

Dixon Associates

Building Consultants, Surveyors & Technical Services

Southlands
73 Cardigan Road
Bridlington
East Yorkshire
YO15 3JU

10th September 2010

Our Ref. 0909X/LT9
Your Ref. NYM/2010/0659/NEW

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

FOR THE ATTENTION OF MISS WENDY TROUSDALE - PLANNING ADMINISTRATION

Dear Miss Trousdale,

Alteration and change of use of existing rural outbuildings to provide four holiday cottages at Thirley Cotes Farm, Harwood Dale, Scarborough, North Yorkshire, YO13 0DR.

We write further to your letter dated 20th August 2010 in respect of the above development, and would respond as follows: -

1. We can confirm that at this time, no external changes are envisaged to the card shed, except for the demolition of the gable wall and rebuilding on a like for like basis.
2. Wold Ecology has already carried out a Bat Scoping Surveying and a copy of their report will be forwarded to you as soon as possible.
3. The application was submitted on the basis of a change of use to four residential units, being Use Class C3 and less than five units, and we had therefore assumed that Core Policy D would not be applicable. Please let us know how the Park Authority views the application if you do not agree. If this is not the case then have we submitted the correct application fee, which was based on four living units being created, and not a single change of use of the site?
4. We attach the completed non-mains drainage form, as required.

We trust all is now satisfactory and look forward to receiving your decision in due course, however, should you require any further information or clarification please do not hesitate to contact us.

Can you please come back to me on any validation points as soon as possible, (by email preferably) as our clients need to get this application up and running.

Yours faithfully,

Dixon Associates

