



Exemption From BNG Statement

47 Knowsley Road, Bury

We make this statement to justify that the works for the planning application made to the property at 47 Knowsley 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 only internal with no external changes, other than new velux rooflights to the roof, and just a change of from an office to an, 8 person, 8 bed HMO.

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