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Dear Kelly



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DIECAST, DUCIE STREET, MANCHESTER – BIODIVERSITY NET GAIN ASSESSMENT

Penny Anderson Associates Ltd (PAA) was commissioned to undertake a Biodiversity Net Gain (BNG) assessment of a site at Diecast at 51 Ducie St, Manchester M1 2JQ (NGR¹: SJ 84987 98171). The assessment is to accompany a planning application for the permanent change of land use at the site. The site has previously had a temporary change of use application approved in 2022. The site was surveyed for BNG based on a baseline figure before the original site change of use in 2022, however, it has since been established that due to the scheme being a stand-alone full planning application that the baseline should be set at the date of survey (31st January 2025). This letter provides the method and results of the assessment and presents the conclusions as well as any recommendations for further assessment.

Methodology

A walkover of the proposed application site and immediately adjacent areas including the adjacent canal was undertaken by Ecologist Joe Walters on the 31st January 2025. Habitats and features present on site were mapped according to UKHab methodology² along with any required Condition Assessments³ to fulfil the BNG assessment approach. Descriptions and photographs of the site were compiled.

The resulting habitat map was reviewed against the guidance on meeting BNG for development schemes⁴ to identify requirements to achieve mandatory BNG under the Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Results

The site assessment identified areas of other neutral grassland, dense non-native scrub, developed sealed surface, ground level planters, buildings, ephemeral vegetation on unsealed artificial surface, individual trees and the adjacent Ashton Canal (Figure 1). The proposals for the site are exclusively for the change of use on site and there are no proposals for amendment to any of the site habitats and no anticipated habitat degradation, in addition, the scheme does not impact upon the Ashton Canal due to the fact the canal is conveyed by an aqueduct and therefore is not laterally connected to the site by a riparian zone. As a result, the scheme does not impact a Priority Habitat and impacts less than 25 square metres (e.g. 5m x 5m) of non-priority on site habitat (such as modified grassland) or 5m for non-priority onsite linear habitats (such as native hedgerows).

Conclusions

The site has a baseline biodiversity value of 2.12 habitat units and 0.07 watercourse units, however, there will be no impact on any of the habitats. As such, the proposed development has no negative impact on biodiversity as assessed under the Statutory BNG approach. The scheme, therefore, falls within the *de minimis* exemption as set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

¹ National Grid Reference

² UKHab Ltd, 2023. UK Habitat Classification Version 2.0. (at <https://www.ukhab.org>).

³ https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides?fbclid=IwAR3t_S8djN97HZzsb8H9ISdfVqDiUZJcSR7pp4Kz5zHRFK5KWolJPBlmRcw

⁴ <https://www.gov.uk/guidance/meet-biodiversity-net-gain-requirements-steps-for-developers> (accessed 28/02/24)



In summary, the lack of impact on any habitats on site meets the *de minimis* exemption criteria in regard to BNG and no further assessment is required.

I hope the above is clear and meets with your requirements. Please do not hesitate to contact me if you have any queries.

