

Biodiversity Net Gain Statement

Planning application for the retention of the existing office

Sandfold Lane household waste recycling centre (HWRC), Sandfold Lane, Manchester, M19 3BJ.

- 1.1. In accordance with Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015, this statement explains why the statutory biodiversity gain condition does not apply to the development.
- 1.2. The development is located entirely on existing hardstanding, which comprises impermeable surfaces that do not support any natural habitats or biodiversity features. No physical groundwork is required, as the cabins will be placed directly onto the existing hardstanding. As there is no vegetation, water bodies, or wildlife habitat currently present on the site, the proposed works will not result in any disturbance or loss to biodiversity.
- 1.3. The absence of any natural features means that the development will not lead to a reduction in ecological value, and there is no requirement for any biodiversity offsetting or mitigation measures. This results in a 0% net loss of biodiversity, and as such, the project qualifies for the de minimis exemption from the Biodiversity Net Gain (BNG) requirements. Therefore, no biodiversity enhancements or net gain measures are deemed to be necessary as part of this planning application. The proposed works are purely located on a hardstanding area with no ecological impact, which justifies that BNG obligations are not triggered.



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