

**From:** David Dutton <tameside.gov.uk>  
**Sent:** 17 October 2025 10:21  
**To:** Booth, Claire <bury.gov.uk>  
**Subject:** Planning application 72436 Land at Gorse Hill Stables

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Hi Claire

Thank you for consulting the GMEU.

Summary

We are not aware of any ecological issues associated with this site that would prevent permission in principle.

Protected Species

The only potential protected species would be bats roosting in the stables that I assume would require demolition. This is however of fairly recent construction and unlikely to have a significant bat roost that could not be mitigated under license. It is a large maternity roost of a less common bat species. *As part of technical details, a bat and bird assessment of any buildings proposed for demolition should be provided.*

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

Section 187 of the NPPF 2024 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021).

In order to understand the mitigation and enhancement requirements for the site a *preliminary ecological appraisal of the site should be provided as part of technical details.*

The development is also unlikely to be exempt from mandatory BNG unless all plots are self-build. *Therefore as part of any planning application a BNG assessment and the statutory metric in excel format should be provided.* Note it is likely that 10% net gain cannot be achieved on site as there is likely to be an increase in the area of land with no ecological value with the remainder domestic garden a low value habitat automatically regarded as poor condition. Off-site compensation will therefore likely be required.

**David Dutton**

Ecologist

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