



Exemption From BNG Statement

12 Abden Street, Radcliffe

We make this statement to justify that the works for the planning application made to the property at 12 Abden Street, Radcliffe, 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 only internal with no external changes or roof additions, with a change of use from C3 and Part Commercial to a 6 bed, 6 Person HMO (C4).

There will be no impact to any habitats within, or outside of the red line boundary.