



16th January 2026

BNG EXEMPTION FOR UNIT 3, LOWER WOODHILL ROAD, BL8 1AA

PROJECT DESCRIPTION

CWE Ltd was commissioned by Maybern Planning and Development Ltd to undertake a Preliminary Ecological Appraisal (PEA) at Unit 3, Lower Woodhill Road, Bury, BL8 1AA, to inform a planning application for the demolition of existing buildings to facilitate the development of a single building, an extension to one of the retained buildings, and changes to the parking area on site.

The project also required assessment under BNG (Biodiversity Net Gain) under the regulations set out below.

The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 which amend the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the Town and Country Planning (Section 62A Applications) (Procedure and Consequential Amendments) Order 2013 to include provisions in respect of applications for planning permission and the submission and determination of Biodiversity Gain Plans, as well as modifications of Schedule 7A of the Town and Country Planning Act 1990 for phased development.

EXEMPTIONS

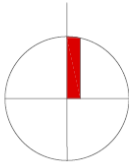
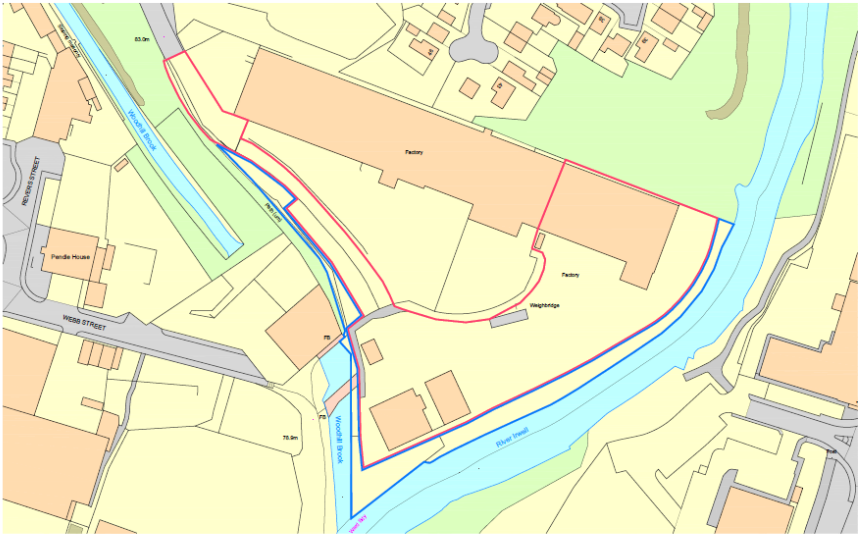
It is assessed that the project is exempt from the application of BNG due to it falling under the de minimis exemption as set out in [paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990](#) and the [Biodiversity Gain Requirements \(Exemptions\) Regulations 2024](#).

The proposed development site does not impact a priority habitat and the proposed area of habitat to be affected is below the 25m² threshold as detailed below.

Development subject to the de minimis exemption. Development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m by 5m) of onsite habitat, and 5 metres of linear habitats such as hedgerows.

Please refer to the attached plans for layout drawing and site habitat plan.

SITE PLANS.



Riley and Son Proposed Office Extension Inwell Works Woodhill Road Bury	Site Location Plan	contract no 3690	drawing no 16	revision A	planning As per the Planning Department (PPU) on 10/10/2025	Blue Pit Mill Queensway Castleton Rochdale OL11 2PG +44 (0)1706 631347 info@cpartnership.com www.cpartnership.com	CJPARTNERSHIP ENVIRONMENTAL ARCHITECTS
	work to figured dimensions © C J Partnership owns the copyright of this design / drawing which must not be reproduced in whole or in part without the written permission of C J Partnership						
	drawn by RDC		date October 2025	scale @ A3 1:1250			



The site mostly comprised of developed land; sealed surface, including hardstanding car park, an access road, and four buildings. A small area of artificial unvegetated – unsealed surface was also identified in the southwest corner of site. No priority habitats are present, and the site offers no biodiversity value.

Please accept this letter as confirmation that the proposed development falls below the de minimis threshold and is therefore not subject to a BNG assessment, all other constraints and limitations will be addressed within the accompanying PEA report.

Kind regards

Rhiannon Hobbs
 Graduate Ecologist
 Collington Winter Environmental Ltd