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Issued by email:
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Our Ref: RSE_LT0811_JP
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Dear Chung,

Biodiversity Net Gain Statement - Church House, 90 Deansgate, Manchester M3 2GP

Biodiversity Net Gain Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

There are specific exemptions from biodiversity net gain for certain types of development. The exemptions are set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Redstone Ecology Ltd have undertaken a site visit and reviewed the drawings, of the site's red line boundary and confirm the site comprises building and hardstanding. The proposed change of use and internal fit out works would not impact on any vegetation. In addition there are no priority habitats present onsite.

The site therefore falls under the de-minimis exemption.

Regulation 4 of the Biodiversity Gain Requirements (Exemptions) Regulations 2024 states:
'De minimis exemption

- 4.– (1) The biodiversity gain planning condition does not apply in relation to planning permission for development which meets the first and second conditions.
- (2) The first condition is that the development does not impact an onsite priority habitat.
 - (3) The second condition is that the development impacts–
 - (a) less than 25 square metres of onsite habitat that has biodiversity value greater than zero; and
 - (b) less than 5 metres in length of onsite linear habitat.

REDSTONE ECOLOGY LTD (13937772)

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(4) For the purposes of this regulation–

(a)“priority habitat” means a habitat specified in a list published under section 41 of the Natural

Environment and Rural Communities Act 2006;

(b)a habitat is impacted where the habitat is lost or degraded such that there is a decrease in the

biodiversity value of that habitat;

(c)“linear habitat” means the types of hedgerow habitat or watercourse habitat identified for the

purposes of the biodiversity metric (which are measured by length (expressed in kilometres) rather than area).’

Both the first and second condition in relation to de minimis exemptions are applicable for this site. It is therefore considered that if permission is granted for the development to which this application relates, the biodiversity gain condition would not apply.

Please do not hesitate to contact me should you wish to discuss any of the above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'John Polley', with a stylized flourish at the end.

John Polley

Director