

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

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Local Planning Authority details:

For assistance with completing this form contact:

Bury
COUNCIL

The Planning Service

3 Knowsley Place, Duke Street, Bury BL9 0EJ

Phone: 0161 253 5432 Email: development.control@bury.gov.uk

Publication on Local Planning Authority websites

Information provided on this form and in supporting documents may be published on the authority's planning register and website. Please ensure that the information you submit is accurate and correct and does not include personal or sensitive information. If you require any further clarification, please contact the Local Planning Authority directly.

1. Applicant Name and Address

Title:	MR	First name:	SAILASH
Last name:	PATEL		
Company (optional):			
Unit:		House number:	39.
		House suffix:	
House name:			
Address 1:	REDVALES ROAD		
Address 2:	REDVALES		
Address 3:			
Town:	BURY		
County:	LANCS		
Country:	UK		
Postcode:	BL9 9PU.		

2. Agent Name and Address

Title:	MR	First name:	SIMON
Last name:	JACKSON		
Company (optional):			
Unit:		House number:	203
		House suffix:	
House name:			
Address 1:	BURY NEW ROAD		
Address 2:	AINSWORTH		
Address 3:			
Town:	BOTTEN.		
County:	LANCS		
Country:	UK		
Postcode:	BL2 6AA		

3. Description of the Proposal

Please describe the proposed development, including any change of use:

• SINCE STOREY EXTENSION TO REAR OF EXISTING SHOP PREMISES TO INCREASE SHOP FLOOR SPACE AVAILABLE AS SECURE INTERIOR STORAGE, WITH ALTERATIONS TO THE SHOP FRONT - FENESTRATION, TO PROVIDE SEPARATE ACCESS TO 1ST FLOOR WINE ACCOMMODATION FOR SHOP. ~~KEEPT~~ AND HIS FAMILY EXISTING ABOVE ETC. AND POWER SUPPLY SEVERITY CABLES TO SHOP FRONT.

Has the building, work or change of use already started?

☐ Yes ☒ No

If Yes, please state the date when building, work or use were started (DD/MM/YYYY):

☐ Yes ☒ No (date must be pre-application submission)

Has the building, work or change of use been completed?

☐ Yes ☒ No

If Yes, please state the date when the building, work or change of use was completed (DD/MM/YYYY):

☐ Yes ☒ No (date must be pre-application submission)

Reference number of permission in principle being relied on (technical details consent applications only):

☐ Yes ☒ No

Is the proposal for public service infrastructure development (within the meaning of article 2 of S.I. 2015/595 as amended by article 3 of S.I. 746/2021)?

☐ Yes ☒ No

4. Site Address Details

Please provide the full postal address of the application site.

Unit: ☐ House number: 37. ☐ House suffix: ☐

House name: ☐

Address 1: REDVALES ROAD

Address 2: REDVALES

Address 3: ☐

Town: BURY

County: WYKES

Postcode (optional): BL9 9PU.

Description of location or a grid reference. (must be completed if postcode is not known):

Easting: ☐ Northing: ☐

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently).

Please tick if the full contact details are not known, and then complete as much as possible: ☐

Officer name: ☐

Reference: ☐

Date (DD/MM/YYYY): ☐ (must be pre-application submission)

Details of pre-application advice received?

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

☐ Yes ☒ No

Are there any new public roads to be provided within the site?

☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

☐ Yes ☒ No

Do the proposals require any diversions /extinguishments and/or creation of rights of way?

☐ Yes ☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state the reference of the plan (s)/drawing(s)

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☐ Yes ☒ No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

If Yes, please provide details:

8. Authority Employee / Member

It is an important principle of decision-making that the process is open and transparent. For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the local planning authority.

Do any of the following statements apply to you and/or agent? ☐ Yes ☒ No

With respect to the authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

If Yes, please provide details of their name, role and how you are related to them.

9. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	Reface bricks/solder band courses,	concrete blockwork off white render;	☐	☐
Roof	grey. Red slates	smooth concrete rafters and Rubber flat roof.	☐	☐
Windows	UPVC profiled white double glazed	UPVC profiled frames and windows	☐	☐
Doors	wooden frames - painted white	Secured door/Step front UPVC or aluminium painted white	☐	☐
Boundary treatments (e.g. fences, walls)	1.8m/2m high wendy lap fence panels	1.8/2m high wendy lap fence panels As Feg	☐	☐
Vehicle access and hard-standing			☒	☐
Lighting			☒	☐
Others (please specify)	Shop signage for above shop front.	Polished the curtain box above new shop front etc	☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

Detailed Drawings 1 - 8 inc EX STG, Proposed Block Plan, Floor Plan Elevations, cross section, 1:1250 site location plan edged in Red and an A4 written Design Access Statement.

10. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of Vehicle	Total Existing	Total proposed (including spaces retained)	Difference in spaces
Cars			
Light goods vehicles/ public carrier vehicles			
Motorcycles			
Disability spaces			
Cycle spaces			
Other (e.g. Bus)			
Other (e.g. Bus)			

11. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer ☐ Cess pit
☐ Septic tank ☐ Other
☐ Package treatment plant

Are you proposing to connect to the existing drainage system? ☐ Yes ☒ No

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

13. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species:

- ☐ Yes, on the development site
☒ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

- ☐ Yes, on the development site
☒ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
☒ Yes, on land adjacent to or near the proposed development
☒ No

15. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full Tree Survey, at the discretion of your local planning authority. If a Tree Survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

12. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No
Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

- ☐ Sustainable drainage system ☐ Existing watercourse
☐ Soakaway ☐ Pond/lake
☒ Main sewer

14. Existing Use

Please describe the current use of the site:

G-Shop premises. Kitchen/living space and 1st floor and 1st living space above for bed valves news.

Is the site currently vacant?

☒ Yes ☐ No

If Yes, please describe the last use of the site:

New agents/Pepper Shop
Sweets/Confetti news.
Kumar Bed valves news.

When did this use end (if known)?
DD/MM/YYYY 29/10/2025
(date where known may be approximate)

Does the proposal involve any of the following?
If yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated? ☐ Yes ☒ No
Land where contamination is suspected for all or part of the site? ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination? ☐ Yes ☒ No

16. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ☐ Yes ☒ No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste

☐ Yes ☒ No

Market Housing	Not known	Number of Bedrooms				Total
		1	2	3	4+	
Houses	☐					
Flats/maisonettes	☐					
Sheltered housing	☐					
Bedsit/studios	☐					
Cluster flats	☐					
Other	☐					

Totals ($a+b+c+d+e+f$) =

Social, Affordable or Intermediate Rent	Number of Bedrooms				Total
	1	2	3	4+	
Not known					

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Flats/maisonnettes	☐								
Sheltered housing	☐								
Bedsit/studios	☐								
Cluster flats	☐								
Other	☐								

Totals($a+b+c+d+e+f$)=

Affordable Home Ownership	Not known	Number of Bedrooms				Total
		1	2	3	4+ Unknown	
Houses	☐					
Flats/maisonettes	☐					
Sheltered housing	☐					
Bedsit'/studios	☐					
Cluster flats	☐					
Other	☐					

Totals ($a+b+c+d+e+f$) =

	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Starter Homes							
Houses	☐						
Flats/maisonettes	☐						
Bedsit/studios	☐						
Other	☐						

Totals ($a+b+c+d$) =

Self Build and Custom Build	Not known	Number of Bedrooms					Total
		1	2	3	4+	Unknown	
Houses	☐						
Flats/maisonettes	☐						
Bedsit/studios	☐						
Other	☐						
Totals (a + b + c + d) =							

Totals ($a+b+c+d$) =

Total existing residential units	(F + G + H + I + J) =
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Total existing residential units $(F+G+H+I+J)=$

7010

18. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

☒ Yes



If you have answered Yes to the question above please add details in the following table:

Use class/type of use	Not applicable	Existing gross internal floorspace (square metres) (a)	Gross internal floorspace to be lost by change of use or demolition (square metres) (b)	Total gross internal floorspace proposed (including change of use) (square metres) (c)	Net additional gross internal floorspace following development (square metres) (d = c - a)
B2 General industrial	☐				
B8 Storage or distribution	☐				
C1 Hotels and halls of residence	☐				
C2 Residential institutions	☐				
C2A Secure Residential institutions	☐				
C4 Homes in Multiple Occupation	☐				
E(a) Display/Sale of goods other than hot food	☐	60m ²	—	110m ² .	50m ²
E(b) Sale of food and drink for consumption mostly on the premises	☐				
E(c)(i) Financial services	☐				
E(c)(ii) Professional services	☐				
E(c)(iii) Other appropriate services in a commercial, business or service locality	☐	*			
E(d) Indoor sport, recreation, or fitness - Excluding motorised vehicles, firearms, swimming, and skating	☐				
E(e) Medical or health services - Except premises attached to the residence of the provider	☐				
E(f) Creche, day nursery or day centre - Except where including a residential use	☐				
E(g)(i) Offices - Except where not suitable in a residential area	☐				
E(g)(ii) Research and development - Except where not suitable in a residential area	☐	*			
E(g)(iii) Industrial processes - Except where not suitable in a residential area	☐				
F1 Learning and non-residential institutions	☐				
F2 Local community uses (essential shops, meeting places, sport and recreation)	☐				
OTHER	☐				
Please Specify	☐				
Total		60m ²		110m ²	50m ²

proposed general floor extensions to rear of existing shop premises totaling 50m² is internal area

