

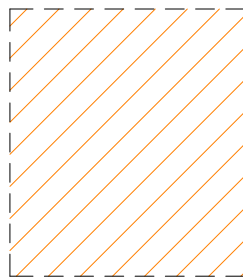


1 Location Plan

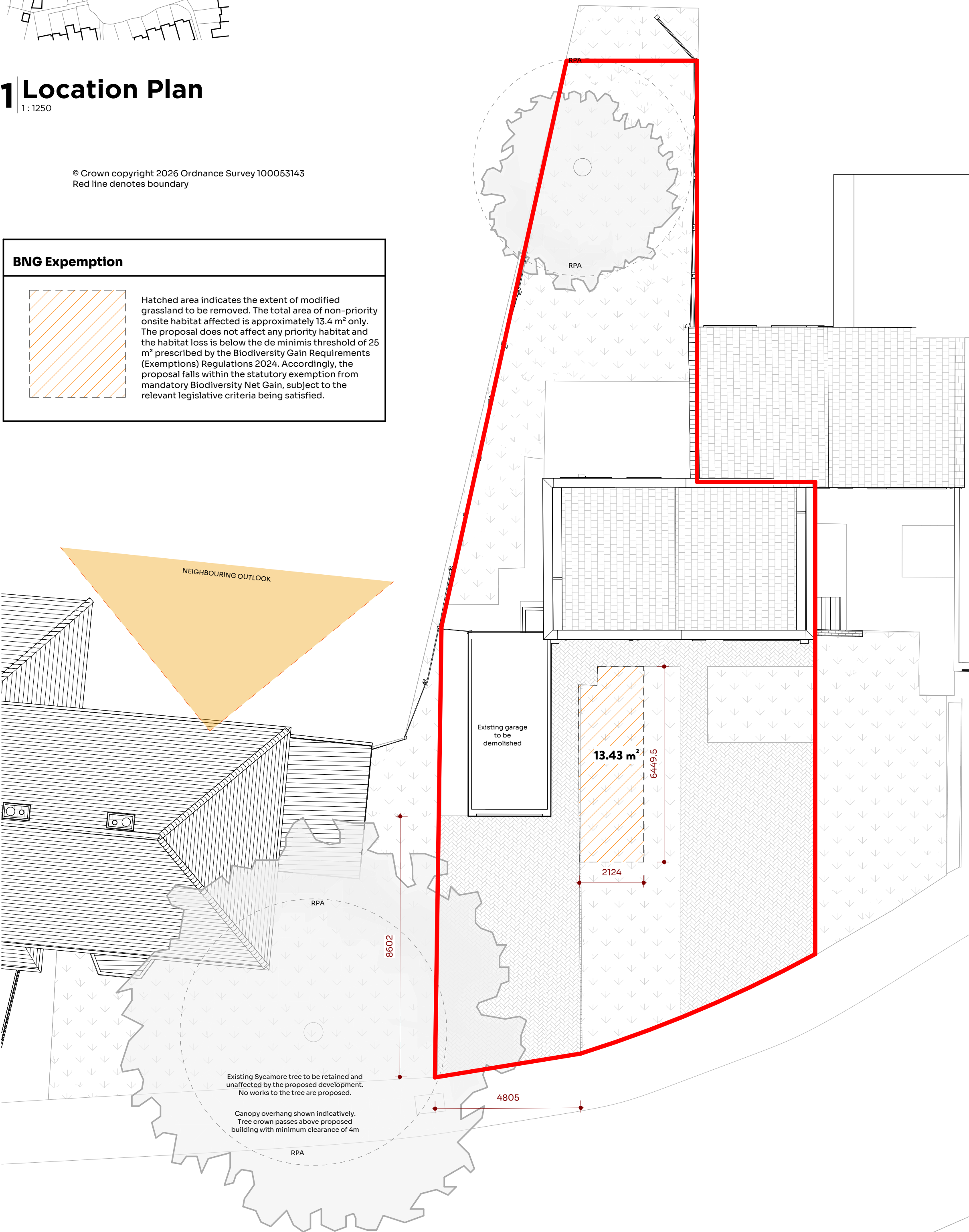
1:1250

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Red line denotes boundary

BNG Exemption

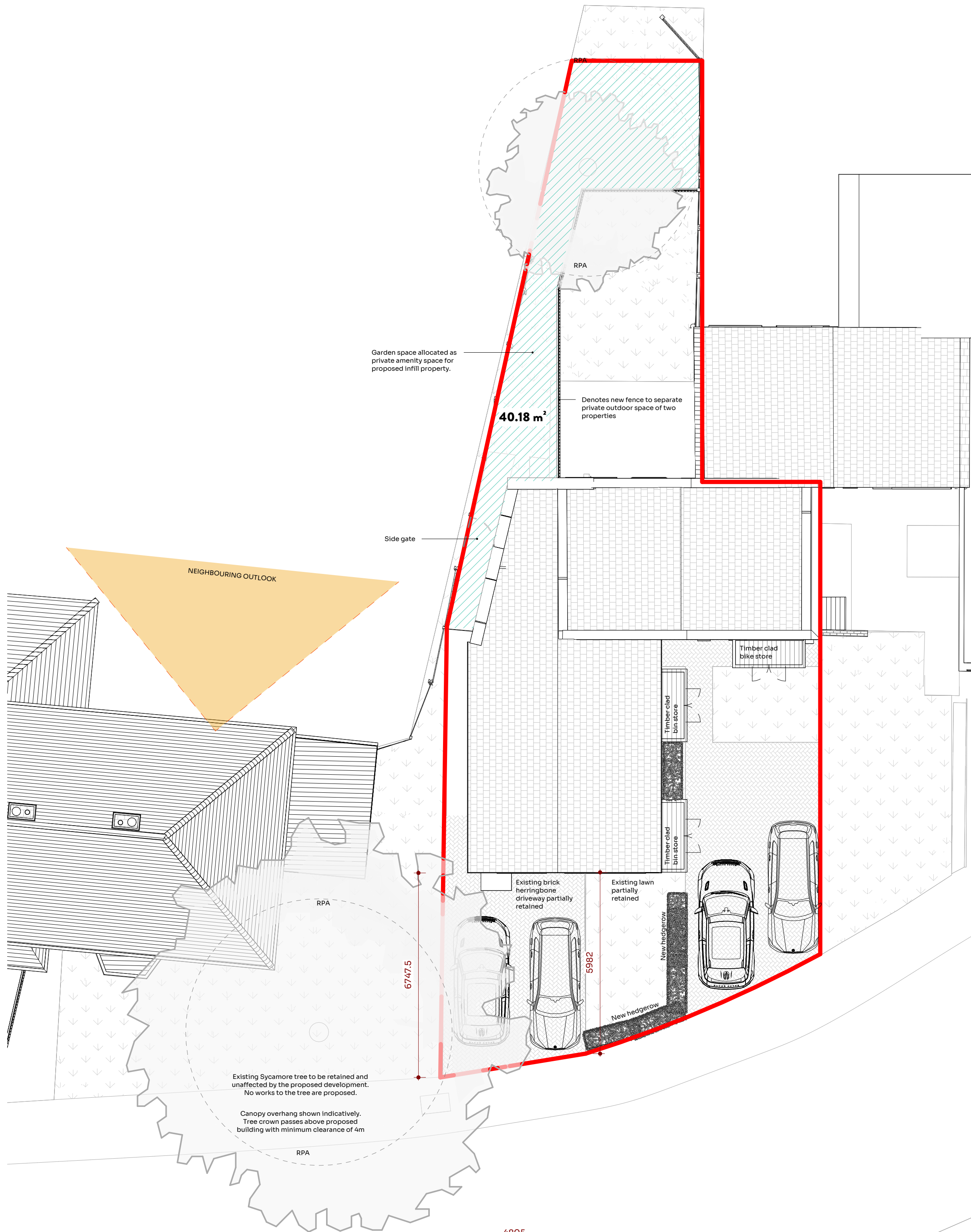


Hatched area indicates the extent of modified grassland to be removed. The total area of non-priority onsite habitat affected is approximately 13.4 m² only. The proposal does not affect any priority habitat and the habitat loss is below the de minimis threshold of 25 m² prescribed by the Biodiversity 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.



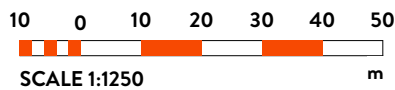
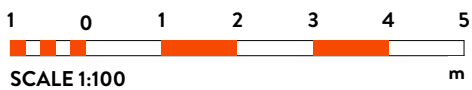
2 Existing GA Site Plan

1:100



3 Proposed GA Site Plan

1:100



PL1	Issued to IPA	JC	10 06 26
PL2	Issued to IPA	JC	03 07 26
PL3	Issued to IPA	JC	01 09 26

REV	Details	By	Date
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Stamp:
ISSUED FOR PLANNING

Project No:
JC255

Project Address:
49 Tinteron Avenue

Drawing No:
6000

Revision:
PL3

Title:
GA SITE PLANS

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

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



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