Bat, Breeding Bird and Barn Owl Scoping Survey

Mill Inn, Harwood Dale

February 2023

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Status	**Date**	**Checked by:**
Scoping report	23-02-2023	Giles Manners CEnv MCIEEM

Site:

Mill Inn
Harwood Dale
Scarborough
YO13 0LA

Dates:

Scoping Survey – 07/02/2023

Client:

Hazel Coverdale

Planning Authority:

Scarborough Borough Council

Our ref:

2023-1511

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1 Summary

A bat, breeding bird and barn owl scoping survey has been undertaken at the former Mill Inn, Harwood Dale to accompany a planning application for conversion.

Accumulated bat droppings were identified in the centre of the first floor under the ridge beam, indicating presence of a bat roost. Visual inspection of the site also identified potential bat roost habitat (PBRH) in masonry crevices, between the roof and liner, and in wall tops gaps.

Due to the presence of evidence of bats, along with other identified potential roost habitat, further survey effort is required to complete assessment of the site. To complete assessment of the site, a bat activity survey during optimal survey season (May – August) is required to establish the presence/absence of bat roosts. Results will be used to inform the need for a Natural England licence, further survey and appropriate mitigation required for the development.

There is no evidence to suggest the works will impact breeding barn owls, however it will result in the loss of barn owl roosting habitat. Some barn swallow nests were found on the ground floor however access will be retained to this area post-development, and the surrounding vegetation provides potential nesting habitat for birds. Works should be timed to avoid bird nesting season, or if not possible, a pre-works check should be conducted for breeding birds, and works should be delayed until all chicks have fully fledged. Two bird and one barn owl box will be installed on-site.

As an ecological enhancement to the site, native species planting should be conducted post-development.

2 Introduction

MAB Environment and Ecology Ltd was commissioned by Hazel Coverdale to undertake a bat, breeding bird and barn owl scoping survey on outbuildings at Mill Inn to accompany a planning application for conversion.

The site is located in Harwood Dale (grid reference: SE95329599), shown on Figure 1 below.

The report was written by Alice Brown BSc (Hons) of MAB Environment and Ecology Ltd.

The report's primary objective is to provide an impact assessment for the development on bats, define any necessary mitigation proposals, and to assess the requirement for a Protected Species Licence. A secondary objective is to assess potential impact on breeding birds.

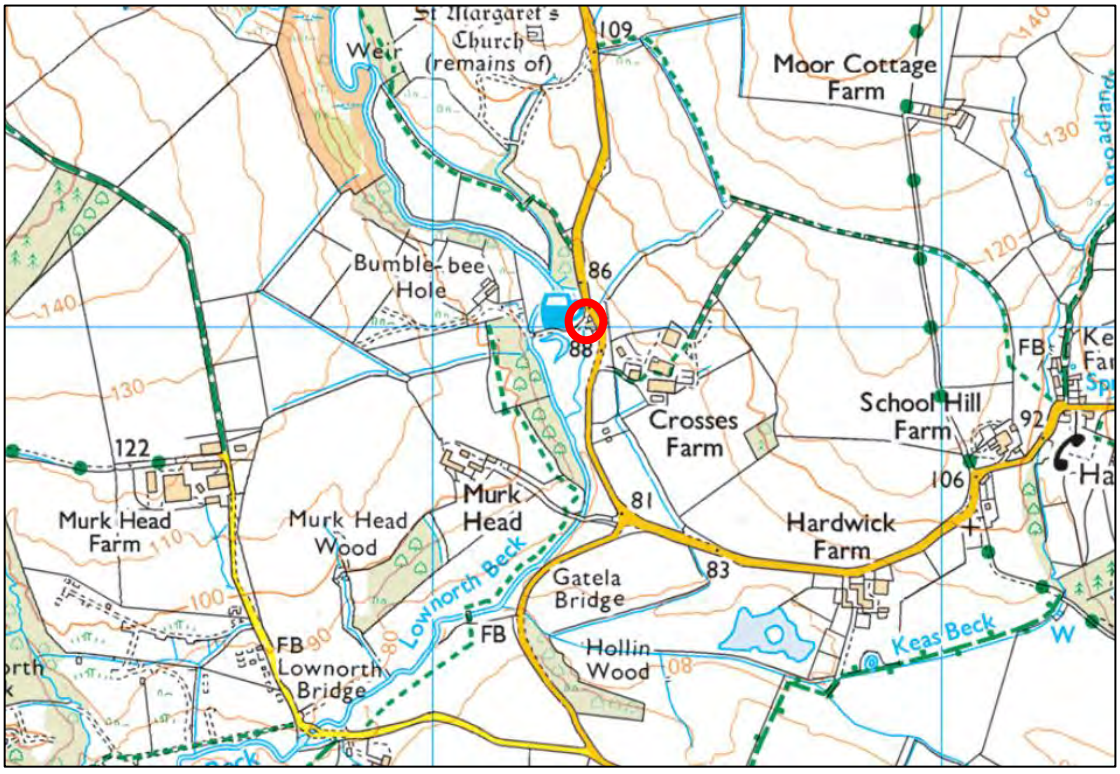

Figure 1: Site location.

3 Methodology

3.1 Desktop Study

3.1.1 Bat roost records for a 2km radius around the site were commissioned from the North Yorkshire Bat Group (NYBG).

3.1.2 Aerial imagery from Google Earth and 'MAGIC' government website were used to assess the location of the site and the surrounding habitat for value to bats. This includes proximity of the site to good bat foraging habitat such as woodland and water bodies and if the site is linked to such habitats by linear features like hedgerows, woodland edges or rivers which bats use to commute around the environment.

3.2 Field Survey

3.2.1 The site was surveyed by Alice Brown who is an Ecologist for MAB. She is a Qualifying member of CIEEM and has BSc (Hons) in Ecology and Conservation.

3.2.2 The site was surveyed by Jordan Brandrick who is an Assistant Ecologist for MAB. She is a Qualifying member of CIEEM and holds a BSc (Hons) in Biosciences from the University of Durham.

3.2.3 The interior and exterior of the buildings were inspected during the day using a halogen torch (500,000 candle power) and binoculars. All normal signs of bat use were looked for, including bats, bat droppings, feeding waste, entry and exit holes, grease marks, dead bats, and the sounds/smells of bat roosts.

3.2.4 All signs of breeding bird activity and barn owl (*Tyto alba*) activity were looked for. Signs looked for included white droppings, often vertical down walls or beams; active nests and nesting materials; (birds flying into and out of barns: generally, summer only); bird feathers, particularly swift (*Apus apus*), swallow (*Hirundo rustica*) and house martin (*Delichon urbica*), bird corpses, feeding waste (including pellets), and the sound/smell of birds.

3.2.5 Trees within the site and areas of vegetation were also assessed for value to bats and their importance as foraging and commuting habitat.

