk>

Dear sirs

I visited your offices yesterday and was advised that my previous emails dated 14th October and 22nd November had not been received, I have therefore forwarded copies to you again.

This is now a little concerning as the address given yesterday is the same as that previously used. Please confirm when this is received

Ian Robinson

For Plantation Business

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Registered in the U.K. no. 6504129

11th October 2019

High Dalby House, Dalby Forest Drive, Pickering, North Yorkshire, YO18 7LP

Following an Ecological Impact Assessment conducted in September 2018, an evening emergence survey was completed on 3rd September 2019 on Building 1 (small outbuilding) at High Dalby House, during which, a single common pipistrelle was recorded emerging from a crevice between the wall and doorframe.

Any work affecting bat roosts will require a European Protected Species Licence (EPSL). An additional emergence survey would be required to inform the production of a detailed method statement for the licence application.

Once a licence has been obtained replacement crevice roosting habitat would be provided on site through the installation of one professional quality and long-lasting bat box on site (Schwegler 1FF or equivalent). Due to low numbers and non-breeding status, this mitigation is considered to be proportionate to the level of bat use and will ensure that ecological functionality is maintained post-development. Full emergence survey results can be found overleaf.

Emergence location:



Photo 2. Emergence location at side of window.



Photo 2. Emergence location at side of window.

Sound recordings:

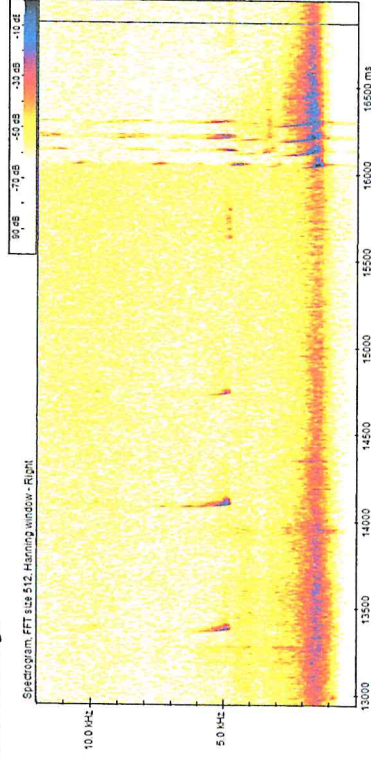


Figure 2. Emergence of common pipistrelle at 20:04, recorded on Pettersson D240x with Ediral R03.

Emergence survey results – High Dalby House (outbuilding)

Date: 03/09/2019
 Start time: 19:35
 End time: 21:34
 Sunset: 20:04

Conditions: 17.2°C start, 16.3°C end. Light rain showers at 20:21 and 20:30. 100% cloud cover. Light Air (BF1).

Surveyors: Sarah Emerson (EM); Emily Ramsden (ER)

Equipment used: 1x Pettersson D240x time expansion ultrasound detector with Edrol R09 recorder, 1x BatBox Duet Heterodyne detector set to 50KHz.

Results summary:

A single common pipistrelle day roost was identified in the gap between a door frame and wall on the south side of the surveyed building. There was a low level of commuting by common pipistrelles over the building in both northwards and southwards directions. A noctule also observed commuting high overhead. In the later part of the survey, brown long-eared bats were observed foraging over and around the building.

Roosts identified:

Building Ref.	Species	Count	Roost type	Emergence location/access point
1	Common pipistrelle, <i>Pipistrellus pipistrellus</i>	1	Day roost	Gap between window frame and wall.

Observations:

Surveyor	Time	Species	Number	Activity	Annotation
ER	19:40-20:03	Common pipistrelle, <i>Pipistrellus pipistrellus</i>	2	Commuting north to south past west end of building.	→
SE, ER	19:46-19:58	Common pipistrelle, <i>Pipistrellus pipistrellus</i>	3	Commuting east to north over building.	→
SE	20:04	Common pipistrelle, <i>Pipistrellus pipistrellus</i>	1	Emerged from gap between window and wall on south-facing wall.	★ →
SE	20:16	Noctule, <i>Nyctalus noctula</i>	1	Commuting high overhead	
SE, ER	20:19-20:28	Brown long-eared bat, <i>Plecotus auritus</i>	1	Foraging over and around surveyed building.	→

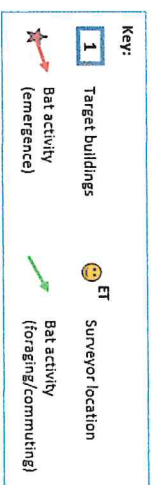
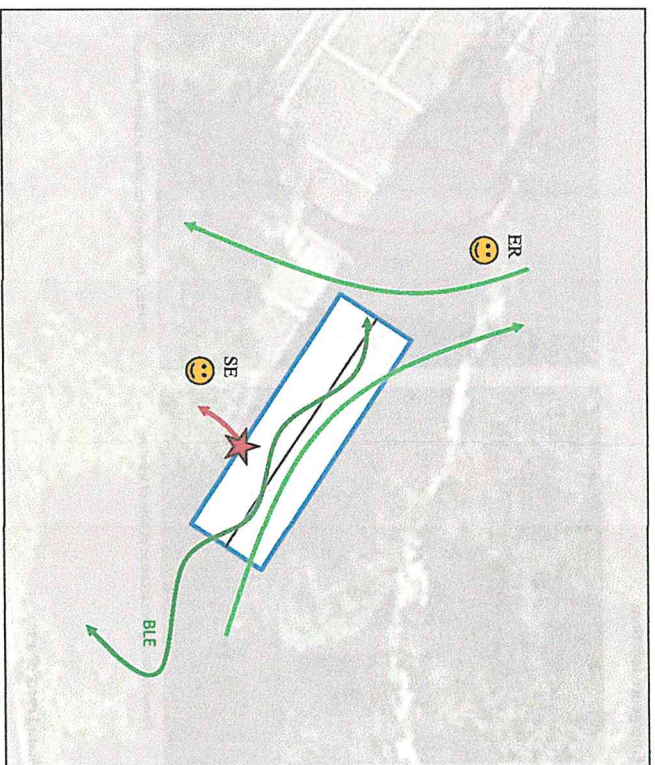


Figure 1 – Surveyor locations and bat activity recorded during survey (03/09/2019).