BNG Exemption Statement

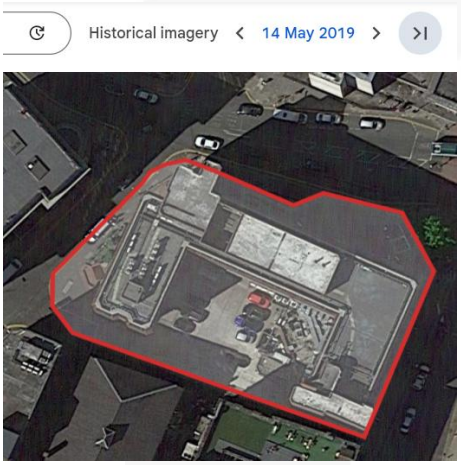
Site Address:	Maybrook House, 40 Blackfriars Street, Manchester M32EG
Client Name:	Deansgate Ventures Ltd
Reference:	Biodiversity Net Gain Exemption
Date:	15th of May 2026 – updated 21st May 2026

A Preliminary Ecological Appraisal (PEA) was carried out on the above site on 30th of April 2026 by Arbtech Consulting Ltd, and it was determined that the site is exempt from the demonstration of statutory Biodiversity Net Gain (BNG). The development proposals are described as the refurbishment, conversion and extension of the existing building to a hotel, including a two-storey vertical extension, internal reconfiguration, façade/external envelope works, replacement and upgrading of building services, hotel fit-out, and associated external, repair, reinstatement and cosmetic works. In line with the published guidance titled 'Biodiversity Net Gain: Exempt Developments' (GOV.UK, 2024), any site that is below the impact threshold is exempt from the demonstration of statutory BNG. This includes:

- No impacts to any priority habitats;
- Less than 25m^2 of on-site area-based habitats impacted; and
- Less than 5m of on-site linear-based habitats impacted.

During the PEA, it was concluded that the only vegetation on-site is 17.5 sqm of introduced shrubs and that:

- The site has not undergone any degradation via satellite examination;
- There are no priority habitats on site; and
- Proposals for the site seek to provision buildings on existing sealed surfaces and, as such, the proposals do not 'impact' more than 25m^2 of on-site area-based habitats since the 17.5 sqm of introduced shrubs will be retained.



14th May 2019



6th March 2025

Habitat Plan



As such, any post-development enhancements relating to biodiversity are valuable and encouraged, however it is not necessary for the site to demonstrate statutory BNG.

Author

[redacted]

Nicola Baxter, BSc, MSc, Consultant Ecologist

Reviewer

Kelly Clarke, Dip H.E, Senior Ecologist

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