3.2.6 The buildings were assessed for their degree of potential to support roosting bats. This includes assessing the building design, materials and condition. See Table 1 for more information.

Colour code	Bat roost potential.	Roosting habitats	Commuting and foraging habitats
	Confirmed	Signs of roosting bats present (e.g. entry / exit points, accumulated bat droppings, visible bats).	
Red	High risk	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.
Amber	Moderate risk	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only-the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as a line of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
Yellow	Low risk	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. Unlikely to be suitable for maternity or hibernation)	Habitat that could be used by small numbers of commuting bats such as gappy hedgerow or unvegetated stream, but isolated, i.e. Not very well connected to the surrounding landscape by other habitat. Suitable but isolated habitat that could only be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Green	Very low risk	All potential bat roost habitat *comprehensively* inspected and found to be clear of past or present bat usage.	
Grey	Negligible risk	Negligible habitat features on site likely to be used by roosting bats.	Negligible habitat features on site likely to be used by commuting or foraging bats.

Table 1: Guidelines for assessing the suitability of proposed development sites for bats. Adapted from BCT Bat surveys for Professional Ecologists, Good Practice Guidelines 2016.

4 Constraints

The surveys were constrained by season: bats were not active at the time of the survey; therefore, external evidence of bats is likely to have been removed by weather, and bat activity survey methodology is not available.

5 Site Description

The surveyed building consists of a two-storey outbuilding and an adjoined set of toilets. A full description of the surveyed buildings is provided in Section 6.2 Visual inspection.

6 Results

6.1 Desktop Study

The area surrounding the site offers good foraging and commuting opportunities for bat species. The landscape consists of a large number of agricultural fields which are suboptimal for bats, however the site itself borders a tree-lined waterbody, providing good foraging opportunities. There are further deciduous woodlands surrounding the site. See Figure 2 below for an aerial view of the surrounding area.

Figure 2. Aerial view of the surrounding landscape. Google Earth 2018.

6.1.2 Bat Group Records

Many records were returned from a 2km radius of the site from the NYBG record search (83 in total). None were for the site itself. The nearest records to the site relate to around Low North Camp and the beck/bridge; most of the records from the search relate to this area. Almost all records are incomplete and lack roost status. Full results from the NYBG record search can be found below in Appendix 3.

6.2 Visual Inspection

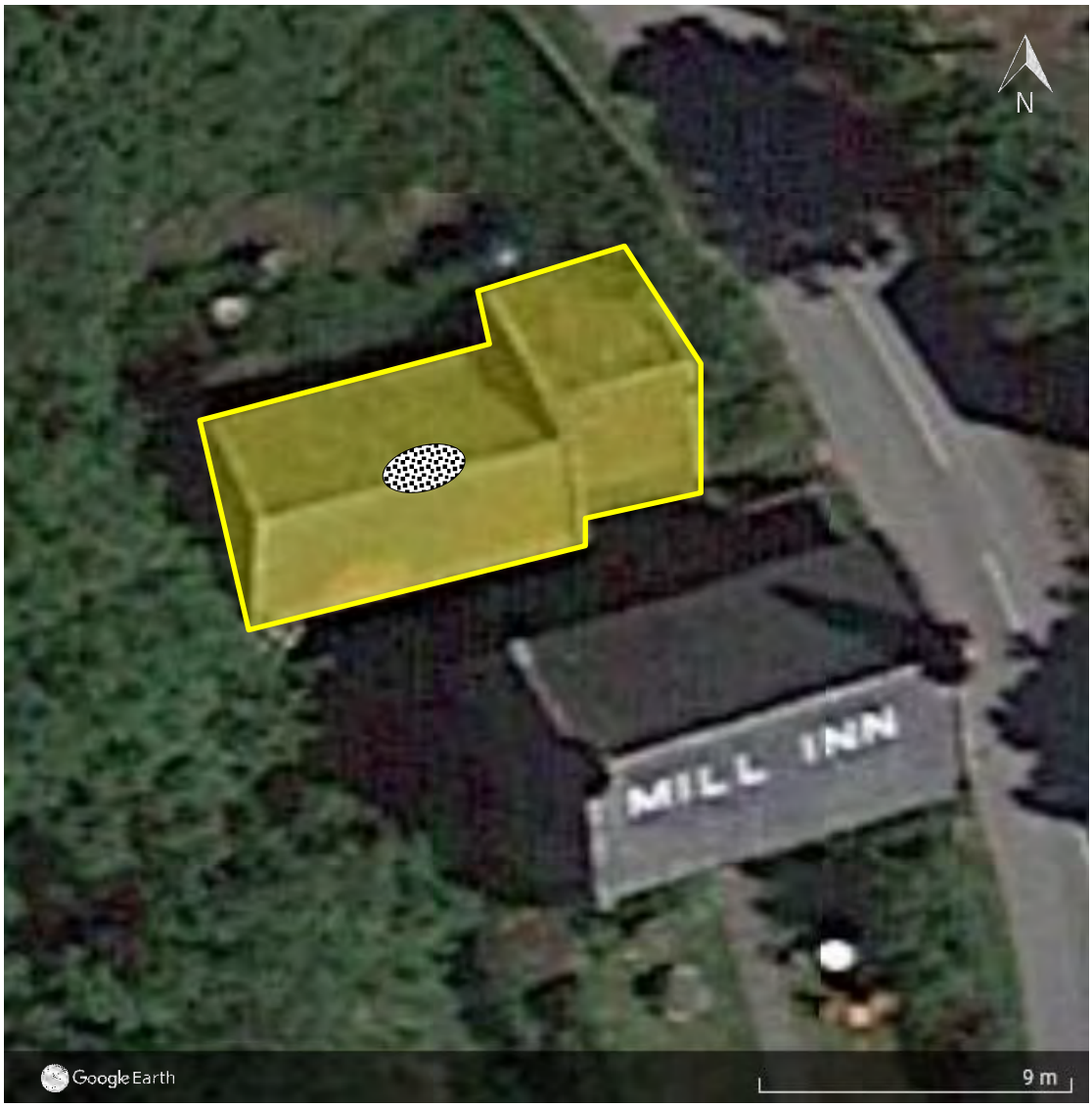

Figure 3. Surveyed building. Google Earth 2018.

