



## **Exemption From BNG Statement**

44 Manchester Road, Bury

We make this statement to justify that the works for the planning application made to the property at 44 Manchester Road, Bury, is to be exempt from BNG.

The development is below the size threshold and does not impact a priority habitat.

The site is relatively small, and the works are majorly internal with only external changes being new velux rooflights to the roof to front and rear. There will be no impact to any habitats within, or outside of the red line boundary.

There will be potted planting to the rear yard to help with biodiversity.