

## Biodiversity Net Gain Statement

19 Walker Road, Manchester, M9 6RE

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### 1. Introduction

This Biodiversity Net Gain Statement has been prepared in support of a planning application for the erection of a single-storey rear extension at 19 Walker Road, Manchester.

The proposal includes a modest rear extension to an existing residential dwelling, together with internal alterations to improve accessibility and living conditions.

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### 2. Site Context and Existing Baseline

The application site comprises an existing residential property with a private rear garden. The site is characterised by:

- A built dwelling occupying the main footprint
- A predominantly **hardstanding and managed garden area**
- Limited areas of low ecological value, such as maintained lawn and garden planting

There are:

- No trees affected by the development
- No designated ecological habitats
- No protected species identified or impacted

The baseline biodiversity value of the site is therefore considered to be **low**.

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### 3. Nature of Development

The proposed development:

- Extends into a small portion of the existing rear garden
- Retains the majority of the garden area
- Does not involve removal of trees or important vegetation
- Is limited in scale and footprint

The development is therefore considered **minor in ecological terms**.

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### 4. Policy Context

The Environment Act 2021 introduced a requirement for developments to deliver a Biodiversity Net Gain (BNG), subject to certain exemptions.

This proposal qualifies for exemption under the '**de minimis**' threshold, as:

- It impacts a **very small area of low-value habitat**
  - The site is primarily **previously developed and managed residential land**
  - The development does not affect priority habitats
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## 5. Impact Assessment

The proposal will:

- Result in **negligible loss of low-value garden space**
- Retain the majority of the existing site
- Have **no adverse impact on biodiversity or ecological networks**

As such, the development does not result in any meaningful ecological harm.

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## 6. Enhancement Measures

Although the development is exempt from mandatory BNG requirements, the following proportionate enhancements can be incorporated:

- Installation of **bird nesting boxes**
- Sensitive external lighting to minimise ecological disturbance
- Retention and potential improvement of garden planting where feasible

These measures provide a modest enhancement in biodiversity value.

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## 7. Conclusion

The proposed development:

- Is located on a site of **low ecological value**
- Results in **negligible impact on biodiversity**
- Qualifies for exemption under the **de minimis provisions**
- Provides opportunities for **minor biodiversity enhancements**

The proposal is therefore acceptable in ecological terms and complies with relevant national requirements.