Building ref	Photographs	Description and notes on breeding birds	Potential bat roost habitat (PBRH)
Low potential risk of supporting bats	 **Photo 1. Southern aspect**  **Photo 2. Masonry crevices under window ledge on southern aspect**  **Photo 3. Toilet block on eastern aspect – roof degraded**  **Photo 4. Northern aspect**  **Photo 5. First floor interior**  **Photo 6. Wall top gaps and rips in liner**	**Two storey stone-built building with lined clay pantile roof. An adjoining toilet block on the eastern aspect.** **Some external masonry crevices, particularly under a window ledge (Photo 2).** **Roof has some lifted tiles – the roof of the toilet block is in poor condition and part has degraded.** **Internally, the liner is torn in places but is in relatively good condition. the ridge is generally cobweb-free. There are so gaps along gable end wall tops.** **Accumulated bat droppings were identified under the ridge in the centre of**	**Masonry crevices (internal and external).** **Wall top gaps.** **Between roof tiles and liner.**

	 **Photo 7. Accumulated bat droppings under ridge beam**  **Photo 10. Internal masonry crevices, ground floor**	 **Photo 8. Barn owl pellets, likely old**	 **Photo 9. Ground floor – swallow nesting on beams**	**the first floor. Few barn owl pellets (≤5) were also identified, likely old – no sign of barn owl nesting identified.** **The ground floor has some internal masonry crevices and barn swallow nests along the wooden beams.**	

7 Discussion and Analysis

The surrounding landscape has some areas of optimal foraging habitat for bats and there are a number of bat records; none for the site itself.

Due to the presence of evidence of bats, along with other identified potential roost habitat, further survey effort is required to complete assessment of the site for bats.

Some barn swallow nests were identified. Some barn owl pellets were found, however these appeared old. No evidence of barn owl nesting was identified. The vegetation surrounding the building also provides potential bird nesting habitat.

8 Impact Assessment

Bats

The impact of the proposed development on bats cannot be fully assessed without the addition of a bat activity survey to determine in what capacity bats are using the building. Table 3 shows the impacts proposed works could have on any potential bats on the site.

Impact on bats	Impact on roosting habitats
Physical disturbance Noise disturbance through, for example increased human presence or use of noise generating equipment. Injury/mortality (e.g. in roost during destruction or through collision with road/rail traffic)	Modification of access point to roost either physically or through, for example lighting or removal of vegetation. Modification of roost either physically, for example by roof removal, or through, for example, changed temperature, humidity, ventilation or lighting regime. Loss of roost.

Table 3: Impacts on bats that can arise from proposed activities (from BCT survey guidelines 2016)

Breeding birds

Works will result in the loss of barn swallow, and potential other passerine bird nesting habitat in the surrounding vegetation. The works will result in the loss of barn owl roosting habitat; however, no evidence was found to suggest it will impact barn owl nesting.

9 Mitigation & Compensation

9.1 Method Statement

Bats

9.1.1 Prior to the commencement of any works to areas where potential bat roost habitat has been identified, at least one bat emergence survey, in line with current Bat Conservation Trust Good Practice Guidelines, should be undertaken during the optimal survey season (May-August) and in suitable weather conditions. If any roosting bats or evidence of roosting is found to be present, further advice will be sought regarding the need to apply for Natural England protected species licence and further surveys. If a licence is needed, no work shall take place until this has been obtained.

9.1.2 Appropriate mitigation for the development will be confirmed once assessment of the site is complete.

Breeding birds and barn owl

9.1.3 Works, including significant vegetation removal, should avoid bird nesting season (1st March - 31st August); if not possible, a pre-works check of the site should be undertaken before work commences to check for the presence of nesting birds and barn owl. If any active nests are found, then work to those areas should be delayed until after any chicks have fully fledged.

9.1.4 Two bird nest boxes should be installed on site. Examples include Vivara Pro Seville WoodStone Nest Boxes, Schwegler sparrow terrace 1SP or brick sparrow box, swift boxes, e.g. ibstock swift box, Schwegler No. 16 or 1MF (bat and swift) which can be installed under the shelter of overhanging eaves.

9.1.5 The ground floor containing the existing barn swallow nests will have access retained post-development. If this is not possible, an open sided structure (e.g log store) should be constructed to provide nesting habitat for barn swallows.

9.1.6 One barn owl nest box will be installed on-site in a suitable location (e.g on a building or nearby tree) to be agreed by a suitably qualified ecologist. Suitable nest box includes Eco Barn Owl Nest Box or equivalent.

10 Recommended Ecological Enhancement

It is recommended native species planting is included on-site post-development.

11 Information concerning bat protection and the planning system

11.1 Relevant Legislation

All bat species are protected under the Wildlife and Countryside Act (WCA) 1981 (as amended), the Countryside and Rights of Way Act 2000 and The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

Under the WCA it is an offence for any person to intentionally kill, injure or take any wild bat; to intentionally disturb any wild bat while it is occupying a structure or place that it uses for shelter or protection; to intentionally damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection; to be in possession or control of any live or dead wild bat, or any part of, or anything derived from a wild bat; or to sell, offer or expose for sale, or possess or transport for the purpose of sale, any live or dead wild bat, or any part of, or anything derived from a wild bat.

Under The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, it is an offence to (a) deliberately capture, injure or kills any wild animal of a European protected species (EPS), (b) deliberately disturb wild animals of any such species, (c)deliberately take or destroy the eggs of such an animal, or (d)damages or destroys a breeding site or resting place of such an animal. Deliberate disturbance of animals of a European protected species (EPS) includes in particular any disturbance which is likely to impair their ability (i) to survive, to breed or reproduce, or to rear or nurture their young; or (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species to which they belong.

*Prosecution could result in imprisonment, fines of £5,000 per animal affected and confiscation of vehicles and equipment used***.** In order to minimise the risk of breaking the law it is essential to work with care to avoid harming bats, to be aware of the procedures to be followed if bats are found during works, and to commission surveys and expert advice as required to minimise the risk of reckless harm to bats.

11.2 Licences

Where it is proposed to carry out works which will damage / destroy a bat roost or disturb bats to a significant degree, an EPS licence must first be obtained from the Natural England (even if no bats are expected to be present when the work is carried out). The application for a license normally requires a full knowledge of the use of a site by bats, including species, numbers, and timings. Gathering this information usually involves surveying throughout the bat active season. The licence may require ongoing monitoring of the site following completion of the works.

Licences can only be issued if Natural England are satisfied that there is no satisfactory alternative to the development and that the action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.

11.3 Planning and Wildlife

National planning guidance for ecological issues is set out in the updated February 2019 National Planning Policy Framework (NPPF). The requirements are consistent with those specified in the July 2018 NPPF; which advocate biodiversity net gain and improvement where possible, as evidenced below.

Paragraph 174 refers to the requirement of plans to "protect and enhance biodiversity and geodiversity" In order to do this, "plans should:

a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."

In paragraph 175 the NPPF indicates that "when determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity."

The accompanying ODPM/Defra Circular 06/2005 remains pertinent; circular 06/2005 is prescriptive in how planning officers should deal with protected species, see paragraphs 98 and 99:

The presence of a protected species is a material consideration when considering a proposal that, if carried out, would be likely to result in harm to the species or its habitat (see ODPM/Defra Circular, para 98)

LPAs should consider attaching planning conditions/entering into planning obligations to enable protection of species. They should also advise developers that

they must comply with any statutory species protection issues affecting the site (ODPM/Defra Circular, para 98)

The presence and extent to which protected species will be affected must be established before planning permission is granted. If not, a decision will have been made without all the facts (ODPM/Defra Circular, para 99)

Any measures necessary to protect the species should be conditioned/planning obligations used, before the permission is granted. Conditions can also be placed on a permission in order to prevent development proceeding without a Habitats Regulations Licence (ODPM/Defra Circular, para 99).

