Exemption From BNG Statement

296 Moston Lane, Manchester. M40 9WB

We make this statement to justify that the works for the planning application made to the property at 296 Moston Lane, is to be exempt from BNG.
The development is below the size threshold and does not impact a priority habitat.
The site is relatively small, and the works are only internal with no external changes or roof additions, with a change of use from C3 to a small 4 bed, 4 Person HMO (C4).
There will be no impact to any habitats within, or outside of the red line boundary.