



27/11/2025

BNG Exemption for Planning Application: Middleton, Manchester

To whom it may concern,

Pioneer Environment Group Ltd. undertook a site visit to conduct a Biodiversity Net Gain assessment for a development at Middleton, Manchester. The site visit concluded that the development would be exempt from BNG.

Surveyor Details and Methodology

The site visit was undertaken on 15th September 2025 by Director Martin Woolley, BSc, MCIEEM. Martin has over 15 years' experience in the ecology sector and has in depth knowledge of the UK Habitat Classification and BNG survey methodology.

The survey comprised a walkover of the site to identify and assess the habitats present on-site covering the area outlined by the site plan (drawing: 2025-3012-28) provided by Sammons Architectural Ltd.

Survey Results

The site was situated within the Stakehill Industrial Estate on the outskirts of Middleton, Manchester, M24 2RW (central grid reference SD 88665 08308).

Habitats on-site predominantly comprised warehouse buildings (u1b5), developed land; sealed surface (u1b) and artificial land; unsealed surface (u1c) in the form of the yard and car park.

Ruderal/Ephemeral vegetation was observed scattered in small proportions across the site where species had begun to establish. The front of the site was landscaped with modified grassland (g4) and individual trees forming the site entrance.

Based on the surveyed habitats, the development would be excluded from biodiversity net gain by the de minimis exemption as:

- the development will not impact any priority habitat;
- the habitats impacted (developed land; sealed surface and artificial land; unsealed surface) have a biodiversity value of zero within the statutory biodiversity metric and therefore cannot result in a net gain;
- additional habitats impacted (ruderal/ephemeral) are below the threshold of 25 square meters;
- the habitats situated to the front of the site (individual trees and modified grassland) will not be impacted by the development as they are to be retained.



Recommendations

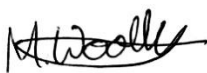
While the development is exempt, the site should still consider opportunities to enhance biodiversity where possible. Recommendations include additional tree or shrub planting where appropriate. Any new planting should comprise native species of local provenance to maximise the benefit towards local biodiversity.

If you require any further information regarding the above, please don't hesitate to contact.

Kind Regards,

Yours sincerely

Martin Woolley
Director

A handwritten signature in black ink, appearing to read 'M Woolley', with a stylized flourish at the end.

Pioneer Environment Group Ltd.

