INTRODUCTION

The proposal to remove the existing car wash building and associated adjacent plant room within the site extents of Openshaw Service Station to facilitate replacement with two new jet wash bays with associated plant room cabinet can be considered to be a type of development that is exempt from any planning Biodiversity Net Gain requirements.

THE DEVELOPMENT

The proposed jet wash bays and associated plant room cabinet will take place in an area presently occupied by a building housing an automatic car wash machine, and therefore the proposal does not impact a priority habitat. The proposed jet wash bays installation is located on a part of the service station site where there is no impact, or only a de minimis impact, on any on-site habitat.

SUMMARY AND CONCLUSION

Therefore, as this proposal is situated on an area of the site that is considered to have an onsite habitat with a biodiversity value of zero, there is no impact on biodiversity so no gain would be required if there was no exemption. Accordingly, with the submission included in this planning application of a suitable description of development together with existing and proposed site plans and the development's area size, this can be considered sufficient evidence to support this Biodiversity Net Gain exemption.