1 Location Plan
1 : 1250

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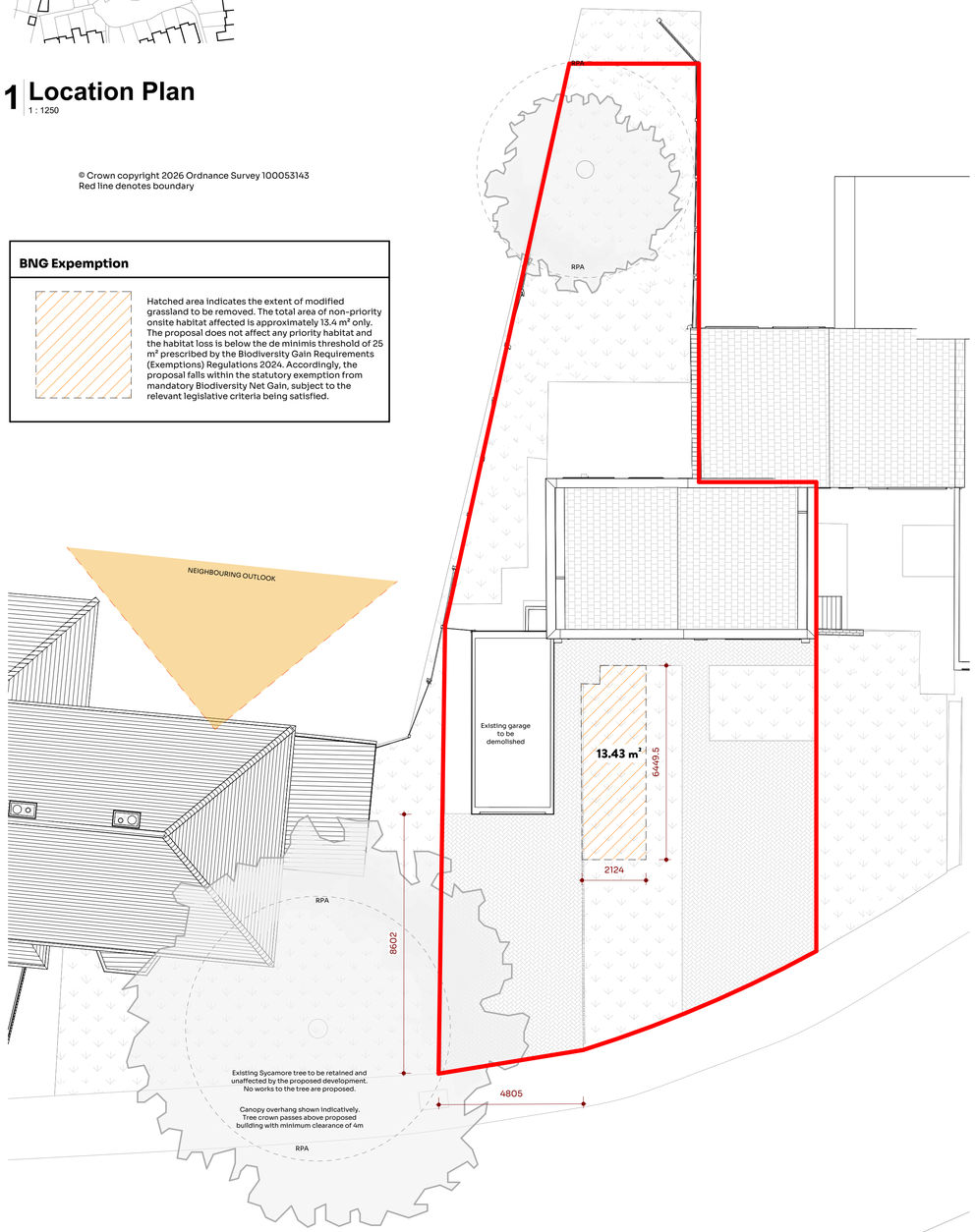
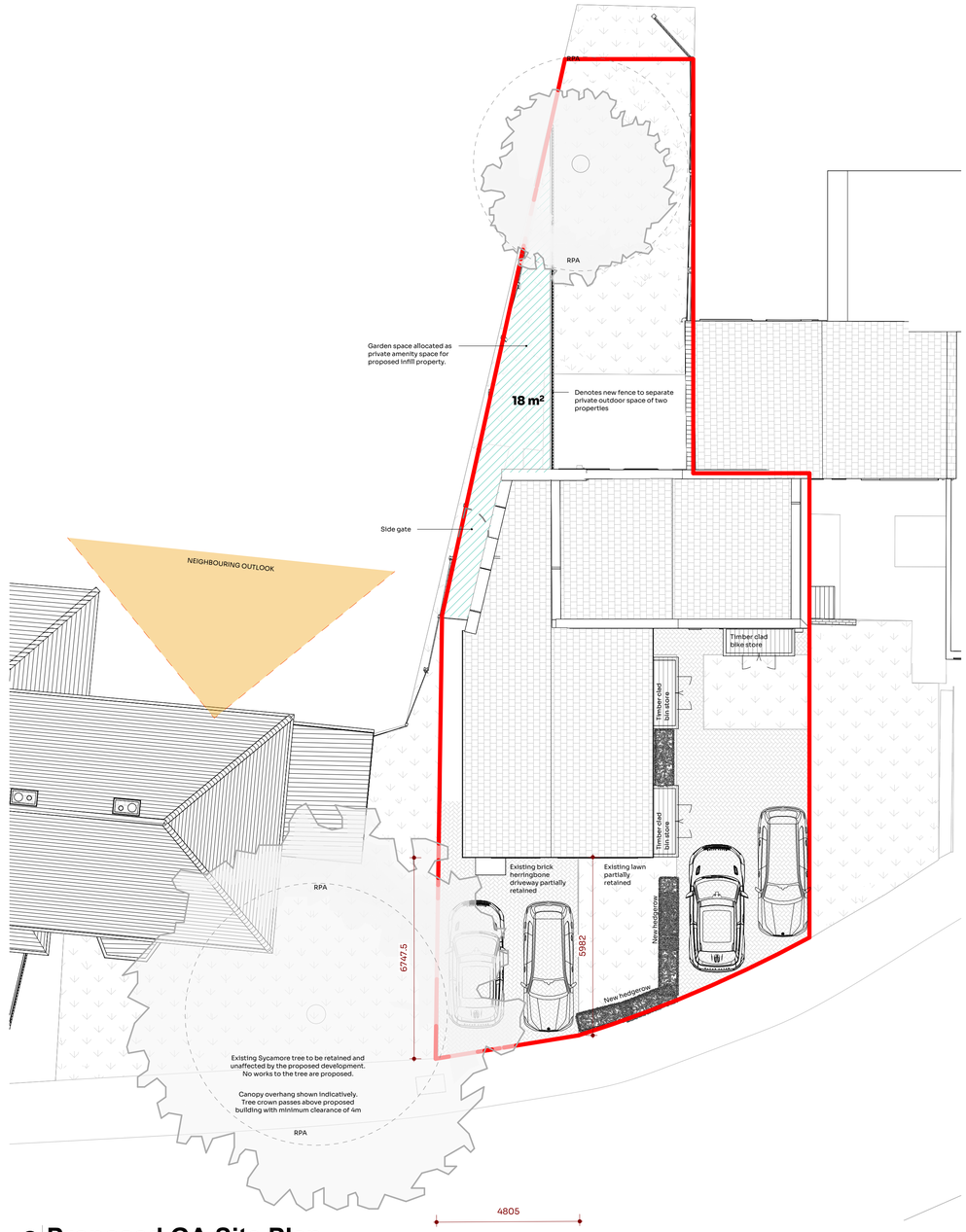
Red line denotes boundary

BNG Expemption

Hatched area indicates the extent of modified grassland to be removed. The total area of non-priority onsite habitat affected is approximately 13.4 m² only. The proposal does not affect any priority habitat and the habitat loss is below the de minimis threshold of 25 m² prescribed by the Biodiversity Gain Requirements (Exemptions) Regulations 2024. Accordingly, the proposal falls within the statutory exemption from mandatory Biodiversity Net Gain, subject to the relevant legislative criteria being satisfied.



2 Existing GA Site Plan
1 : 100



3 Proposed GA Site Plan
1 : 100

SCALE 1:100 (1 0 1 2 3 4 5 m)

SCALE 1:1250 (10 0 10 20 30 40 50 m)

REV	Details	By	Date
PL1	Issued to LPA	JC	10 06 26
PL2	Issued to LPA	JC	03 07 26

Stamp: ISSUED FOR PLANNING

Project No: **JC255**

Project: **49 Tinteron Avenue**

Drawing No: **6000**

Revision: **PL2**

Title: **GA SITE PLANS**

Project Address: 49 Tintern Ave, Unsworth, Manchester M45 8WY

Scale on A1:	Drawn by:	Checked by:
As indicated	JC	JC

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