

PLANNING APPLICATION

5128 TESCO BURNAGE SUPERSTORE

23947-14

PLANNING PRACTICE GUIDANCE

BIODIVERSITY NET GAIN

The biodiversity gain condition does not apply to this development (subject to the de minimis exemption):

Development that does not impact a priority habitat and impacts less than 25 square metres of onsite habitat, or 5 metres of linear habitats such as hedgerows.

The de minimis exemption only applies to a development if two conditions are met:

1. Development must not impact on any onsite habitat.
2. If there is an impact on other onsite habitat, that impact must be on less than 25 square metres of onsite habitat with a biodiversity value of zero.

The development at Burnage as proposed in this application is a new commercial self-service jet wash on an existing car park and hand car wash operation.

There are no other habitats (green verge or trees) within the red line boundary of the development. The existing car park and hand car wash operation is classified as developed site; sealed surface which has a biodiversity value of zero under the statutory biodiversity metric.

