

From: David Dutton <tameside.gov.uk>
Sent: 18 August 2026 15:56
To: Booth, Claire <bury.gov.uk>
Subject: Permission in Principle 73515 Land at Oak Avenue Ramsbottom

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Hi Claire

Thank you for consulting the GMEU.

I am not aware of any ecological issues associated with this site and based on the habitats present, I would not expect ecology to be a constraint on a development proposal in this location. I therefore have no objection in principle to development of this site.

The site is likely to be subject to mandatory 10% BNG as the site exceed 0.2ha the small site threshold for exemption.

As part of technical details, I would recommend inclusion of:

- A preliminary ecological appraisal and
- A BNG assessment and metric.

Based on the area of land set aside for public open space and ecology, 10% net gain would appear to be achievable on-site.

David Dutton

Ecologist

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