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CHARTERED ARCHITECTURAL SERVICES



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Date: 5th January 2025

Our ref: 25.3681

Your ref:

Project: Part Retrospective Application for the Erection of a Replacement Building to be used as Holiday Let.

Location: 53 Red Lumb Street Edenfield Rochdale

PLANNING STATEMENT

1. Introduction

This statement is submitted in support of a planning application for retrospective permission for a replacement workshop building. The proposal relates to the rebuilding of a previously existing single-storey workshop that collapsed during approved conversion works.

The purpose of this statement is to demonstrate that the development is exempt from the mandatory requirement to deliver Biodiversity Net Gain (BNG).

2. Background and Planning History

In 2022, planning permission was granted for the conversion of an existing single-storey workshop into a holiday home. During the course of lawful site works, the existing workshop building was found to be structurally unsound and subsequently collapsed due to its dilapidated condition. As a result, the applicant rebuilt the workshop to the same footprint, scale, and dimensions as the former building. Retrospective planning permission is now sought for the replacement structure, which has been constructed up to wall plate level.

3. Site Description and Existing Biodiversity Value

The site comprises previously developed land with a surface consisting mainly of stones and compacted soil, with only small incidental areas of grass. There are no trees, hedgerows, watercourses, priority habitats, or ecological features present on site. The site does not support habitats of notable biodiversity value and is typical of low ecological baseline conditions.

4. Biodiversity Net Gain Legislative Context

Mandatory Biodiversity Net Gain is required under Schedule 7A of the Town and Country Planning Act 1990, as introduced by the Environment Act 2021, and applies to most developments submitted after 12 February 2024, unless an exemption applies.

The Biodiversity Gain Requirements (Exemptions) Regulations 2024 set out categories of development that are exempt from the BNG requirement.

5. Applicability of BNG Exemption

The proposal meets the criteria for a BNG exemption on the following grounds:

a) De Minimis Impact

The development does not result in the loss or degradation of habitats exceeding the de minimis thresholds, namely:

- Less than 25 square metres of onsite habitat affected, and
- No loss of linear habitats such as hedgerows.

Any limited grassed areas affected are incidental, low-value habitats and fall well below the statutory threshold.

b) Previously Developed Land and Like-for-Like Replacement

The proposal involves the replacement of an existing lawful structure on previously developed land. The replacement building occupies the same footprint and dimensions as the former workshop and does not result in additional land take or habitat loss. There is no intensification of use or encroachment into undeveloped land.

c) No Impact on Priority Habitats or Features

The site does not contain priority habitats, protected species, trees, or ecologically sensitive features. The development therefore has no measurable adverse impact on biodiversity**.

6. Conclusion

In light of the above, the proposed development is considered to be exempt from the mandatory Biodiversity Net Gain requirement under the relevant legislation.

The development:

- Is located on previously developed land of negligible ecological value
- Involves a like-for-like replacement of a collapsed building
- Falls below the de minimis habitat impact thresholds
- Does not affect priority habitats, trees, or linear features

Accordingly, a Biodiversity Gain Plan is not required.