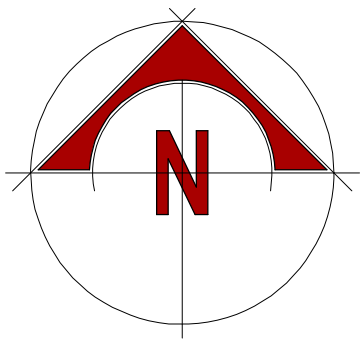


IMAGE A



IMAGE B



IMAGE C



IMAGE D



IMAGE E



IMAGE F



IMAGE G



IMAGE H



IMAGE I



IMAGE J



IMAGE K



IMAGE L



IMAGE M



IMAGE N



IMAGE O



IMAGE P

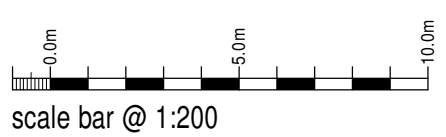


IMAGE Q



IMAGE R

BNG BASELINE JUSTIFICATION
The site visit was undertaken on 8th July 2025 which comprised of a measured survey with accompanying photographs.
In accordance with the plans, the proposed works will result in the loss of developed sealed land.
No vegetation or soft landscaping shall be affected by the proposed works.
The development would therefore be exempted from biodiversity net gain as:
• the development does not impact any priority habitat;
• the habitats lost are classified as developed land;
• sealed surface has a biodiversity value of zero under the statutory biodiversity metric and therefore cannot be impacted.



Montgomery Developments Ltd

Proposed Extensions + Alterations,
Unit 2, Stakehill Industrial Estate,
Middleton,
Manchester,
M24 2GP.

Planning Proposal
BNG Baseline Plan

October 2025
2025-3012-29

Scale
A0 1:200
- NAW

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