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**From:** eric matthew  
**Sent:** 30 September 2020 21:44  
**To:** Jill Bastow  
**Subject:** Fwd: NYM/2020/0623/FL Tofta Farm, Staintondale

Hi Jill please find a reply from Map ecology Ltd hoping that this clears this particular item up  
Kind regards Eric

Sent from my iPad

Begin forwarded message:

**From:**  
**Date:** 30 September 2020 at 15:18:08 BST  
**To:**  
**Cc:**  
**Subject:** FW: NYM/2020/0623/FL Tofta Farm, Staintondale

Hi Eric,

Ione has forwarded me your email regarding Tofta Farm.

I have reviewed the report and images taken of the site. I can confirm that the minor potential access was on the lower section of the building, and there is no suitable access for bats within the section of the roof where the flue will be placed. The roofs are not connected, and as such I agree with the LPA ecologists' conclusion that the flue presents a negligible risk to roosting bats.

Kind regards,

Sarah Emerson Grad CIEEM

MAB Environment & Ecology Ltd  
11a Kirkgate  
Thirsk  
YO7 1PQ



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**From:** eric matthew  
**Sent:** 29 September 2020 11:08  
**To:**  
**Subject:** Fwd: NYM/2020/0623/FL Tofta Farm, Staintondale

Hi lone please find email from NYMNP regarding the above property and hoping that this is not an issue  
Kind regards Eric

Sent from my iPad

Begin forwarded message:

**From:** Jill Bastow <[j.bastow@northyorkmoors.org.uk](mailto:j.bastow@northyorkmoors.org.uk)>  
**Date:** 17 September 2020 at 09:48:06 BST  
**To:**  
**Subject:** NYM/2020/0623/FL Tofta Farm, Staintondale

Dear Eric,

Our Ecologist has raised question that I hope you can answer. The submitted Bat Scoping Survey notes that, in respect of the proposed barn conversion into a holiday letting cottage *"access is limited to a small opening under the lowest course of tiles on the western aspect, this would provide access between the liner and tiles.... As the roof of Building 1 is in good condition, there are no plans to alter the roof in any way, therefore it would be disproportionate to recommend an evening emergence survey. Should any works involve the roof, including the liner, and the potential access location, then a bat activity should be carried out to determine presence/absence."*

In the plans submitted, the flue of a wood burning stove is to be inserted through the roof of the outbuilding on its western aspect in the higher of the two roof segments whilst the potential bat access appeared to be in the lower segment. Whilst our Ecologist believes this should not negate MAB's findings, as the two roof sections appear to be displaced, she has requested that MAB confirm this to be the case and that the insertion of the flue does not present a risk to bats particularly as it appears that the plans may have been finalised since the report was supplied.

Once I have been on site I shall be in touch next week should I need any further information or amendments to the proposals.

Kind regards,

**Jill Bastow**  
Senior Planning Officer

My normal working hours are Tuesday 9am – 5pm, Wednesday to Friday 9am - 2pm

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