The need to ensure ecological surveys are carried out should therefore only be left to coverage under planning conditions in exceptional circumstances.

Further to NPPF and OPDM Circular 06/2005, Section 40 of the Natural Environment and Rural Communities Act (2006) states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

11.4 Legislation in relation to barn owls

Barn owls are afforded full protection under the Wildlife and Countryside Act, 1981. Their inclusion in Schedule One protects against wilful disturbance whilst an owl is at or near the nest, and makes it an offence to carry out any of the following actions:

- Killing or injuring a barn owl
- Catching a barn owl
- Taking or destroying any egg of a barn owl
- Damaging or destroying the active nest site with eggs or young or before eggs are laid
- Disturbing the dependent young of a barn owl
- Possessing, offering for sale or selling a barn owl (but see exceptions)
- Release or allow the escape of a barn owl into the wild (but see exceptions)

These actions are punishable by a maximum fine, upon conviction, of £5,000. Nesting has been recorded in every month of the year.

Protection is also given under the Countryside and Rights of Way Act, 2000 against reckless disturbance whilst nesting.

Because of recent declines in numbers, and concern over their current status, barn owls are also listed in the EC Birds Directive and Appendix II of the Bern Convention. They are an Amber Listed species in “Birds of Conservation Concern” (RSPB).

12 References

BS42020. Biodiversity - Code of Practice for planning and development. British Standards Institution 2013.

Circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within the Planning System. http://www.communities.gov.uk/publications/planningandbuilding/circularbiodiversity

Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd edn). The Bat Conservation Trust, London.

Bat Mitigation Guidelines 2021 (Beta version). CIEEM 2021.

National Planning Policy Framework 2019: https://www.gov.uk/government/collections/revised-national-planning-policy-framework#revised-national-planning-policy-framework

Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 https://www.legislation.gov.uk/uksi/2019/579/regulation/1/made

RSPB (2009) Barn owls and the law: http://www.rspb.org.uk/advice/law/barn_owls_law/index.aspx

The Barn Owl Trust (http://www.barnowltrust.org.uk/)

Barn Owl Trust (2012) *Barn Owl Conservation Handbook*, Pelagic Publishing, Exeter

Appendix 1: Glossary of bat roost terms

Bat Roost Definitions:

Day roost: a place where individual bats, or small groups of males, rest or shelter in the day but are rarely found by night in the summer.

Night roost: a place where bats rest or shelter in the night but are rarely found in the day. May be used by a single individual on occasion or it could be used regularly by the whole colony.

Feeding roost: a place where individual bats or a few individuals rest or feed during the night but are rarely present by day.

Transitional / occasional roost: used by a few individuals or occasionally small groups for generally short periods of time on waking from hibernation or in the period prior to hibernation.

Swarming site: where large numbers of males and females gather during late summer to autumn. Appear to be important mating sites.

Mating sites: where mating takes place from later summer and can continue through winter.

Maternity roost: where female bats give birth and raise their young to independence.

Hibernation roost: where bats may be found individually or together during winter. They have a constant cool temperature and high humidity.

Satellite roost: an alternative roost found in close proximity to the main nursery colony used by a few individual breeding females to small groups of breeding females throughout the breeding season.

Appendix 2: Standard good working practices in relation to bats

Bats are small, mobile animals. Individual bats can fit into gaps 14-20mm wide. They can roost in a number of places including crevices between stonework, under roof and ridge tiles, in cavity walls, behind barge boards, in soffits and fascias and around window frames. Builders should always be aware of the potential for bats to be present in almost any small gap accessible from the outside in a building. The following guidelines are provided in order to reduce the risk of harm to individual bats.

- Roofs to be replaced, or which are parts of a building to be demolished, should be dismantled carefully by hand. Ridge tiles, roof tiles and coping stones should always be lifted upwards and not slid off as this may squash/crush bats.
- Re-pointing of crevices should be done between April and October when bats are active. Crevices should be fully inspected for bats using a torch prior to re-pointing.
- Any existing mortar to be raked should be done so by hand (not with a mechanical device).
- Look out for bats during construction works. Bats are opportunistic and may use gaps overnight that have been created during works carried out in the daytime.
- If any bats are found works should stop and the Bat Conservation Trust (0845 1300 228) or a suitably qualified bat ecologist should be contacted.

If it is necessary to pick a bat up always use gloves. It should be carefully caught in a cardboard box and kept in a quiet, dark place. The Bat Conservation Trust or a suitably qualified bat ecologist should be contacted.

