Biodiversity Net Gain BNG – Exemption Statement

Proposal: Proposed Change of Use of existing dwellinghouse to

Use Class C2 (Supported Accommodation for up to four adults)

Site: 13 Olney Avenue, Manchester M22 8AB

Application /Planning portal Ref: PP-15187982

Date: 27/08/2026

This statement has been prepared to confirm and clarify that the proposed development is for 'Change of Use' only .

The development dos NOT entail external alterations to the existing building or any proposed works to land withing the curtilage of the application site.

It is therefore considered that BNG is not relevant to this application.

Lapas Chowdhury

(Agent on behalf of applicant)