

From: [Emma Marston](#)
To: [Development Management](#)
Subject: 25/00299/FUL
Date: 25 November 2025 16:25:15

: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.

Thank you for consulting GMEU on the application at Stable on land to north west of 19 Broad Lane for the change of use from stables to residential dwelling.

The application is accompanied by a Bat Emergence Survey Report (JCA Ltd, 20/08/2025) and a BNG Assessment report (JCA Ltd, ,28/10/2024). I cannot find the BNG metric that would accompany this report. Please can this be submitted. The Bat emergence survey also references various other ecology surveys that have been carried out (A PEA and another bat roost assessment). GMEU have not had sight of these reports.

Biodiversity Net Gain (BNG)

The BNG metric has not been included so full comments can't be made at this stage. However from reviewing the BNG report it would seem that 4 trees are proposed to be planted within the vegetated gardens of the site. Whilst this is welcome from an ecological perspective, as it will be within a residential curtilage and therefore cannot be legally secured, the new trees cannot be counted in the BNG metric, in line with the BNG guidelines.

The BNG report has demonstrated that trading rules are not satisfied on the site and therefore units will need to be purchase off site. When the 4 new trees are removed from the metric, it is likely that further units will be required. This should be reflected in the BNG report.

Ecological Appraisal

The building was assessed as having low potential to support roosting bats. As such 1 emergence survey was undertaken. No bats are evidence of bats was recorded during the survey. Sufficient survey work in relation to bats has therefore been carried out.

We would therefore recommend that the following are secured by a condition:

- Reasonable Avoidance Measures (RAMs) during habitat clearance and construction are followed to protect wildlife that could be present, such as hedgehogs and amphibians.
- A sensitive lighting scheme should be implemented to reduce disturbance to bats and other wildlife in the locality (e.g. [Artificial Lighting Guidance - Buildings, planning and development - Bat Conservation Trust](#)).
- Work that will impact on habitats where nesting birds may be present (for example vegetation removal), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken.
- An Ecological Enhancement Scheme is secured to include new bat and bird boxes to be incorporated into the building.
- Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. An informative should be used so that the applicant is aware

that they must seek ecological advice should they find or suspect that the proposals will impact on protected species.

If you have queries relating to this advice, please do not hesitate to contact me.

Kind regards,

Emma

Emma Marston

Ecology Planning Manager

Greater Manchester Ecology Unit (GMEU)

Please note that my working days are Tuesday to Friday

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

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

Tel. **0161 342 3217**

***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>