

**Meadway Developments**

James House  
312 Ripponden Road  
Oldham  
OL4 2NY  
United Kingdom

Date: 14<sup>th</sup> May 2025

By email

## **KNOT MILL, MANCHESTER BNG EXEMPTION STATEMENT**

E3P were commissioned by Meadway Developments to produce a Biodiversity Net Gain Exemption Statement for 'Knot Mill, Manchester', grid reference: SJ 83433 97439, hereafter referred to as 'the site'. The assessment is based on a site walkover by Noah Salt, Graduate Ecologist at E3P on the 14<sup>th</sup> of May 2025 and the proposed ground floor plans provided by Meadway Developments (DWG NO. AL1.03).

On the 12 February 2024, Biodiversity Net Gain became mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) for majority of planning application submitted after this date. This meant that most developments, listed under the Town and Country Planning Act, are now required to deliver a minimum 10% biodiversity net gain as result of their proposals.

As per the Biodiversity Gain Requirement (Exemptions) Regulations 2024, there are seven exemptions that would result in a development not requiring to meet this statutory requirement. These are as follows:

-  **De-minis threshold** - The development does not impact a priority habitat and impacts less than 25 square metres of non-priority onsite habitats with a biodiversity value greater than zero and 5m for non-priority onsite linear habitats.
-  **Householder development** – The development applies to an existing house or within the curtilage of a single dwelling. This does not include development, where there is an increase of dwellings within an existing curtilage.
-  **Biodiversity gain sites** – Where an offsite biodiversity gain project requires planning permission. This covers developments which are solely enhancing biodiversity onsite to achieve BNG or undertaken to fulfil a BNG condition while permitting public to use the site.
-  **Small scale self-build and custom housebuilding** – This exemption covers only those developments that encompass less than 10 dwelling in an area no larger than 0.5 hectares and consists of self-build or custom houses, as defined in Section 1(A1) of the Self-build and Custom Housebuilding Act 2015.
-  **High Speed Railway Transport Network (HS2)** - Developments relation to HS2,
-  **Urgent crown developments** – Development granted planning permission under section 293A of the Town and Country Planning Act.
-  **Development order** – Development granted planning permission by a development order under section 59.

The proposal at this site, is to erect a four-storey apartment block in place of the existing car park.



The existing car park comprises approximately 430 m<sup>2</sup> of gravel/aggregate which has been colonized around the periphery by ruderal vegetation including common mouse-ear (*Cerastium fontanum*), cat's-ear (*Hypochaeris radicata*) and petty spurge (*Euphorbia peplus*). Please see Figures 1, 2 and 3 for images of the site. This habitat would be mapped as artificial unvegetated, unsealed surface under the UKHAB habitat classification which would receive an ecological value of 0 units within the Statutory Biodiversity Metric Calculation Tool. Furthermore, no linear habitats or watercourses are impacted by the proposed development. Therefore, the proposal meets the **De-minis** threshold, as less than 25 m<sup>2</sup> of non-priority onsite habitats with a biodiversity value greater than zero will be affected by the development.

**Figure 1**                      **Western aspect of the existing car park**



**Figure 2**                      **Eastern aspect of the existing car park**



**Figure 3**      **Northern aspect of the existing car park**



Should you require any additional information or require any clarifications pertinent to the conclusions, please do not hesitate to contact me.

Yours sincerely,  
For and on behalf of E3P Ltd

**Noah Salt**  
**Graduate Ecologist**

