



Exemption From BNG Statement

52 Manchester Road, Bury

We make this statement to justify that the works for the planning application made to the property at 52 Manchester 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 majorly internal with only external changes being new velux rooflights to the roof, and rear dormer to rear roof.

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