

JD Sports Fashion PLC
Hollinsbrook Way, Pilsworth
Bury
Lancashire
BL9 8RR
UK

Issued by email to:
Jonathan Mumby, Senior Planner Enabl

Our ref: 10085_Mumby_C001
28th January 2026

Dear Jonathan,

JD Bury Pavilion

Further to comments received from Greater Manchester Ecology Unit (GMEU) for a planning application at the above named site. This note sets out updates to address the following comments:

Whilst phase 1 was not implemented in line with the permission, the majority of it was and therefore would not be regarded as unauthorised and therefore the majority of the implemented phase 1 should now be the baseline. Whilst some areas are unauthorised and would technically be regarded as habitat degradation as far as I can tell, the unauthorised element result in no change in habitat value e.g. car park for building or are positive as more trees have retained. le the unauthorised elements are net positive.

A second less important issue is based around the western boundary which as they correctly note is within the LNRS as an opportunity area. They should however record this in the baseline as low significance as it is only when habitat creation or enhancement is proposed in an opportunity area that you utilise the high significance category.

In response to the above comments, the baseline to the west of the site, known as phase 1, has been amended to reflect the current habitats present on site. The strategic significance of the baseline habitats has been amended to low to reflect their exclusion from the Local Nature Recovery Strategy (LNRS). Post development habitats are also of low strategic significance as no enhancement or creation is proposed within the LNRS.

The updated habitat plans are provided in **Annexe 1** to the rear of this note and the revised Statutory Biodiversity Metric has been submitted alongside this note. As noted by GMEU, the above amends do not preclude the site from achieving 10% Biodiversity Net Gain, see the headline results below:

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	1.14
	Hedgerow units	2.53
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	23.07%
	Hedgerow units	11505.81%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

In line with GMEUs comments, the proposed habitat creation is significant and should be subject to the standard Biodiversity Gain condition.

Please do not hesitate to contact me if you wish to discuss any aspect of the above.

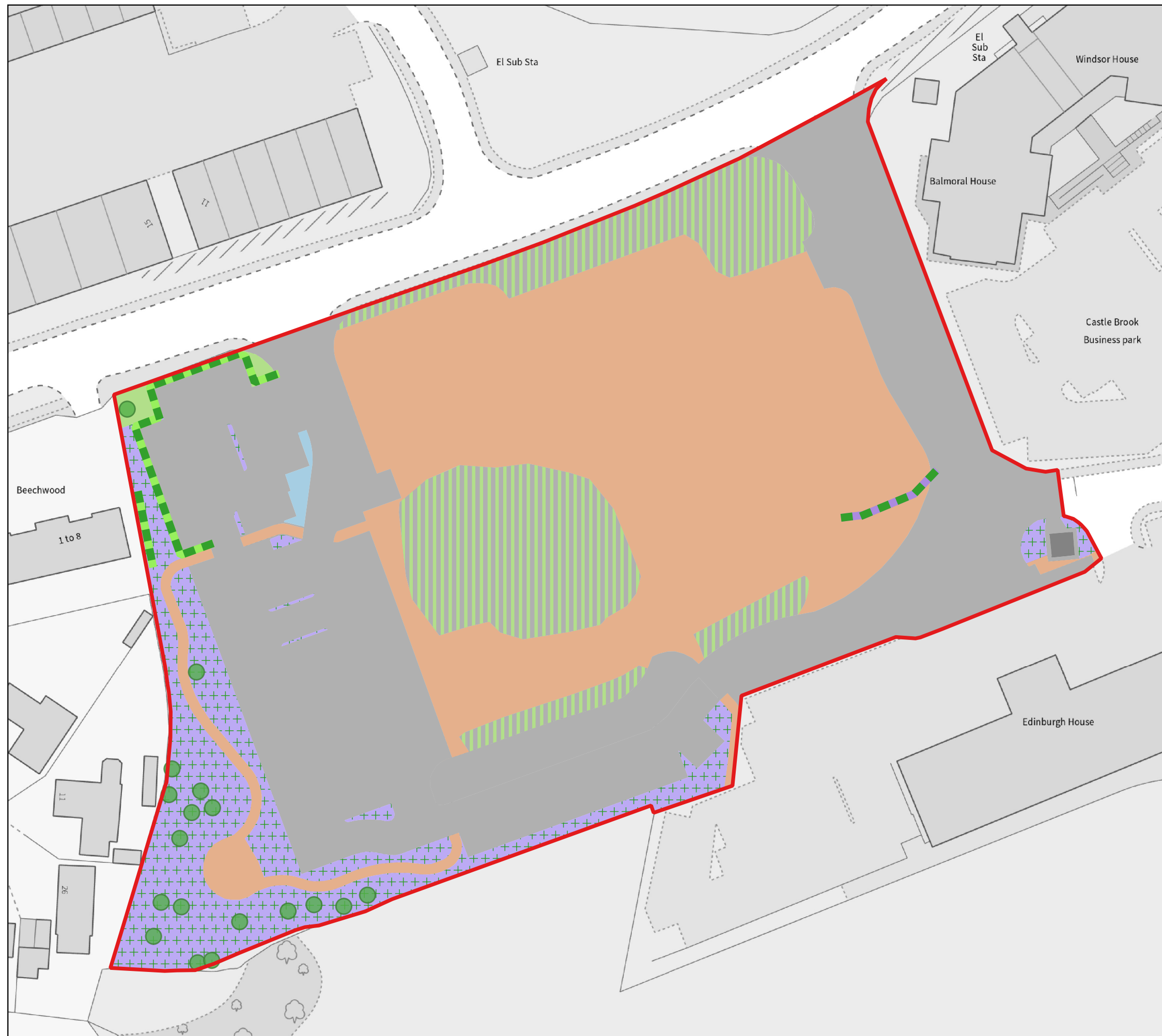
Yours sincerely,

Lisa Campbell

Lisa Campbell
Director

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Annexe 1 – Updated Baseline and Post Development Habitat Plans



Artificial Unvegetated; Unsealed surface





- Key**
- Application site boundary
 - Scattered trees - proposed
 - Scattered trees - retained
 - Species rich native hedgerow
 - Ornamental hedgerow
 - Introduced shrub planting
 - Modified grassland
 - Other neutral grassland
 - Rain garden
 - Built form
 - Developed land; Sealed surface
 - Artificial unvegetated; Unsealed surface



Project	JD Sports Campus, Bury
Drawing Title	Post Development Habitat Plan
Scale	1:750 @ A3
Drawing No.	10085_P002g
Date	November 2025