

Biodiversity Gain Statement

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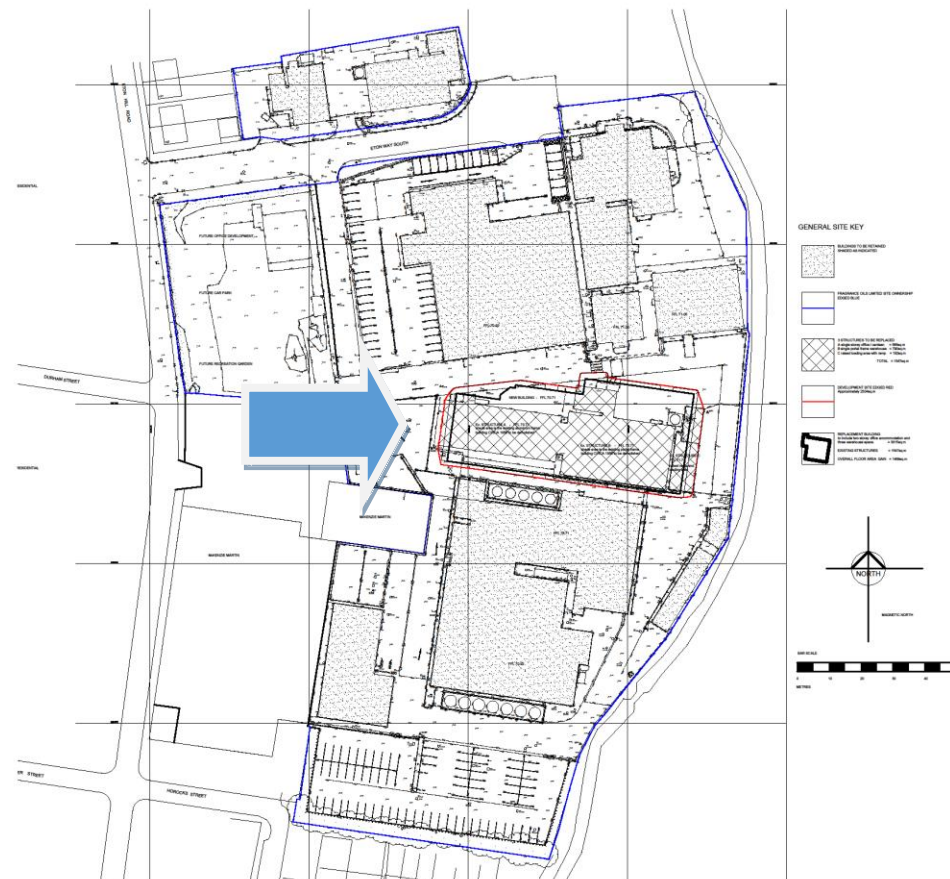
Fragrance Oils Limited, Eton Hill Road, Eton Way South, Radcliffe, Bury M26 2FR

Biodiversity Statement

TO ACCOMPANY the PLANNING APPLICATION for the Redevelopment of Existing Facilities known as the BT Site

Site Layout

Grid Reference: 379505, 408170



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1 INTRODUCTION:

- 1.1 The Town and Country Planning Act 1990 Schedule 7A Biodiversity Gain Act requires all planning application, (unless the development is exempt), must consider the biodiversity gain objective by calculating the pre-development onsite habitat
- 1.2 Biodiversity is a term used to describe the enormous variety of life on Earth. It can be used more specifically to refer to all the species in one region or ecosystem including insects, plants, bacteria, animals, reptiles, and humans. It is important to understand the meaning of biodiversity when considering the term "Biodiversity Uplift" and how it affects this application site.
- 1.3 Ecosystem is the term used when all the species within a biosystem, work together to maintain their existence.
- 1.4 Biodiversity Gain is the term used to calculate a percentage increase to the existing ecosystem of a development applying for planning permission.
- 1.5 The total biodiversity of our planet is immense, which is a good thing because diversity means more resilient, and healthy, ecosystems Biodiversity is the variety of all life on this planet Earth, we are all part of this huge biological web of natural organisms that make life as we understand it to be. Biodiversity effect everything we do; we may not see or understand it but in its simplest explanation every living organism needs something besides itself to survive. For example, trees provide critical contributions to human well-being. They sequester and store greenhouse gasses, filter air pollutants, produce oxygen, provide wood, food, and other products, among other benefits. In turn trees need nutrients, pollination, water, and soil base to survive so how is that provided, birds, insects, bacteria all help in the production the process. Each of the areas previously described will have a sperate life expectancy but all working the cycle of this planet's ecosystem.

2 SITE FEATURES:

- 2.1 Fragrance Oils Limited occupies a 5-acre site within the Eton Industrial Estate commercial and industrial estate boasting over forty different units which are home to many multi-disciplined commercial, industrial and distribution businesses. Located west of Bury and east of Bolton, the main entrance is served from Eton Way South off Eton Hill Road, Radcliffe with a direct links to the A6053 and A56 leading on to the motorway networks. The management strategy is to develop within site boundaries and update facilities as the company grows. They have actively purchased land adjacent to their present site, the most recent purchase fronting onto Eton Hill Road and their present ownership boundary ensuring total flexibility for their business needs and retaining a secure although expanded perimeter of the present working environment
- 2.2 The area and buildings subject to the planning application, are in a central position of the main body of their site, A level area with outdated buildings not suitable for the present use, volume of material or present staffing levels. Surrounded on three sides by company buildings and a considerable distance to the residential properties off Eton Hill Road. The area around the existing buildings is used for open storage which will be incorporated with the new structures. Given the present harsh and ever moving site environment is the main factor why a local ecosystem, within the development site boundaries.
- 2.3 There are no visible signs of existing eco structures, landscaping, or protected wildlife although the client will be commissioning a bat survey.

3 PLANNING REQUIREMENT:

- 3.1 The biodiversity gain objective is met, in relation to development for which planning permission is granted, if the biodiversity value attributable to the development exceeds the pre-development biodiversity value of the onsite habitat by at least the relevant percentage. The development area is as stated, devoid of any ecosystem and therefore any biodiversity gain percentage would equate to nil
- 3.2 For the purposes of this planning application the applicant will conclude the development is exempt from biodiversity gain requirements as the proposal falls within the guideline of a development below the requirement threshold.

4 CONCLUSIONS:

4.1 Using the Small Sites Metric - Statutory Biodiversity Metric – Calculation Tool as the basic guide to consider the development threshold it is clear the application site, by the nature of its previous use, has not given any ecosystem the opportunity to develop within the boundaries of this site.

The determining threshold is defined as a development which impacts a priority habitat less than:

- i) 25square metres of on-site habitat
- ii) 5m of on-site linear habitat such as hedgerows

4.2 The development site falls within the above parameters and therefore is exempt from the need to provide a biodiversity gain increase

4.3 Creating a sustainable ecosystem in a hostile commercial environment is quite a challenge however the project management take the view the living environment as an important part of the company development and by providing a pleasant working environment will have an impact on their workforce. One of their future developments will incorporate an open landscaped recreational area off the delivery access road and away from workplace will help with staff wellbeing and encouraged wildlife, birds, and insects to create an ecosystem unique to Fragrance Oils Limited.

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