Appendix 3: NYBG bat roost records

Species	Site	Gridref	Present	Date	Status	Comment
Unknown	Brooklands Farm, Harwood Dale	SE966963	1	17-Feb-04	Summer Roost	Loft
Soprano Pipistrelle	Broxa Forest	SE9494	1	02-Jul-17	Not recorded	Number of passes during transect survey
Soprano Pipistrelle	Broxa Forest	SE9494	11	26-Jul-17	Not recorded	Number of passes during transect survey
Soprano Pipistrelle	Broxa Forest	SE9494	1	07-Jul-18	Not recorded	Number of passes during transect survey
Common Pipistrelle	Broxa Forest	SE9494	13	02-Jul-17	Not recorded	Number of passes during transect survey
Common Pipistrelle	Broxa Forest	SE9494	18	26-Jul-17	Not recorded	Number of passes during transect survey
Common Pipistrelle	Broxa Forest	SE9494	6	07-Jul-18	Not recorded	Number of passes during transect survey
Common Pipistrelle	Broxa Forest	SE9494	2	22-Jul-18	Not recorded	Number of passes during transect survey
Myotis bat sp.	Broxa forest NBMP survey	SE945945	Present	03-Jul-16	Not recorded	Probably Natterer's
Myotis bat sp.	Broxa forest NBMP survey	SE945945	Present	19-Jul-16	Not recorded	
Soprano Pipistrelle	Broxa forest NBMP survey	SE945945	Present	03-Jul-16	Not recorded	
Soprano Pipistrelle	Broxa forest NBMP survey	SE945945	Present	19-Jul-16	Not recorded	
Common Pipistrelle	Broxa forest NBMP survey	SE945945	Present	03-Jul-16	Not recorded	
Common Pipistrelle	Broxa forest NBMP survey	SE945945	Present	19-Jul-16	Not recorded	
Noctule Bat	Broxa forest NBMP survey	SE945945	Present	03-Jul-16	Not recorded	
Noctule Bat	Broxa forest NBMP survey	SE945945	Present	19-Jul-16	Not recorded	
Common Pipistrelle	Burgate Farm, Harwood Dale	SE970950	Present	03-May-17	Not recorded	
Noctule Bat	Burgate Farm, Harwood Dale	SE970950	Present	03-May-17	Not recorded	
Noctule Bat	Low North Camp	SE9475895213	Present	23-Aug-16	Not recorded	
Myotis bat sp.	Low North Camp NBMP	SE941950	Present	08-Jun-16	Not recorded	
Myotis bat sp.	Low North Camp NBMP	SE941950	Present	23-Aug-16	Not recorded	
Soprano Pipistrelle	Low North Camp NBMP	SE941950	Present	08-Jun-16	Not recorded	
Soprano Pipistrelle	Low North Camp NBMP	SE941950	Present	23-Aug-16	Not recorded	
Common Pipistrelle	Low North Camp NBMP	SE941950	Present	08-Jun-16	Not recorded	
Common Pipistrelle	Low North Camp NBMP	SE941950	Present	23-Aug-16	Not recorded	
Daubenton's Bat	Low North Camp NBMP	SE941950	Present	08-Jun-16	Not recorded	
Daubenton's Bat	Low North Camp NBMP	SE941950	Present	23-Aug-16	Not recorded	
Noctule Bat	Low North Camp NBMP	SE941950	Present	08-Jun-16	Not recorded	
Noctule Bat	Low North Camp NBMP	SE941950	Present	23-Aug-16	Not recorded	
Myotis bat sp.	Low North Camp	SE9475895213	Present	08-Jun-16	Not recorded	
Myotis bat sp.	Low North Camp	SE9475895213	Present	23-Aug-16	Not recorded	
Soprano Pipistrelle	Low North Camp	SE9475895213	Present	08-Jun-16	Not recorded	
Soprano Pipistrelle	Low North Camp	SE9475895213	Present	23-Aug-16	Not recorded	
Common Pipistrelle	Low North Camp	SE9475895213	Present	08-Jun-16	Not recorded	
Common Pipistrelle	Low North Camp	SE9475895213	Present	23-Aug-16	Not recorded	
Noctule Bat	Low North Camp	SE9475895213	Present	08-Jun-16	Not recorded	
Unknown	Lownorth Beck, Low North Camp	SE946951	1	24-Aug-17	Not recorded	NBMP Waterway Survey: number of passes
Unknown	Lownorth Beck, Low North Camp	SE946951	4	10-Aug-17	Not recorded	NBMP Waterway Survey: number of passes
Common Pipistrelle	Lownorth Bridge, River Lownorth	SE9480095200	Present	01-Jul-15	Not recorded	
Myotis bat sp.	Lownworth Bridge, River Lownworth	SE9480095200	Present	01-Jul-15	Not recorded	
Soprano Pipistrelle	Lownworth Bridge, River Lownworth	SE9480095200	Present	01-Jul-15	Not recorded	
Noctule Bat	Broxa Forest	SE9494	1	03-Jul-16	Not recorded	BAM: Bat activity survey (manual)
Common Pipistrelle	Broxa Forest	SE9494	12	03-Jul-16	Not recorded	BAM: Bat activity survey (manual)
Noctule Bat	Broxa Forest	SE9494	1	19-Jul-16	Not recorded	BAM: Bat activity survey (manual)
Common Pipistrelle	Broxa Forest	SE9494	10	19-Jul-16	Not recorded	BAM: Bat activity survey (manual)
Soprano Pipistrelle	Broxa Forest	SE9494	2	19-Jul-16	Not recorded	BAM: Bat activity survey (manual)
Unknown	Low North Camp (Harwood Dale)	SE946951	7	08-Aug-16	Not recorded	BAM: Bat activity survey (manual)
Daubenton's Bat	Low North Camp (Harwood Dale)	SE946951	39	08-Aug-16	Not recorded	BAM: Bat activity survey (manual)
Unknown	Low North Camp (Harwood Dale)	SE946951	2	23-Aug-16	Not recorded	BAM: Bat activity survey (manual)
Daubenton's Bat	Low North Camp (Harwood Dale)	SE946951	5	23-Aug-16	Not recorded	BAM: Bat activity survey (manual)
Unknown	Low North Camp (Harwood Dale)	SE946951	4	10-Aug-17	Not recorded	BAM: Bat activity survey (manual)
Unknown	Low North Camp (Harwood Dale)	SE946951	1	24-Aug-17	Not recorded	BAM: Bat activity survey (manual)
Unknown	Low North Camp (Harwood Dale)	SE946951	8	03-Aug-18	Not recorded	BAM: Bat activity survey (manual)
Daubenton's Bat	Low North Camp (Harwood Dale)	SE946951	62	03-Aug-18	Not recorded	BAM: Bat activity survey (manual)
Unknown	Low North Camp (Harwood Dale)	SE946951	5	23-Aug-18	Not recorded	BAM: Bat activity survey (manual)
Daubenton's Bat	Low North Camp (Harwood Dale)	SE946951	6	23-Aug-18	Not recorded	BAM: Bat activity survey (manual)
Common Pipistrelle	Broxa Forest	SE9494	7	05-Jul-19	Not recorded	BAM: Bat activity survey (manual)
Pipistrelle species	Broxa Forest	SE9494	2	24-Jul-19	Not recorded	BAM: Bat activity survey (manual)
Common Pipistrelle	Broxa Forest	SE9494	12	24-Jul-19	Not recorded	BAM: Bat activity survey (manual)
Soprano Pipistrelle	Broxa Forest	SE9494	1	24-Jul-19	Not recorded	BAM: Bat activity survey (manual)
Unknown	Low North Camp (Harwood Dale)	SE946951	2	03-Aug-19	Not recorded	BAM: Bat activity survey (manual)
Daubenton's Bat	Low North Camp (Harwood Dale)	SE946951	50	03-Aug-19	Not recorded	BAM: Bat activity survey (manual)
Unknown	Low North Camp (Harwood Dale)	SE946951	2	23-Aug-19	Not recorded	BAM: Bat activity survey (manual)
Daubenton's Bat	Low North Camp (Harwood Dale)	SE946951	3	23-Aug-19	Not recorded	BAM: Bat activity survey (manual)
Common Pipistrelle	Broxa Forest	SE9494	4	04-Jul-20	Not recorded	BAM: Bat activity survey (manual)
Soprano Pipistrelle	Broxa Forest	SE9494	18	04-Jul-20	Not recorded	BAM: Bat activity survey (manual)
Common Pipistrelle	Broxa Forest	SE9494	6	20-Jul-20	Not recorded	BAM: Bat activity survey (manual)
Daubenton's Bat	Low North Camp (Harwood Dale)	SE946951	53	02-Aug-20	Not recorded	BAM: Bat activity survey (manual)
Unknown	Low North Camp (Harwood Dale)	SE946951	1	18-Aug-20	Not recorded	BAM: Bat activity survey (manual)
Daubenton's Bat	Low North Camp (Harwood Dale)	SE946951	6	18-Aug-20	Not recorded	BAM: Bat activity survey (manual)
Common Pipistrelle	Broxa NBMP	SE9494	Present	05-Jul-21	Not recorded	
Soprano Pipistrelle	Broxa NBMP	SE9494	Present	05-Jul-21	Not recorded	
Common Pipistrelle	Broxa NBMP	SE9494	Present	26-Jul-21	Not recorded	
Soprano Pipistrelle	Broxa NBMP	SE9494	Present	26-Jul-21	Not recorded	
Myotis bat sp.	Broxa NBMP	SE9494	Present	26-Jul-21	Not recorded	
Noctule Bat	Broxa NBMP	SE9494	Present	26-Jul-21	Not recorded	
Common Pipistrelle	Low North Camp NBMP	SE942951	Present	03-Aug-21	Not recorded	
Soprano Pipistrelle	Low North Camp NBMP	SE942951	Present	03-Aug-21	Not recorded	
Daubenton's Bat	Low North Camp NBMP	SE942951	Present	03-Aug-21	Not recorded	
Common Pipistrelle	Low North Camp NBMP	SE942951	Present	23-Aug-21	Not recorded	
Soprano Pipistrelle	Low North Camp NBMP	SE942951	Present	23-Aug-21	Not recorded	
Daubenton's Bat	Low North Camp NBMP	SE942951	Present	23-Aug-21	Not recorded	
Noctule Bat	Low North Camp NBMP	SE942951	Present	23-Aug-21	Not recorded	

