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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.



PL1	Issued to LPA	JC	10 06 26
PL2	Issued to LPA	JC	03 07 26

REV	Details	By	Date
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Stamp: **ISSUED FOR PLANNING**

Project No:
JC255

Project:
49 Tinteron
Avenue

Drawing No: 6000	Revision: PL2
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Title:
GA SITE PLANS

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

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