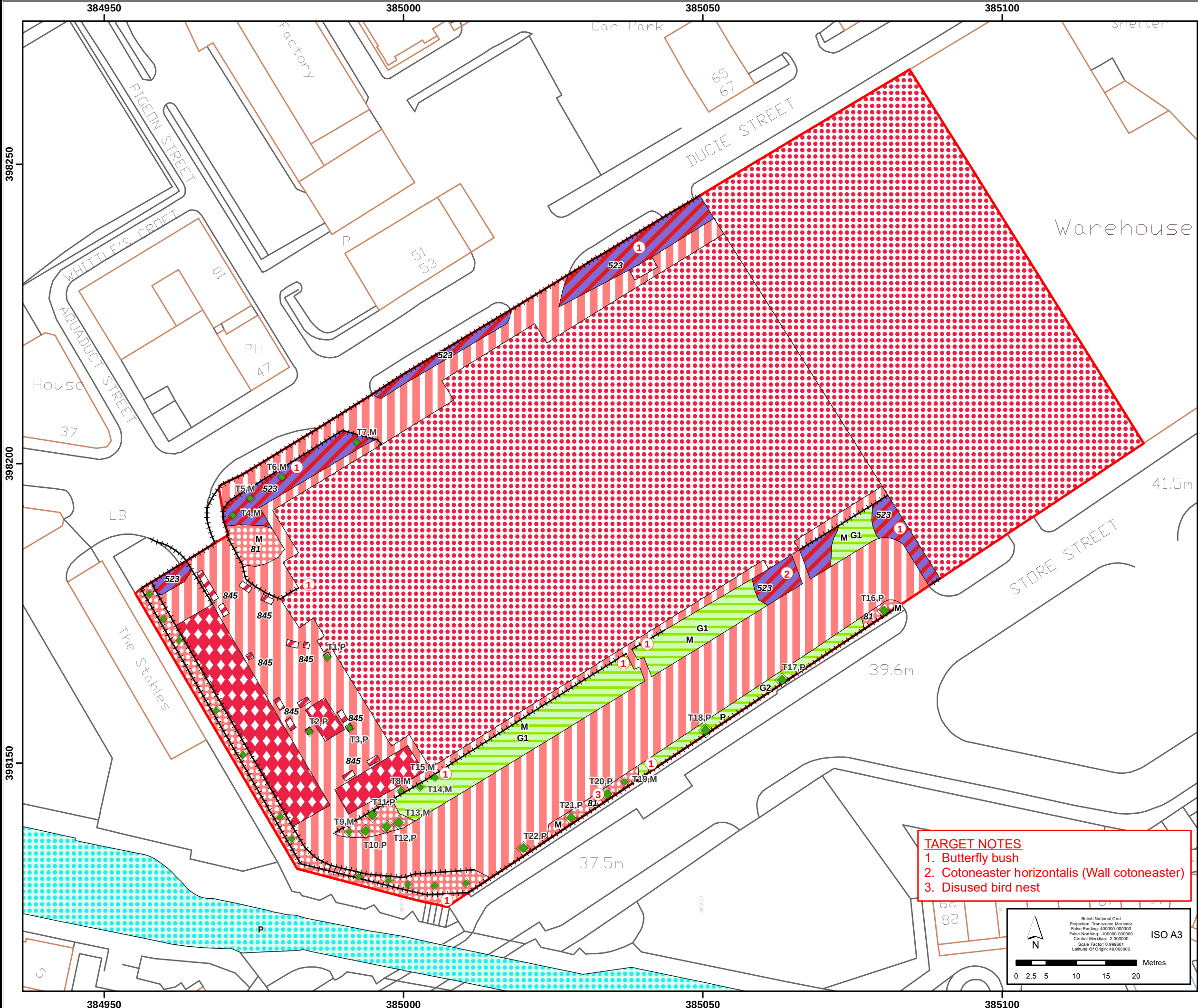
Yours sincerely
For and on Behalf of
PENNY ANDERSON ASSOCIATES LTD

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

Joe Walters
Ecologist

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FIGURE



Legend

- Assessment area
- UKHab Habitats
 - g3c, Other neutral grassland
 - h3, Dense scrub
 - r1e, Canals
 - u1, Built-up areas and gardens
 - u1b, Developed land; sealed surface
 - u1b5, Buildings
 - u1b6, Other developed land
 - u1c, Artificial unvegetated, unsealed surface
 - u1e, Fence
- Urban tree - small
- Urban tree - medium
- Target note

Secondary Codes
81 - Ruderal or ephemeral
523 - Non-native
845 - Ground level planters

Condition Assessment
G - Good
M - Moderate
P - Poor

TARGET NOTES
1. Butterfly bush
2. Cotoneaster horizontalis (Wall cotoneaster)
3. Disused bird nest

British National Grid
Projection: Transverse Mercator
False Easting: 400000.000000
False Northing: 100000.000000
Central Meridian: 2.000000
Scale Factor: 0.999601
Latitude Of Origin: 49.000000

ISO A3

Metres

0 2.5 5 10 15 20

Deloitte

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Project Name
Ducie Street, Manchester

Discipline
Ecology

Title
Preliminary Ecological Appraisal Map

Scale 1:600 Drawing No. Figure 1

Drawn By CC Originator JW Date 03/03/2025

Grid Ref. 385,034 398,193 Revision 1.0