5 The Lane,
Mickleby.
Saltburn.
TS13 5LU.

21st Feb. 2023.

NYM/2023/0045.

To Whom It May Concern,

Please find attached all the relevant documents that you requested for the validation of my Change of Use planning application NYM/2023/0045. The requested drawings and scale site plans will be sent electronically from Gordon Henderson who is drawing them up.

I have been unable to carry out the tree survey as yet, but as you can see it is in hand, please see attached email from Elliott Consultancy. Once I have received the site plans I shall instruct Andy Elliott to carry out the tree survey.

I do hope this is all satisfactory.

Yours faithfully

Hazel Coverdale.

Change of use NYM/2023/0045
On granary/wheelhouse for tearoom

>

RE: RE: RE: bat scoping

1 message

Wednesday, 8 February 2023 15:14:12

To: HAZEL COVERDALE

Hi Hazel,

It was lovely meeting you yesterday.

After visiting the site, some areas of potential bat roost habitat were identified along with some bat droppings. Emergence surveying will be required on the building for bats - a 4-person emergence survey should suitably cover the building. The cost of one 4-person survey would be **£880 + VAT**. This cost includes mileage, travel time, and analysis of any ultrasound recordings (if required).

If bats are found during the survey, there may be a requirement for a Natural England licence. An additional survey in the year of the proposed development/the most recent survey season to proposed development would be required to inform a NE licence. I can send a further quote after the first emergence survey for a second survey and licence cost should they be needed.

Additionally, if bats are found there may be requirement to get the droppings I collected DNA analysed; the cost of this would be **£72.**

Let me know if you are happy to go ahead with the survey.

Kind regards

Alice

Alice Brown BSc (Hons)

Ecologist

MAB Environment & Ecology Ltd,

11a Kirkgate,

Thirsk,

North Yorkshire

YO7 1PQ

www.mab-ecology.co.uk

NYM/2023/0045

NORTH YORK MOORS NATIONAL PARK

NYMNPA
23/02/2023

NON MAINS DRAINAGE ASSESSMENT FORM

This form must be completed if your planning application includes proposals to use non mains drainage. Please complete and return 4 copies with your Planning Application (to enable prompt consultation with the appropriate bodies).

In order that the suitability of these proposals can be assessed, the following information is required. All the relevant information requested must be supplied. Failure to do so may result in the Environment Agency objecting to your proposals until such time as the information is received, which means that your application will either be refused or not determined.

Location of the application site Mill Inn, Harwood Dale. Scarborough. YO13 0LA

1. Please indicate distance to nearest mains drainage No idea of nearest mains drainage.

2. Number of Occupiers of proposed development:

   Full Time 2
   Part Time 2

3. Number of previous occupiers (if applicable) 3

4. What method of foul drainage is proposed (please tick the relevant box)

   Septic Tank ☑ Package Treatment Plant ☐ Cess Pool ☐

   If discharge to a soakaway is proposed please attach percolation test results, which should be carried out in accordance with BS 6297. You will need to have a percolation test carried out. For guidance on how to undertake this test, you may wish to seek advice from:

   The Environment Agency, Coverdale House, Aviator Court,
   Amy Johnson Way, Clifton Moor, York, YO3 4UZ.
   Tel: 01904 692296

   ***NB**: If no results are provided, the Environment Agency may issue a prohibition notice preventing the use of the septic tank until such results are supplied.*

5. If a package treatment plant is proposed please supply details of plant manufacturer and model.
   NB: A discharge consent may be required for discharge from a treatment plant to watercourse or soakaway. Please contact the Environment Agency for an application form if you have indicated that a treatment plant is to be installed.

6. i) If a cess pool is proposed please indicate why this method has been chosen in preference to an alternative such as a package treatment plant or septic tank

   ii) Please advise capacity of cess pool (minimum size 18 cubic metres)

NYM/2023/0045

>

Re: National parks tree survey

1 message

Andy Elliott ‹ Friday, 17 February 2023 12:45:13
Reply-To: Andy Elliott
To: HAZEL COVERDALE

Hi Hazel,

Just had a quick look over the parks response and I note that they don't want the tree survey for validation - only for determination - so this should assist you with timings. The parks will ask for a tree survey but one that includes an impact assessment of the proposals and a guide to how tree protection will be undertaken during any construction works - this is all BS5837 standard stuff. To do the survey we would need a scaled plan based on a measured drawing of the site as it is (showing buildings and nearest tree locations) and also one showing the proposals and any changes to buildings etc - both plans should be something we can use in acad (usually a dwg. file type). I can give you a free proposal and a timescale for completion once you know when you will have these (we need the site plan prior to surveying and if the plans are available at the same time it clarifies exactly what we need in terms of tree data).

I hope that clarifies things for you.

