

Greater Manchester Ecological Unit

Thank you for consulting the GMEU

Summary

There appear to be no significant ecological issues associated with this development.

Bats

The building proposed for conversion was resurveyed by a suitably experienced bat consultant and assessed as having negligible potential. I have no reason to doubt the findings of the report. The findings in-line with previous bat assessment. Given the site history, I am willing to regard the current assessment as valid up until April 2027. I therefore recommend a condition along the following lines is applied to any permission.

If the development hereby approved does not commence before 1st April 2027, then the building will be reassessed for bat roosting potential and the finding supplied to and agreed in writing by the LPA.

Nesting Birds

As for previous bat reports, no mention of nesting birds such as swallows, often found in stables has been made. I therefore assume none are present. I recommend an informative along the following lines is applied to any permission.

The applicant is reminded that, under the Wildlife and Countryside Act 1981 as amended it is an offence to remove, damage, or destroy the nest of a wild bird, while the nest is in use or being built. Planning consent does not provide a defence against prosecution under this act. If a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

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

Section 180 of the NPPF 2023 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). The development will result in the loss of low value grassland to vegetated garden. A new hedge is proposed around the boundary of the site.

The developer has accepted that the development is subject to mandatory biodiversity net gain and a BNG assessment and statutory metric provided. This indicates 10% is achievable on the site. I have no reason to doubt the findings of the report as whilst one small tree is shown on aerial photographs, I accept that its removal was accepted under the existing permission, submitted prior to net gain becoming mandatory.

I would however note that technically the existing boundary hedge should have been included in the metric even though retained, but given a new hedge is also proposed, 10% net gain is clearly achievable. I am therefore satisfied that no further information is required at this time and amendments to the metric provide in order to discharge the statutory biodiversity gain condition.

Habitat proposals are not in my opinion significant and therefore a habitat management and monitoring plan not required. In order to discharge the statutory condition all that will be required is a biodiversity gain plan and finalised metric.

I recommend provision of bird and bat boxes on the new build. The details can be provided via condition.

David Dutton

Ecologist

Planning and Transportation

Planning and Transportation

Place

[Tameside MBC](#) | [X](#) | [Facebook](#) | [Instagram](#) | [LinkedIn](#)

Dukinfield Town Hall | King Street | Dukinfield | Tameside | SK16 4LA