

Biodiversity Net Gain (BNG) – Exemption Statement

Site Address: 190 Grimshaw Lane, Middleton, M24 2AJ

Proposal: Conversion of detached garage to a studio to be used as a short-term holiday let

Application Type: Full Planning Application

Under the provisions of the Environment Act 2021 and associated secondary legislation, certain categories of development are exempt from the requirement to deliver mandatory Biodiversity Net Gain (BNG). Based on the details of the proposed development, the application is considered to fall within the exempt category.

Justification for Exemption

The proposed development seeks the conversion of an existing detached garage/workshop into a self-contained studio to be used as a short-term holiday let. The works include the installation of windows and rooflights, bricking up of one existing window, and internal alterations to facilitate the change of use. The footprint of the building will remain unchanged, and no new buildings, extensions, or significant external works are proposed beyond minor fenestration changes.

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, the proposed development qualifies for exemption on the grounds that it:

- **Does not result in any habitat loss:** The proposal relates solely to the conversion of an existing structure, with no removal of vegetation or soft landscaping.
- **Is below the statutory threshold:** The site area is below 25 square metres of habitat loss, and the development does not impact priority habitats or irreplaceable features.
- **Falls under permitted or minor development:** The nature and scale of the development fall within the scope of exemptions set out for minor residential or tourism-related conversions not resulting in material habitat degradation.

Accordingly, this application is exempt from the requirement to provide a Biodiversity Net Gain assessment or a 10% biodiversity gain, as mandated under the Town and Country Planning Act 1990 (as amended) and the Environment Act 2021.

Conclusion

Given the small-scale nature of the proposal, the lack of habitat loss, and the conversion-only scope of works, the development is considered BNG-exempt under the relevant legislation. No further action or biodiversity metric submission is required in support of this application.