Kind regards,
Andy

On Fri, Feb 17, 2023 at 11:27 AM wrote:

> Hi Andy,
> Please see attached documents for my planning applications, at the moment they're asking for a tree survey, I'm sure if they need more they'll come back to me. I just want to get something in before my 30 days are up.
>
> Regards Hazel Coverdale
>
> Sent via BT Email App

--
Andrew Elliott M.Arbor.A
Arboricultural Consultant

elliottconsultancyltd.
arboricultural consultants

Elliott Consultancy Ltd, Wrens Nest, Underhill, Glaisdale, Whitby, North Yorks, YO21 2PF
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CLOSE, GRANGER, GRAY & WILKIN

BUILDING AND CIVIL ENGINEERING CONSULTANTS,
SURVEYORS AND ARCHITECTURAL TECHNOLOGISTS

28 MARKET PLACE, GUISBOROUGH, CLEVELAND, TS14 6HFTelephone/Fax: 01287 635616
Email:admin@cggw.co.uk

STRUCTURAL APPRAISASL REPORT

OUTBUILDINGS ADJACENT MILL INN, HARWOOD DALE

OUR REF:- 023/045/JG

FEBRUARY 28th 2023

Jeff Granger ICIOB Geoff Hodgson BSc(Hons), ICIOB
Emma Cook BA(Hons), MSAI, MCIAT

Consultants:-Tim Close MA, CEng, MInstRE, MRICS, MCInstCES Colin Fenby CEng, FICE, MIStructE
J. Gray CEng MIStructE MICE, Dave Leighton BEng(Hons), Tech IOSH

CLOSE, GRANGER, GRAY & WILKIN Ltd. Registered Office:- 28 Market Place, Guisborough, Cleveland, TS14 6HF
Registered in England No. 2754571 V.A.T. Reg. No. 602 1705 91

THE REPORT

1.00 INTRODUCTION

1.01 A structural appraisal was carried out to outbuildings to the rear of Mill Inn, Harwood Dale, on Tuesday 7th February 2023 on behalf of the current owner Mrs H. Coverdale.

1.02 For the purpose of this report the front elevation of Mill Inn and the outbuildings in question is deemed to face South.

1.03 The outbuildings in question are in a 'terraced' row consisting of a single storey w.c. to the East, originally for use of The Mill Inn, a two storey mid structure with three separate store rooms to the ground floor and one open plan store to the first floor, with a former water wheel house to the West.

1.04 Due to a slope of the rear site down from East to West, the w.c. ise level with the first floor of the two storey structure, with the water wheel house at ground floor height just less than the two storey roof height and structure depth.

1.05 Currently, the water wheel house is derelict, with the roof missing entirely.

1.06 We have not inspected areas which are covered, unexposed or inaccessible, nor have we inspected services, utilities or for the presence of asbestos and are therefore unable to report on such areas.

2.00 EXTERNAL OBSERVATIONS

2.01 The w.c. is stone built with a partial extended front flat roof and a pitched pan tile roof with stone copings thereafter.

2.02 General weathering and spalling is evident to the front elevation stonework around both doors.

2.03 The side elevation is predominantly precluded from inspection by heavy vegetation growth, however to areas that could be seen weathering is noted to mortar joints and stonework with some degradation to the cable coping stones both front and rear.

2.04 Although excessive mould growth is evident to the rear roof slope this generally appears in sound condition, however the partial flat roof covering is in poor condition and there are several cracked, missing and displaced tiles towards the front West side of the main roof pitch.

2.05 The two storey store building is coursed natural stone with stone sills to windows and doors and a concrete sill to the windows.

2.06 Apart from excessive ivy growth to the front mid left and vegetation growth immediately adjacent to the front left corner, the front elevation generally appeared in sound condition; however past pointing is evident in the stepped pattern to the right of the main personnel door.

2.07 Horizontal cracking is evident to the base of the exposed window lintol to the right.

2.08 The main roof is interlocking pan tiles with a tiled ridge and stone copings, all of which generally appear to be in a sound condition; and which appear to be a replacement from what was likely an original roof covering

2.09 What is noted, however, is the guttering does have vegetation growth within.

2.10 The ground floor openings to the front of the two storey structure are timber framed and clad and are in poor reparative condition

2.11 Whilst the stone wall forming the retaining and balustrade to the upper first floor area, generally appears in sound condition, apart from some general weathering to mortar joints, the stone steps leading from lower ground to upper ground level are worn with use and show some cracking and weathering to the horizontal joints between each step.

2.12 The wheel house is currently devoid of roof and has missing stone blocks to at least three courses below what would have been wall plate level, with the upper courses above ground floor door height, showing excessive weathering to bed and perpend joints and loose degrading stonework; however, the stonework to the ground floor level part from some weathering and spalling to the door reveal generally appears in sound condition.

2.13 The gable elevation of the water wheelhouse is generally intact for the main part of the ground floor section however the gable is almost entirely missing.

2.14 Vertical and stepped cracking is evident towards the rear North West and front South West corners emanating from upper to lower level with that to the left travelling through a former window lintel resulting in displacement of the stone across the crack.

2.15 It is noted however that this cracking and displacement is historic and does not appear to be of a serious progressive nature.

2.16 This West elevation is adjacent a water course with a large mature tree growing against the wall face.

2.17 The rear elevation of the wheel house is generally intact up to just below former wall plate height but with cracking and separation between the larger quoin blocks of the gable and the smaller blocks of the rear West wall.

2.18 The exposed gable of the two storey structure over what was the wheel house roof profile generally appears sound apart from disturbance where the former wheel house roof butted against and was dressed into the higher gable.

2.19 The rear elevation of the two storey structure is partly precluded due to rising ground and some vegetation growth commencing from the ground level at the North West corner up to first floor level at the North East corner, however the section of wall that is visible, apart from weathering to mortar and stonework generally appears sound.

2.20 At least seventy five percent of the rear roof of the two storey is covered by excessive moss growth and the guttering is missing entirely.

2.21 A single storey stone lean to with corrugated sheet roof abuts the rear of the two storey structure towards the North West corner and is in poor condition throughout, however, this does not appear to have affected the rear wall of the two storey structure.

2.22 Part of the West side elevation of the w.c. structure extends beyond the rear wall of the two storey structure and although partially obscured by vegetation and a rising ground level, excessive weathering to mortar joints is clearly evident especially between the top corner coping stone and the wall itself.

2.23 Although some repointing has been carried out in the past, this is only partial and of poor quality.

2.24 The rear elevation of the WC block is significantly precluded by vegetation and a rising ground level, and although a small section visible shows excessive weathering and the guttering is missing entirely.

2.25 The coping stones over the part two storey part w.c. junction are uneven and the bottom two are displaced and leaning out.

3.00 INTERNAL OBSERVATIONS

3.01 It was not possible at the time of the survey to access the w.c. units however it is proposed to alter the front doors to windows, introduce doorways between this structure and the first floor room and change the w.c. to a kitchen/store, thus extensive internal alterations will be undertaken.

3.02 The inner walls of the two storey structure have been plaster rendered with a brick pattern finish, however this is in poor condition throughout with missing sections and dampness evident to some lower levels.

