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DATE

11th June 2024

REFERENCE

1697b-BNG-V1-A

BIODIVERSITY NET GAIN LETTER OF EXCEPTION

Hopwood Hall College – Chapel Works, Rochdale Road, Middleton, Manchester, M24 6XH

Overview

Seed Arboriculture Ltd were commissioned by Seven Architecture to undertake a Biodiversity Net Gain Letter of Exception at Hopwood Hall College, Rochdale Road, Middleton, Manchester, M24 6XH. This letter statement has been prepared to inform a planning application for the proposed renovation of the chapel for a change of use to teaching accommodation.

An ecological walkover was completed by Seed Arboriculture in January 2024. The habitats were determined using the UKHab classifications (The UK Habitat Classification Working Group, May 2023) using the UK Habitat Classification V2 guidance tool. Please refer to the Preliminary Ecological Appraisal (PEA) for the habitat descriptions and photographs (report reference: 1697-PEA-V1-A).

Upon review of the 20765-HCO-TC021 – BNG Assessment produced by Seven Architecture, it demonstrates that the proposed development will not impact 25m² of habitat (see Appendix of this letter). As such, the following exception is relevant to this application:

“Development subject to the de minimis exemption. Development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m by 5m) of onsite habitat, or 5 metres of linear habitats such as hedgerows.”

As such, the development is exempt from a Biodiversity Net Gain Assessment.

For and on behalf of Seed Arboriculture Ltd.

Katie Bird

Associate Director

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