

NMX Technology

Bank House 21
New Road
Radcliffe
M26 1LS

Client/Applicant: Mrs. M Chant

Bank House
4 Holcombe Grove
Radcliffe
M26 1SE

Proposal: Erection of detached double garage with solar panels

Location: Land adjacent: 21 New Road/ 4 Holcombe Grove, Radcliffe, Manchester,
M26 1LS /1LE

PfE JP-G8: A Net Enhancement of Biodiversity and Geodiversity Statement

This report is to demonstrate that the proposed development of a detached domestic double garage with solar panels will conform to:

Places for Everyone policy **JP-G8: A Net Enhancement of Biodiversity and Geodiversity**
– *Biodiversity Net Gain strategy to enhance site biodiversity by more than 10%.*

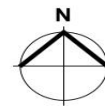
JP-G8: A Net Enhancement of Biodiversity and Geodiversity States the requirement for a Biodiversity Net Gain plan (BNG) and submission of (SSM) small sites metric calculations to demonstrate a 10% Net gain in post completion site Biodiversity as compared to a standard pre-development area habitat baseline metric.

Site History, Location & Project Aim

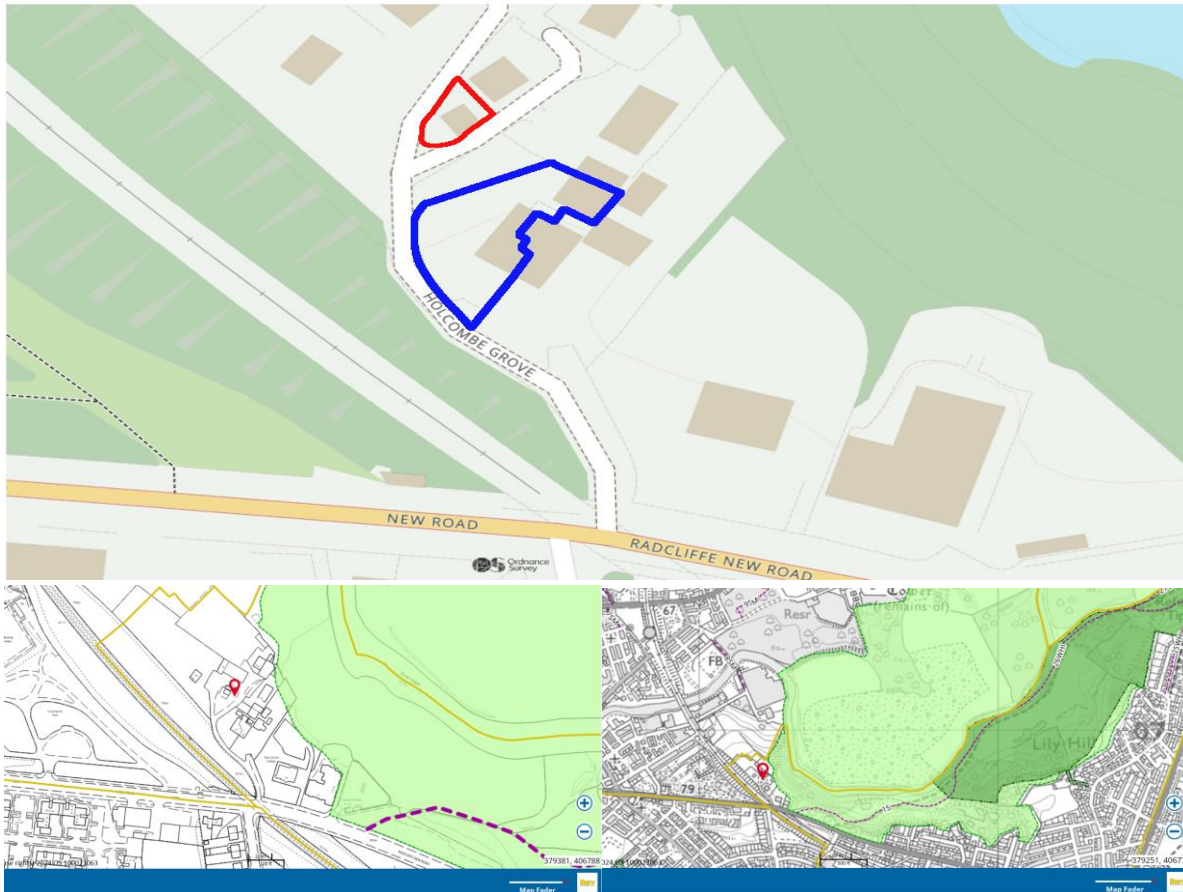
The Site is situated in Radcliffe to the North-East of the main residential property and was the site of two detached concrete section garages on concrete pad hard standing for over 30 years forming part of a tear drop shaped turning circle island.



It is situated within 500m of Springwater Park but over 500m from the designated Nature reserve within it and Radcliffe EEs on the opposite side of the river Irwell, situated 50m outside the periphery of designated greenbelt.



Block plan OS Co-ordinates lat=53.557477 lon=-2.315225



The site was purchased along with the Barn / No 19 & 19A New Rd and landscaped to bare ground with surrounding Kerbs by Ascalon Properties/Cube Homes in 2019 as part of application 60723 for demolition of existing buildings and erection of 14 houses.

The Site was then purchased by Mr. & Mrs. Chant in Aug 2020 from Ascalon properties to develop as a domestic garage as part of consideration in exchange for frontage land to the main property to provide access improvements to allow for 60723's development.

Application 60723 and land transfer contracts originally had pledged to plant the area with Lime trees (*Tilia Platyphyllos*) and hedgerow shrubs as a screening zone between the existing properties and the new housing estate. This was not completed by the developer; however, it is still the intention for the predominance of the site as the nearby area contained a wooded island adjacent with several mature trees including an Oak Tree over 60 years old.



