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Cover Statement

Planning Application 73138: Clark Craft Products, Empire Works, Railway Street,

Ramsbottom, Bury, BL0 9AS

The proposed development relates to the erection of a single-storey front extension to an existing commercial property.

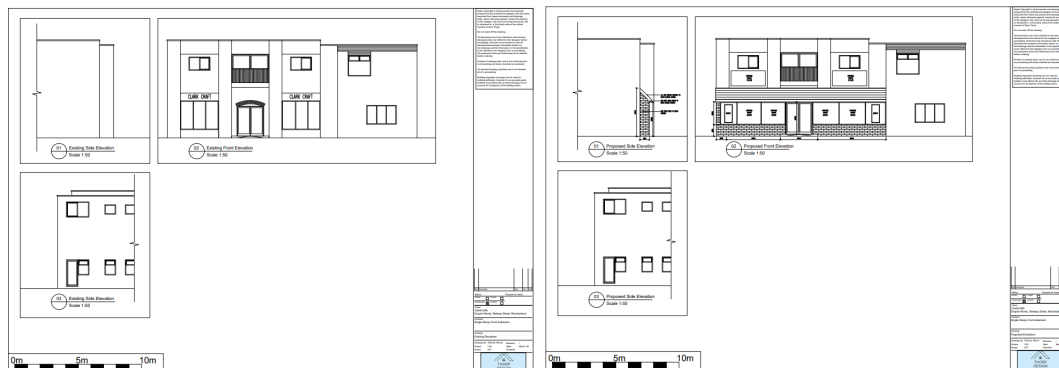
The proposal is considered exempt from the statutory Biodiversity Net Gain (BNG) requirements under the de minimis exemption contained within Schedule 7A of the Town and Country Planning Act 1990 (as amended).

The proposed extension has a footprint of approximately 8m² and will be constructed over an existing paved footway. The development will not result in the loss of any habitat, including priority habitat, and will have no measurable impact on biodiversity.

As the proposal:

- does not impact any priority habitat;
- does not result in the loss of on-site habitat; and
- falls within the statutory de minimis exemption,

The development is exempt from the mandatory Biodiversity Net Gain requirements, and a Biodiversity Gain Plan is not required.



Existing

Proposed Development