

For: Julia Gaddes

Site: Ferns Farm, Turton Road, Tottington, BL8 3QH

National Grid Reference: SD 76810 13750

Project No: PR-25-0058

Date of Issue: 3rd March 2025

Re: Biodiversity Gain Planning Condition Exemption Statement

Document Context

As part of a proposed planning application with Bury Metropolitan Borough Council concerning the erection of a replacement dwelling at Ferns Farm in Tottington (see **Figure 1** below), a preliminary roost assessment in relation to bats with an inclusive inspection for breeding birds was undertaken in September 2024.

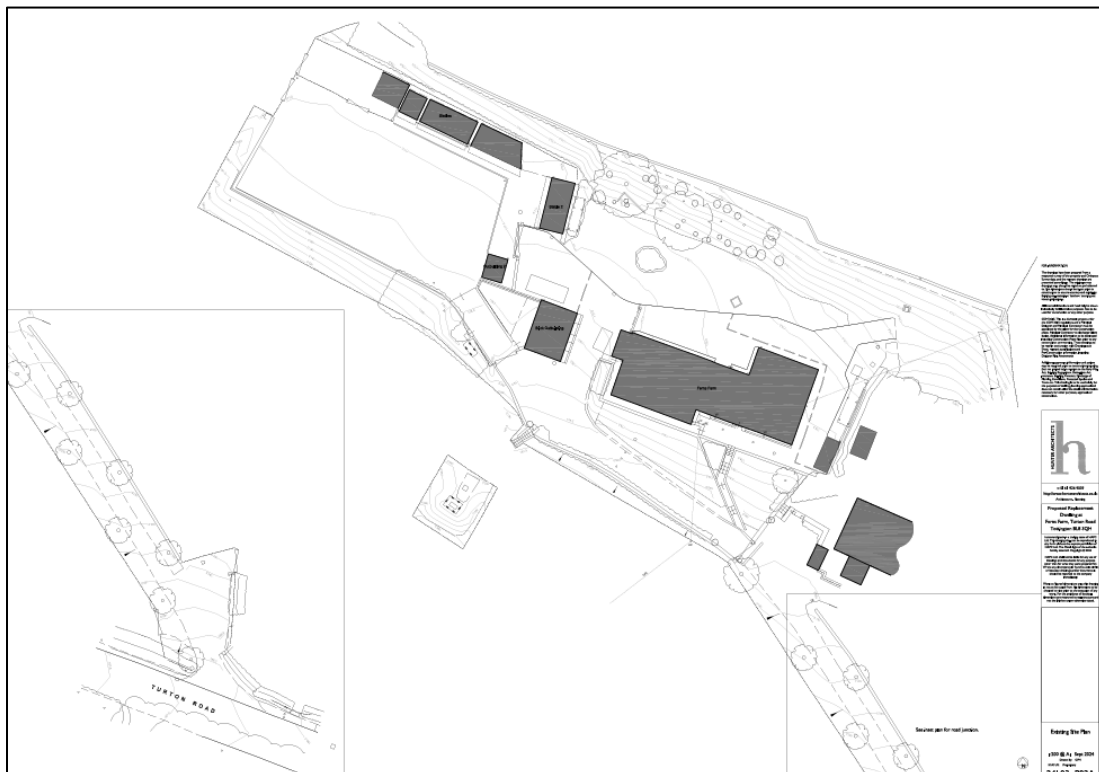


Figure 1 – Proposed site plan © Hunter Architects

To support this application, Tyrer Ecological Consultants have been commissioned to produce a statement to outline the application site's status in regard to Biodiversity Net Gain (BNG).

Biodiversity Net Gain (BNG) Statement

Owing to information provided by the client and gathered during the diurnal assessment, it is understood that Ferns Farm is likely to be **exempt** from the Biodiversity Gain Pre-commencement Planning Condition, as outlined in the Biodiversity Gain Requirements (Exemptions) Regulations 2024¹ under Regulation 8 – **Self-build and custom build applications**, which states the following:

“8. – (1) The biodiversity gain planning condition does not apply in relation to planning permission for development which –

- (a) Consists of no more than 9 dwellings;*
- (b) Is carried out on a site which has an area no larger than 0.5 hectares; and*
- (c) Consists exclusively of dwellings which are self-build or custom housebuilding*

(2) – In this regulation “self-build or custom housebuilding” has the same meaning as in section 1 (A1) of the Self-build and Custom Housebuilding Act 2015.”

Based upon the above, it is understood that the application is exempt from mandatory national BNG requirements; the planned development is to the specifications of the applicant who will live there upon its completion.

Tyrer Ecological Consultants Ltd can confirm that the contents of this document can be relied upon, and the information contained within has been presented using best practice survey methodology and an understanding of the site, benchmarked by the long-standing experience of the Ecologists affiliated with the company.

Best wishes,



Miss. H. McGlynn
(03/03/2025)

Junior Ecologist at Tyrer Ecological Consultants Ltd

¹ <https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>