3.03 Vertical cracking is evident to the front south west corner from wall plate down the approximately one meter above floor level where the cracking steps into the gable elevation.

3.04 This vertical cracking ranges from 10mm to 15mm wide at the top to 30mm at the base.

3.05 Further vertical cracking is evident in the render midway to the front of the gable, midway to the rear, and vertically down the rear North West corner.

3.06 Further minor vertical and step cracking is evident to the front elevation local to the windows.

3.07 To the rear elevation, a concrete block pier has been introduced from wall plate height down through the timber first floor to ground level; with the floor physically cut out around the pier to facilitate the installation.

3.08 The floorboards are in poor condition throughout with excessive rot to some individual dual areas leading to an unsafe structural condition.

3.09 The rafters throughout are of a newer age along with a membrane over, confirming the roof has been replaced from the original.

3.10 The first floor joists are visible within the ground floor stores where vertical timber posts and horizontal part bearers over provide intermediate support, although the timbers generally appear sound.

3.11 Although the storerooms were precluded by rubble and stored materials, areas that could be inspected showed signs of excessive damp, moss growth and general weathering and spalling to stonework and rough render.

3.12 The concrete block pier is evident in the mid store although lack of access did not allow confirmation of the base support to be confirmed.

3.13 Access into the wheelhouse was not possible due to growth and rubble material throughout.

4.00 CONCLUSIONS

4.01 Apart from some structural movement to the rear North West of the w.c. and the front and rear corners of the West Gable to the two storey unit, the walls to these two units generally appear to be in sound condition.

4.02 The movement to the w.c. is likely due to slight movement of the slope over time possibly exacerbated by the very mature tree local to the corner now cut down.

4.03 Although some rebuilding will be necessary to the WC this will be localised to the North West corner and can be undertaken as part of the proposed works to change this into a kitchen area with store and single w.c.

4.04 It is likely that the sloping ground level which appears to be higher than the ground floor at the rear has led to some excessive dampness internally, which is not unexpected at all, and thus damp proofing measures will be required and undertaken as part of the proposal works; this also likely including replacement floor.

4.05 The front section of the w.c. roof at least is in poor condition and will require reinstatement with new, ideally altering the roof to all pitched rather than part pitch part flat, which is a clear weather ingress and design issue.

4.06 The movement to the gable of the two storey store is likely due to structural movement over time and although very noticeable, exposure of the underlying stone, an introduction of suitable restraint straps to both corners full height is considered to be suitable as a remedial measure.

4.07 The removal of the damp and degraded render internally will allow further remedial measures to be undertaken, which will likely consist of repointing and localised strapping works, which can be undertaken in conjunction with the modification works.

4.08 The first floor, at least the boards, will require replacement in full and as part of this action, the fully exposed floor joists can then be inspected in greater detail and reparative measures undertaken, either by replacement of each joist in whole or part.

4.09 The vertical posts supporting part of the first floor within the stow below should be removed and a structural beam installed instead.

4.10 The rear single storey offshoot to the two storey structure should be dismantled down to ground level and rebuilt accordingly including an entirely new roof, again as part of the modification works.

4.11 Whilst the wheel house structure is clearly in a very poor condition it is felt that the walls can be retained for the main part but with extensive repairs and reinstatement work to and above.

4.12 These works will consist of extensive repointing, stone replacement and new stone entirely to form the original profile of the original structure with an entirely new roof replacement throughout.

4.13 It is proposed to introduce a mid cross wall spanning front to rear of the wheel house and if constructed in masonry and fully tied to the front and rear walls will add longitudinal restraint to the structure as a whole.

4.14 A new roof, designed with purlin support will provide adequate restraint and prevent further possible spread, it is very clear that the floors of the wheelhouse and the ground floor stores will require breaking out and making good.

4.15 It is clear that damp proofing works will be necessary to all walls in all buildings, as well as the ground floors of the wheelhouse stores and wc which can be undertaken as part of the modification works rather than as a separate matter.

4.15 As part of the reparation works to the structures, it would be recommended that of all the vegetation adjacent and against the walls as well as the overgrowth to the sloping section be cut back and the ground around graded to reduce vegetation effects and damp ingress.

5.00 RECOMMENDATIONS

5.01 Based on our visual appraisal we would therefore recommend the following, which would be undertaken in conjunction with and as part of the modification and conversion works proposed.:-

a. Cut back the vegetation growth around all elevetions of the structures, especially to the rear of the existing w.c.. and store buildings, with a reduction in ground level immediately adjacent the rear elevation walls as far as is structurally and practically possible.

b. Strip the existing w.c. roof coverings and replace with new to match existing, with localised defective rafter replacement and an adjustment to omit the flat roof portion to the front face.

c. Remove the loose stonework to the copings and make good with new and existing to match existing, including new flashings as necessary.

d. Rake out and repoint in suitable materials the stonework to the existing w.c. and store, including localised replacement of defective stonework as necessary.

e. Remove the loose and degraded stonework to the wheel house and replace with new coursed stonework to match existing to the original wall plate height, including raking out and repointing in suitable materials all bed and perpend joints internally and externally, along with localised replacement of some damaged and degraded stone blocks throughout.

f. Introduce a new solid masonry cross wall to the wheel house, fully tied in to the front and rear walls to provide suitable longitudinal restraint for the full wall height.

g. Introduce a new timber framed roof to the Wheel house to match the original roof profile, with new coverings to match original.

h. Introduce new floor boards throughout the store area first floor and replace any defective joists uncovered as part of these works, including for introducing a new intermediate support beam to the same floor joists within the inner store below.

i. Re-instate the guttering and downcomers and ensure they are lead away from any structure by way of connecting pipework to a suitable discharge point.

j. as part of the modification and conversion works, ensure any dry lining works are undertaken in conjunction with any damp proofing works to ensure they 'work together' rather than 'against each other', which could lead to further damp and condensation.

6.00 SUMMARY

6.01 It is considered that the WC and two storey store are in suite enough structural condition to be converted into the proposed use, however some extensive repairs and remedial works will be necessary throughout, which would still be necessary if the structures were to be repaired as their current use.

6.02 Although the wheel house is in a much poorer structural condition throughout, it is felt that extensive remedial measures will be sufficient to allow the majority of the perimeter structure to be retained, enhanced and built up to its original profile including new roof; which again would be similar in extent and requirement if the structure were to be "returned to its original use".

6.03 The majority of works to the structures as a whole can be undertaken in such a manner, incorporating new insulation measures to walls, flows, roof etc. With the new works allowing some enhancement and additional support to the existing structures, thus extending their "lifespan" than if the structures were simply repaired in their current layout.

604 The new roof to the wheel house and windows and door units throughout all structures along with the reparation works, will return the structures to continued sound structural condition well into the future, that would otherwise be severely lacking if left in their current state of repair/disrepair.

SIGNED ..... **(CGGW)**

DATED 2nd March 2023