



Biodiversity Gain Plan

Planning application reference number: **142721/FO/2025**

Local Planning Authority: **Manchester City Council**

Development Site Address: **Land adjacent to 21 Cleveland Road, Crumpsall, M8 4GS**

Proposed Development: **Erection of a three-storey five bed dwellinghouse**

Developer Details: **Mr Sarfraz, 17 Cleveland Road, Crumpsall, M8 4GS**

Biodiversity Net Gain Strategy

How will you achieve the target net gain percentage: **Purchase of off-site biodiversity units**

Number of off-site biodiversity units needed to meet 10% gain: **0.0498**

Reason for use off-site units: **Residential curtilage**

Statutory Biodiversity Metric Tool used: **Small Sites Metric V1.2.2 (24th July 2024)**

Does the development impact any irreplaceable habitats: **No**

On-Site Habitat Enhancements: **N/A**

Off-Site Habitat Enhancements: **N/A**

Statutory Biodiversity Credits to be used: **Yes**

