
From: Elspeth Ingleby
Sent: 11 September 2020 14:08
To: Megan O'Mara
Subject: RE: Dog Tree Bank 2020/343

Hi Megan

The provided survey, carried out by MAB and dated September 2020 is appropriate for the purpose and gives us sufficient information to determine this application. The barn to be converted was assessed as of low potential for bat roosts and a single activity survey carried out at an optimum time of year found no evidence of bat emergence. On this basis, no further survey work is required and a bat licence will not be needed. Planning permission may be given.

Section 9 of the Bat, Breeding Bird and Barn Owl survey report dated September 2020 setting out mitigation and compensation actions to ensure no detrimental impact on protected species occurs should be conditioned

Details of any external lighting proposed should be reserved under condition to ensure no impact to foraging bats and other nocturnal fauna, as well as to support the dark sky qualities of the surrounding area.

Many thanks

Elspeth

Elspeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley, York YO62 5BP

**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM20/343/FL**

Proposed Development: Conversion of barn to form residential annexe accomodation

Location: Tree Bank Farm, Grosmont

Applicant: Mr A Parker

CH Ref: **Case Officer:** Ged Lyth

Area Ref: 4/52/438 **Tel:**

County Road No: **E-mail:**

To: North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP

Date: 25 June 2020

FAO: Megan O'Mara

Copies to:

The private access to the proposed dwelling is via a suitable dropped kerb footway crossing.

Consequently there are **no local highway authority objections** to the proposed development

Signed:

Ged Lyth

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail:

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Page 2 of 2

Application No:

NYM20/343/FL

From:

Subject: NYM/2020/0343/FL
Date: 28 June 2020 12:30:31

Dear Team

I would like to confirm that the above application for conversion of barn at Dog Tree Bank Farm was discussed on the 24th June and no objections were raised.

Kind regards

Connie

Mrs Connie Wiggins
Clerk to Grosmont Parish Council
Moorgarth
The Mill Green Way
Goathland
Whitby
YO22 5LZ

From:
To: [Megan O'Mara](#)
Cc: [Planning](#)
Subject: NYM/2020/0343/FL - Dog Tree Bank Farm
Date: 22 June 2020 15:05:25

Dear Megan

I have read through the MAB Ecology Breeding bird, bat and barn owl scoping survey report dated January 2020. It identifies that there is no evidence of current bat or bird use and the buildings are of an overall low suitability for bats. The survey does however make clear that it was not possible to rule out use of numerous crevasses and gaps by crevasse dwelling bats or small passerines and therefore further survey is required. One bat activity survey has been identified as necessary to determine whether there is any bat presence in the buildings, in accordance with Bat Conservation Trust guidance.

Despite the low likelihood of presence, there is still a possibility for a number of crevasse dwelling bats to be present in the site which is surrounding by excellent bat foraging habitat. It will therefore be necessary for a report of a bat activity survey to be submitted prior to determination of this application clarifying any bat presence within the buildings and setting out any mitigation as required. As we are currently within the appropriate window for bat activity surveys (May-September, but ideally May-August), it is not anticipated that this requirement will constitute an unreasonably delay. If ultimately approved, a condition restricting works to outside of the bird nesting season will be required, unless checked immediately prior to commencement by a qualified ecologist.

Many thanks

Elspeth

Elspeth Ingleby MA_{Cantab} ACIEEM

Ecologist

North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley, York YO62 5BP

From:

[Planning](#)

Subject:

Conversion of barn to form residential annexe accommodation at Dog Tree Bank Farm, Grosmont,
NYM/2020/0343/FL

Date:

05 June 2020 16:05:43

FAO Miss Megan O'Mara

**Conversion of barn to form residential annexe accommodation at Dog Tree Bank Farm,
Grosmont, NYM/2020/0343/FL**

I refer to your e-mail of the 4th June 2020 regarding the above application. I hereby confirm that I have no objections on environmental health or housing grounds.

Thanks

Steve

Stephen Reynolds DipAc, DipEH, BSc, DMS, MSc(ENG), MCIEH, CEnvH, CMIWM
Residential Regulation Manager
Scarborough Borough Council

www.scarborough.gov.uk

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