Bio Diversity Statement Accompanying

Planning Application for

Proposed Two Storey Upper Floor Extension To Form 6 No Flats At 193 Ashley Lane, Manchester M9 4NQ



Figure 1 Site Location – Front View

Introduction

This BNG Statement has been prepared in support of a full planning application in respect of a proposed redevelopment of a site at 193 Ashley Lane, Moston, Manchester, M9 4NQ (herein referred to as 'the site'). This is the first planning application for the site and approval is sought for the extension and conversion to form 6 two bedroom flats, *together with associated waste and cycle storage.*

Biodiversity

Natural Environment

The proposed development has been designed in accordance with the biodiversity objectives of the National Planning Policy Framework (NPPF), the Environment Act 2021 and Manchester Core Strategy Policy EN15 (Biodiversity and Geological Conservation), which seek to protect biodiversity and secure appropriate ecological enhancements through development.



Figure 1 Site Location – Rear View

Trees, Greening, and Landscape

S.197 of the Town and Country Planning Act gives LPAs specific duties in respect of trees. Paragraph 131 of the NPPF seeks to retain trees wherever possible. Paragraph 174 expects development to contribute to and enhance the natural and local environment.

Adjacent to the site lies a green area and vegetation, which, is not within the development site, will not be impacted by the development. Nonetheless to offset any impact two trees are proposed as part of the landscaping scheme.

Bio-diversity Net Gain

The 2021 Environment Act introduces the requirement for every planning permission granted to achieve a biodiversity net gain (BNG) of 10%.

CS Policy 12 seeks to preserve or enhance local biodiversity. DMLP Policy 24 requires all new development to take full account of biodiversity in development design, ensuring the delivery of benefits and minimising of potential impacts on the natural environment.

The application site comprises an existing fully hard-surfaced plot with no vegetation or habitats of ecological value. Owing to the site's limited size, existing concrete surfacing and constrained urban setting, there is no realistic opportunity to create on-site habitats capable of delivering measurable Biodiversity Net Gain (BNG). As there is zero ecological value on the site and given the lack of vegetation the proposal is considered to fall within the statutory exemptions to mandatory BNG requirements under the Biodiversity Gain Requirements (Exemptions) Regulations 2024, and therefore a statutory Biodiversity Gain Plan of 10% is not required.

Despite these constraints, the development incorporates proportionate biodiversity enhancements through the installation of three integrated bat boxes on the completed building, providing additional roosting opportunities for local bat species. This measure delivers a practical ecological enhancement appropriate to the scale and nature of the proposal.

Overall, the development is considered to comply with the biodiversity objectives of the NPPF, the Environment Act 2021 and Manchester Core Strategy Policy EN15 by protecting existing ecological interests and providing proportionate biodiversity enhancements where practicable.