Original intended development site plan

This Island provided a vital steppingstone/ sanctuary and tree top “Highway” to a great deal of wildlife species using the wildlife corridors of the river Irwell/ Springwater Park and the Metrolink rail embankment, as well as an important privacy screening zone between property's that added to the rural pocket setting of the area, so it is the intention of this project to aid in replenishing the wooded and naturally established hedge planted area lost by third party actions. Even if most of the provision is domestic garden that cannot count towards BNG.



Site photographs pre- development of 60723

The site was transferred/ received in Aug 2019 as Bare Ground.



The UKHAB classification Bare Ground –350 (*Low-Urban / Derelict land / bare ground*) will be used as the pre-development baseline area environment for the BNG net gain metric (SSM) No hedgerow or watercourse habitats were present on site at baseline.

The original site visit was conducted on 19th Aug 2019 then checked at 6-month intervals until final survey completed on 2nd April 2024. Project broke ground in March 2020.

The application is being submitted now at the request of Bury Planning due to legal contracting circumstances currently in the Councils opinion, not making the project permitted development as was originally intended at the start of works. It is the applicant's belief that the BNG requirements of a full planning permission of over 10 houses or 1 hectare being applied to this application are incorrect and that it should actually be exempt as a householder application or indeed permitted development.

However, due to Bury Council enforcements insistence that this application be a full planning permission with BNG requirements, the plan has been adjusted to accommodate, due to the GMEU ecology department viewing the original plan as a domestic garage with enclosed garden.

It is the intent of this project to re-establish some of the wooded area lost adjacent to the site with a large variety of tree, shrub /hedge grass and flower species including;

Horse Chestnut x1 (*Aesculus hippocastanum*) germinated from fallen seed (Conker) of adjacent parent tree in 19A New Rd/ No1 Holcombe then transplanted to location onsite. Plus 3.5m2 of amenity grassland fenced off from the project with access gate.

Horse Chestnut (*Aesculus hippocastanum*) flowers provide a rich source of nectar and pollen for insects, particularly bees. Caterpillars of the triangle moth feed on its leaves, as does the horse chestnut leaf-miner moth whose caterpillars provide food for blue tits. Deer and other mammals eat the Conker's.

The general biodiversity of the surrounding area has been negatively affected since the demolition of the Barn in 60723 which housed both bats and owls, followed by construction of the 14 Houses and estate roads. Particularly from the loss of the wooded area adjacent to the site and the mature large Oak tree, so it is intended that this site will be used to partially rectify the situation as the number of trees in the surrounding area has been massively decreased in cumulative effect with the actions of several other parties' deforestation actions since.

To minimise the impact of the Garage on ecology and biodiversity the building will be constructed with built in roof apex gable end bat box on one side of the building and exterior fitted roof apex bird box for small bird species.

The surrounding area is known to have Bats feeding in the evening /night so a roosting area will be provided to encourage their further increased use of the site as will the Oak tree when further mature, however these will be within the garden area so not count towards BNG.

The client will install / construct an above 4m 150-200mm Barn owl aperture and building an integrated roost area in the roof apex on advice of the council's ecology department to re-encourage the use of the area currently still frequented by owls for quartering /hunting on the near fields beyond the new estate and surrounding greenbelt. Although again this will be within the garden area so will not count towards BNG

Either Owl roost or surface mounted small species bird box to be fitted with CCTV monitoring camera for habitat usage evaluation purposes.

3.5m² Area amenity usable habitat that will be maintained as mixed grass perennial wildflower meadow/garden.

1 x Horse Chestnut Tree (*Aesculus hippocastanum*) will be situated at the center of the grassed area.

This approach should maximise species variation and provide bird and wildlife sustenance, nesting for birdlife and flowers that attract pollinators.

Post completion evaluation checks and biodiversity monitoring will be conducted on maintenance periodically by NMX Technology.

By 2038 the project's tree and 3.5m of amenity land will have reached full or near full maturity and levels of biodiversity will have more than attained targets of making the project achieve above 10% Net Gain in Biodiversity & Carbon neutrality due to the continuing CO₂ sequestration effect of said habitat inclusions and other ecological methods used in the project such as material repurposing /recycling and on site natural material re-use (under surface refinable natural building sand & aggregate materials).

It has been agreed by the GMEU Ecology department that this proposal will produce around 12% BNG gain when inputted into the full BNG metric however the SSM legally mandated for use by small sites is not able to demonstrate this proposal and produces negative results.

It is our belief that this application should have been exempt from BNG due to being a domestic self-build use application. For example, self-build applications of up to 10 houses are exempt. All domestic householder applications are exempt.

The plan for a garage for use with an already existing house is a use of less significance than 1 house, e.g 0.25% of 1 house. Therefore, ought to be exempt.

GMEU even queried whether this application should not actually in fact be exempt anyway due to the usage requirement of domestic garage and garden.

Under agreement with the Bury Council planning officer.

The approach suggested by the council of using minus results on the SSM, after suggestion of a solution to the problem from GMEU, has however been accepted by ourselves, under duress.

Due to this application being a requirement under threat of legal action from Bury Council enforcement, rather than voluntary.

A demand we believe ourselves to be unlawful as all requirements of permitted development are fulfilled by the project (except the new raised ridge height from 4m to 4.3m in this application) if a gate across the private side drive was installed.

Due to Bury council planning enforcements refusal to accept a legally private driveway as such and view it from their perspective as public when it clearly legally is not.

Thusly in their opinion the garage not being within our curtilage.

Actions to rectify this situation and make the project permitted development will be completed before consideration of completing the project under the application.