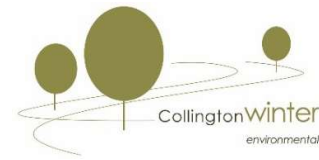


MEMORANDUM



TO Alison Duxbury <alison@trianglearchitects.co.uk> DATE 13th October 2025

CC Lia Jackson <lia.jackson@rochdale.gov.uk>, Albert Margai <albert.margai@rochdale.gov.uk>

FROM Olivia Leversedge <olivia.leversedge@collingtonwinter.co.uk>

SUBJECT **BIODIVERSITY NET GAIN – DE MINIMIS EXEMPTION STATEMENT**

SITE ADDRESS **LEOPOLD COURT, LEOPOLD ST, ROCHDALE OL11 5HA**

Collington Winter Environmental Ltd. was commissioned by Triangle Architects to undertake a Biodiversity Net Gain (BNG) baseline survey at Leopold Court, Leopold St, Rochdale OL11 5HA on 26th August 2025. The survey was conducted to assess BNG implications associated with the proposed extension of the main building.

This letter serves as a formal statement confirming that the proposed development at the above site qualifies for exemption from mandatory BNG requirements, in accordance with the *de minimis exemption* set out in Paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990, and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Under these provisions, developments that do not impact a priority habitat, or affect an area of habitat less than 25 metres square, are exempt from the requirements to achieve a 10% net gain in biodiversity value.

Following a review of site plans and a visual inspection of the development boundary during the site visit on 26th August 2025, it is confirmed that:

- The plans indicate that the proposed works will result in the loss of a bedding planter of approximately 10 m², which is bordered by brick and currently unmanaged (see Appendix I). Therefore, there will be no impact on any priority habitat or on any habitat exceeding the 25 m² threshold;
- The development is not understood to be a part of a larger or phased scheme that would otherwise affect adjacent habitats or trigger BNG obligations.

Accordingly, the proposed development is considered exempt under the *de minimis* criteria, and a Biodiversity Net Gain assessment or biodiversity metric calculation is not required to support the planning application.

Please accept this letter as formal confirmation of the exemption status. Should the planning authority request verification, this statement may be submitted as supporting evidence. If any further clarification or documentation is required, I would be happy to assist.

Yours sincerely,

Olivia Leversedge

Consultant Ecologist

Collington Winter Environmental Ltd.

MEMORANDUM CONT.

APPENDIX I – SITE PHOTOGRAPH



Photo 1. Existing bedding planter to be removed to accommodate the proposed development layout.