

## **Biodiversity Statement**

*Change of two storage rooms within the Basement(s) to a single occupant bedroom to create an additional bedroom within each House in Multiple Occupation (HMO) - resulting in 2 no. 10 bed HMO's, insertion of two Basement windows to the rear and excavation of land to create lightwells to serve the windows*

**Site Address:** 146-148 Manchester Road, Bury, BL9 0TL

**Applicant:** Lauren Cohen, Grosvenor Villas Ltd

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## **Biodiversity Statement for Planning Application: Construction of Lightwells**

The proposed development involves the construction of two light-wells on an area currently covered by flagstone paving (no. 148) and concrete paving (no. 146). These light-wells are intended to provide safe fire escapes for the proposed basement bedrooms and will be surrounded by new planting and bushes to enhance the aesthetic and ecological value of the site.

We have carefully considered the impact of this proposal on the local habitat and wildlife. The key points are outlined below:

### **1. Existing Site Conditions**

The area designated for the light-wells is currently paved with flagstones and concrete and does not serve as a habitat for wildlife, nor does it contain any vegetation. Consequently, the biodiversity value of this area is minimal in its current state.

### **2. Proposed Landscaping Enhancements**

In conjunction with the light-wells construction, the development includes the introduction of new planting and bushes around the light-wells which provides both aesthetic appeal and ecological benefits, including:

- Supporting pollinators such as bees and butterflies.
- Offering shelter and foraging opportunities for small birds and other wildlife.

### **3. Minimising Disruption**

The construction process will be managed to minimise any disturbance to the surrounding environment. Measures include:

- Limiting construction activity to the immediate area of the light-wells.

- Avoiding the removal of any existing trees or shrubs outside the flagged area.

#### **4. Net Biodiversity Gain**

By replacing a non-vegetated, impermeable surface with 5m<sup>2</sup> of green planting, the project provides a net gain in biodiversity. The newly planted vegetation will contribute to urban greening, enhancing the local habitat and supporting ecological networks.

#### **5. Habitat and Species Protection**

A review of the site confirms that no protected species or habitats are present within the flagged area. Should any species of concern be identified during construction, appropriate mitigation measures will be implemented to ensure compliance with relevant conservation regulations.

#### **6. Alignment with Local Biodiversity Goals**

This development aligns with local authority biodiversity initiatives by increasing the green cover within the site and improving its ecological value.

In summary, the proposed development of light-wells on currently flagstoned and concrete ground will not negatively impact the local habitat or wildlife. Instead, the inclusion of new planting and landscaping will enhance the ecological value of the site, contributing positively to the urban environment.