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Rudsdale Architectural Services
20 Church Street
Castleton
Whitby
YO21 2EQ

Your ref:

Our ref: NYM/2016/0522/CVC

Date: 5 DEC 2016

Dear Mr Rudsdale

Verification check of conditions 8 & 12 of planning approval NYM/2016/0264/FL at Manor Farm, Troutsdale

I refer to the above verification check which was received on 4 October 2016.

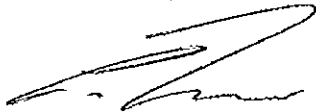
Condition 8:- I can confirm that the details of window reveals as shown on drawing no's. 1424-10 Rev A and 1424-11 Rev A, are acceptable. However, whilst not covered by this particular condition it should be noted that the proposed top hung windows are not acceptable due to their non-traditional method of opening.

Condition 12:- Providing the mitigation measures are undertaken as set out in Section 5 of The Bat Emergence Survey/Re-entry survey undertaken by MRT Ecology, dated May/June 2016 the details are acceptable, and a European protected Species Licence will not be required. However there are two important additions to Section 5 which must also be incorporated into the scheme:

- A non-breathable membrane must be used on the roof under the tiles. Modern breathable membranes have fibres in them which can trap and kill bats. Leaving access for bats in the roof if they are then trapped in the membrane is not good practice.
- Only bat friendly chemicals must be used if the roof timbers are treated see <http://webarchive.nationalarchives.gov.uk/20161026000001/http://publications.naturalengland.org.uk/publication/31005> for a list of approved chemicals.

I trust that the above advice is of assistance, but if you have any further queries please don't hesitate to contact Hilary Saunders (Planning Team Leader) at the above address.

Yours Sincerely



Mr C M France
Director of Planning

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