

From: [David Dutton](#)
To: [Development Management](#)
Subject: Planning application 23/00335/FUL Land at Parkfield House
Date: 30 June 2025 12:54:16

:CAUTION: This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Ryan

Thank you for consulting the GMEU

Summary

The ecological update and BNG assessment demonstrate that the amended plans do not materially change the ecological issues associated with this site. The original ecological report is however becoming dated.

Validity of Ecological Reports

An updated ecological report has been provided. This confirms no significant changes on the site since the previous survey in 2023. I have no reason to doubt the findings of the report. I would however regard this as a review not a full update. I therefore recommend a condition along the following lines is applied to any permission.

If the development hereby approved is not commenced prior to the 30th April 2026 then a full extended phase 1 habitat survey will be provided to and agreed in writing by the LPA

Biodiversity Net Gain (BNG)

A BNG assessment based on the amended plans has been provided. Whilst exempt from mandatory BNG, net gain is still achieved on the site. The landscape proposals can be conditioned.

All other recommendations of the 17th May 2023 are unchanged.

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

Tel. 0161 342 2895

Mobile. 07583961784

***This email was sent at a time & date convenient to the sender;
please do not feel under any pressure to respond immediately if
this is outside your normal working hours.***

Email Disclaimer <https://www.tameside.gov.uk/disclaimer>