

## Joshua Lee

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**From:** Emma Marston <emma.marston@tameside.gov.uk>  
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**To:** Joshua Lee  
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Hi Joshua,

Thank you for consulting GMEU on this application for erection of single storey building to form 5 garages associate with adjoining flats.

A BNG report has been submitted with this application (envance, 06/2024), which indicates that the baseline value of the site is 0.08 habitat units. The post development calculation indicated that a net gain of +0.01 units (14.46%) can be achieved. The submitted information appears to be a reasonable reflection of the baseline and post development habitats and the LPA can be reasonably confident that a 10% net gain could be provided, and that the post development Biodiversity Gain Condition (BGC) can be discharged. I would request that the excel metric is also submitted in support of the BNG report.

The BGC would apply to the application, and to discharge this condition, information in relation to BNG would need to be provided in line with [government guidance](#)

If you have any queries about these comments, please let me know.

Kind regards,

Emma

**Emma Marston**  
**Ecology Planning Manager**  
**Greater Manchester Ecology Unit (GMEU)**

Please note that my working days are Tuesday to Friday

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