



KH12-let-07

27th May 2026

Bury MBC
Development Control
3 Knowsley Place
Duke Street
Bury BL9 0EJ

Dear Sir,

Ecology Statement for construction of new office building following demolition of Former Tetlo and Hutchinson Ltd, Raven Street, Bury, BL9 5AT:
Your Reference 73198

Regarding your letter dated 27th May, you have requested a statement be submitted detailing why Biodiversity Net Gain is not required.

Following a measured survey of the existing external walls, access into the existing structure not being viable due to the unstable condition of the walls, it was evident that the whole application site was currently occupied by built form.

It is understood that the removal of the original Tetlo and Hutchinson premises covering the site would likely be exempt from the Biodiversity Gain Pre-commencement Planning Condition as outlined in the Biodiversity Gain Requirements (Exemptions) regulation 2024 – **Developments below the threshold (de-minimis)**, which states the following:

“A development that does not impact a priority habitat and impacts less than:

- 25 square metres (5m x 5m) Of on-site habitat
- 5 metres of on-site linear habitats such as hedgerows

A development ‘impacts’ a habitat if it decreases the diversity value.”

As it stands, the proposed application is for the partial demolition of the structure, with just sections of the boundary walls retained, with no part of the proposals expected to impact upon any areas of semi-natural habitat. All habitats within the red line boundary are classified as ‘Development land; Sealed surface’, which in the Statutory Biodiversity Metric equates to ‘0’ (Null) biodiversity unit value.

Based on this, it is understood that the application is exempt from mandatory national BNG requirements.

Yours sincerely,

Gary Dearden