

Our ref: NYM/2016/0264/FL
Internal - Yorkshire Wildlife Trust
Yorkshire Wildlife Trust
fao: Sara Robin
1 St George's Place
York
YO24 1GN



Date: 21 April 2016

This matter is being dealt with by: Mrs H Saunders

Dear Sir/Madam

Application in respect of conversion of redundant agricultural buildings to form 1 no. holiday cottage (revised scheme to NYM/2015/0851/FL) at Manor Farm, Troutdale

Grid Reference 491800 488322

I have received a planning application for the above development. A copy of the application and plans can be inspected at this office from 9.00am to 5.00pm Monday to Friday. The details including forms, supporting information and plans for the application are also available on the Authority's website using the following link:

<http://planning.northyorkmoors.org.uk/Northgate/PlanningExplorer/ApplicationSearch.aspx> and by following the instructions given. If you are being consulted by email please allow 24 hours for these plans to be made available.

I would be grateful for any comments you may have on this application within 21 days of the date of this letter. If you wish to extend the period in which to submit your comments or have any queries on this application please contact the Planning Officer named above who is dealing with the matter. You may reply by letter, fax, email (planning@northyorkmoors.org.uk) or by using the Authority's online consultation response form.

Many straight forward and non-controversial applications are determined under a Scheme of Delegation agreed by the National Park Authority. If you wish to view the provisions of the Scheme of Delegation this is available to view on the Authority's website using the following link: <http://www.northyorkmoors.org.uk/about-us/how-the-authority-works/Scheme-ofDelegation.pdf> If you consider you will have difficulty commenting within the prescribed consultation period then please do not hesitate to contact the Planning Officer shown above so that we can discuss how best to ensure your views can be taken into account before the matter is considered by this Authority.

Please Note: The statutory date for determination of this application is 06 June 2016. You will not be formally notified by letter of the decision; however a copy of the decision notice will be made available under the application reference number on the Planning Explorer section of the Authority's website once a decision has been made on the application.

Yours faithfully

Mark Hill

Head of Development Management

Comments:

My comments are the same as for the previous application as the bat survey is the same and emergence surveys do not yet appear to have been carried out:

Comments:

I have read the Preliminary Bat Survey Report by Dave Thew and Mark Tarrant of MRT Ecology from 30th September 2015. The survey of the buildings is thorough and data has been obtained from the North Yorkshire Bat Group. However the survey quotes the 2007 rather than 2012 Bat Surveys Good Practise Guidelines, only briefly assesses the value of the surrounding habitat for bats. Emergence surveys were not carried out, presumably as it was fairly late in the year. I have checked the Design and Access Statement by Peter Rudsdale and also the Bat foraging habitat suitability in the North York Moors National Park map produced by Chloe Bellamy of Leeds University from 2012.

The Bat Survey shows that there are a large number of features in the buildings which could be used by bats from cracks in the masonry in a number of places, some lifting tiles on the roofs, accessible ventilation pipes, poorly fitting doors and windows etc. Bat droppings were also found in a number of places some fresh and some older. The presence of bat droppings shows that bats are using the buildings and most probably roosting in them and is therefore almost certainly a confirmed bat roost. Without emergence surveys or DNA analysis of the bat droppings it is not possible to know what species of bats are present and therefore what mitigation would be required. The mapping by Chloe Bellamy shows that the habitat suitability of the area is high and the site is about 500 metres from Ancient Woodland and Troutdale Beck. Both the Bat survey and the Design and Access Statement report that the buildings have **low** roost potential. I would judge however that the buildings have medium or high roost potential. Table 4.2 on page 24 of the Bat Surveys Good Practise Guidelines 2012 would lead to the conclusion that the buildings have **high** roost potential and there is also confirmed presence of bats.

Planning permission should not be given until emergence surveys have been carried out and an assessment made as to whether mitigation for bats is possible within the present design, and whether an EPS licence is required.

Sara Robin
Conservation Officer (Planning)
Yorkshire Wildlife Trust
1 St George's Place
York
YO24 1GN