

Site: Bradley Fold Cottages (Plot 1), Bradley Fold Road, Radcliffe, BL2 6RN

National Grid Reference: SD 7567 0843

Project Number: PR-26-0089

Date of Issue: 24th April 2026

Re: Biodiversity Statement

Background

As part of a proposed planning application with Bury Metropolitan Borough Council concerning a plot of land at Bradley Fold Cottages, Tyrer Ecological Consultants were commissioned by PPY Design Ltd to produce a Biodiversity Statement in April 2026. Proposals are understood to involve the erection of a single dwelling within the plot, to be lived in by the applicant. See **Figure 1** for a proposed site layout.

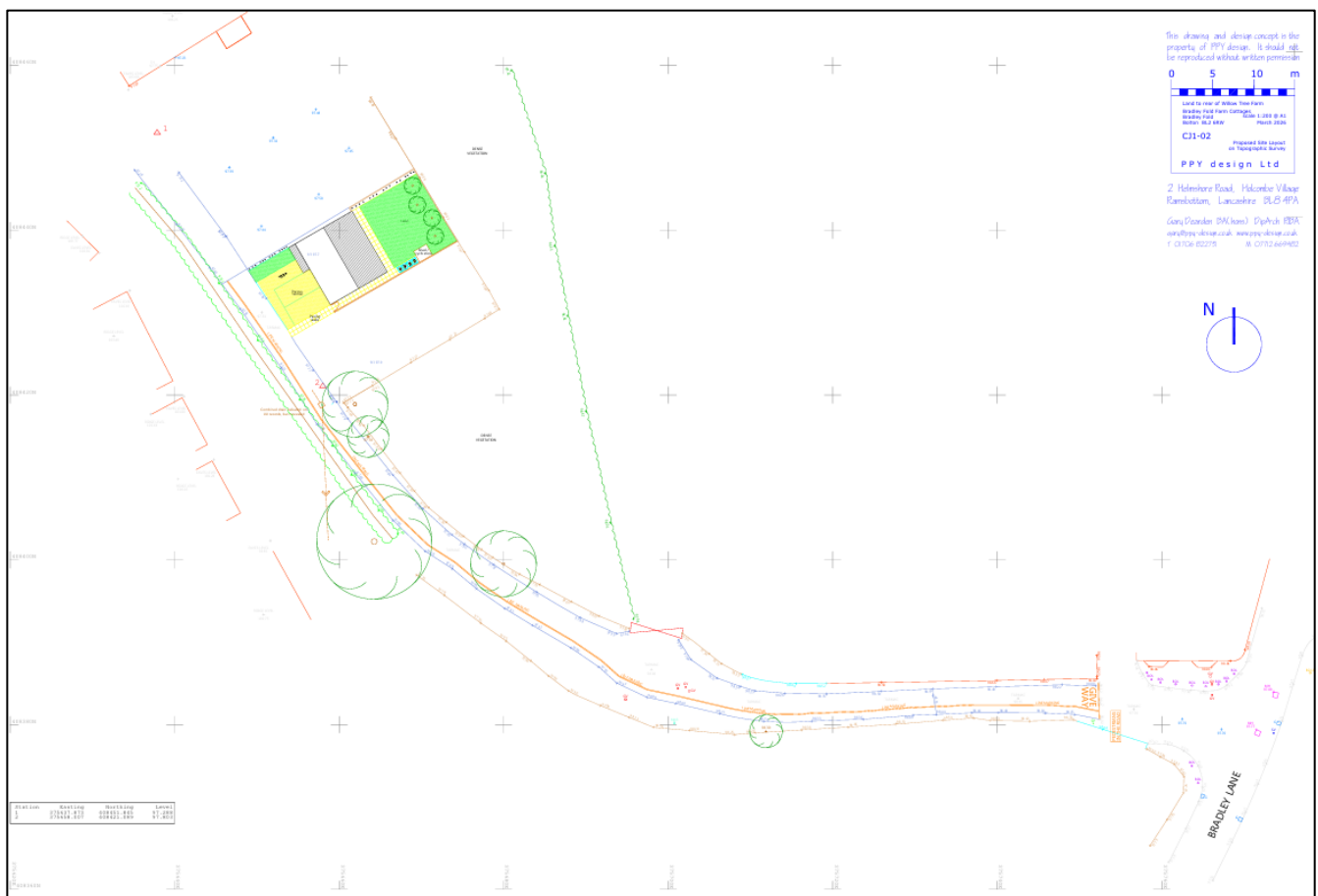


Figure 1 – Proposed Site Layout on Topographic Survey (© PPY Design Ltd)

Biodiversity Statement

Based on the information provided to the author, the development at Bradley Fold Cottages Plot 1 is likely to be **exempt** from the Biodiversity Gain Planning Condition under the **Self-build and custom build applications** exemption: the development consists of no more than 9 dwellings (single dwelling), is on a site with an area no more than 0.5ha (circa 0.08ha), and consists exclusively of dwellings that are self-build or custom housebuilding as defined in Section 1(A1) of the Self-build and Custom Housebuilding Act 2015.

Closing

We can confirm that the contents of this document have been collated using the combined expert knowledge and experience of Tyrer Ecological Consultants Ltd, and thus this letter can be relied upon as an addition/supporting document to the existing ecological reports issued in relation to the works. For any enquiries or if any information is required, please contact Tyrer Ecological Consultants Ltd on any of the specified mediums atop this letterhead. Supporting imagery taken during the site visit is provided overleaf.

Kind regards,

H. Mulligan

Mr. H. Mulligan ACIEEM (Senior Ecologist & BNG Lead at Tyrer Ecological Consultants Ltd) (24/04/2026)