42% extra shop floor area @ 21m² 58% store room area 29m²

100% 50m²

50m²

18. All Types of Development: Non-residential Floorspace (continued)

Does the proposal include use as a shop (e.g. For the display/sale of goods under Use Class E(a), the sale of essential goods under Use Class F2, or as part of any other use)

☐ Yes ☒ No

If you have answered Yes to the question above please add details in the following table:

Use class/type of use		Not applicable	Existing tradable floor area (square metres) (e)	Tradable floor area to be lost by change of use or demolition (square metres) (f)	Total tradable floor area proposed (including change of use) (square metres) (g)	Net additional tradable floor area following development (square metres) (h = g - e)
E(a)	Display/Sale of goods other than hot food	☐	60m ²	NONE	110m ²	50m ²
F2	Local community uses (essential shops, meeting places, sport, and recreation)	☐				
OTHER		☐				
Please Specify		☐				
	Total		60m ²	NONE	110m ²	50m ²

Does the proposal include loss or gain of rooms for hotels, residential institutions, or hostels?

☐ Yes ☒ No

If you have answered Yes to the question above please add details in the following table:

Use class	Type of use	Not applicable	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms
C1	Hotels	☐			
C2	Residential Institutions	☐			
C2A	Secure Residential Institutions	☐			
OTHER		☐			
Please Specify		☐			

19. Employment

Please complete the following information regarding employees:

	Full-time	Part-time	Total full-time equivalent
Existing employees	2	1	3 1.5 Applicants Mr and Mrs Patel on site alternative
Proposed employees	2	4	

20. Hours of Opening

If known, please state the hours of opening (e.g. 15:30) for each non-residential use proposed:

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Not known
Shop Green	7am-10pm	7am-10pm	7am-10pm	—
Cutlery of				
Home/Neighbours				

21. Site Area

Please state the site area in hectares (ha) 126m² : 0.026ha.

22. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

STOP EXTENSION, 1 extra storage space

Is the proposal a waste management development?

☐ Yes

☒ No

If the answer is Yes, please complete the following table:

	Not applicable	The total capacity of the void in cubic metres, including engineering surcharge and making no allowance for cover or restoration material (or tonnes if solid waste or litres if liquid waste)	Maximum annual operational throughput in tonnes (or litres if liquid waste)
Inert landfill	☐		
Non-hazardous landfill	☐		
Hazardous landfill	☐		
Energy from waste incineration	☐		
Other incineration	☐		
Landfill gas generation plant	☐		
Pyrolysis/gasification	☐		
Metal recycling site	☐		
Transfer stations	☐		
Material recovery/recycling facilities (MRFs)	☐		
Household civic amenity sites	☐		
Open windrow composting	☐		
In-vessel composting	☐		
Anaerobic digestion	☐		
Any combined mechanical, biological and/or thermal treatment (MBT)	☐		
Sewage treatment works	☐		
Other treatment	☐		
Recycling facilities construction, demolition and excavation waste	☐		
Storage of waste	☐		
Other waste management	☐		
Other developments	☐		
Please provide the maximum annual operational throughput of the following waste streams:			
Municipal			
Construction, demolition and excavation			
Commercial and industrial			
Hazardous			

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make clear what information it requires on its website.

23. Hazardous Substances

Does the proposal involve the use or storage of any of the following materials in the quantities stated below?

☐ Yes

☒ No

☐ Not applicable

If Yes, please provide the amount of each substance that is involved:

Acrylonitrile (tonnes)	☐	Ethylene oxide (tonnes)	☐	Phosgene (tonnes)	☐
Ammonia (tonnes)	☐	Hydrogen cyanide (tonnes)	☐	Sulphur dioxide (tonnes)	☐
Bromine (tonnes)	☐	Liquid oxygen (tonnes)	☐	Flour (tonnes)	☐
Chlorine (tonnes)	☐	Liquid petroleum gas (tonnes)	☐	Refined white sugar (tonnes)	☐
Other:	☐	Other:	☐		
Amount (tonnes):	☐	Amount (tonnes):	☐		

24. Biodiversity Net Gain

Do you believe that, if the development is granted planning permission, the Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990) would apply?

☐ Yes ☒ No

If No, please provide reasons, with reference to which exemptions or transitional arrangements you believe apply:

AREA TO BE AT EXISTING PREMISES USED AS BACK GARDEN/AMENITY AREA TO ADJACENT 1ST FLOOR LIVING ACCOMMODATION ABOVE IN C WASHING USE. GARDENED AMENITY SPACE FOR A DRIVEWAY USE BY SHOP OWNERS FAMILY WHO WILL BE LIVING ABOVE ON 1ST FLOOR. Domestic Bin Storage

If Yes, please provide the information requested in all the questions below:

Please provide the date the pre-development biodiversity value of onsite habitat(s) have been calculated: (this should be one of the following dates: the date of this application; or an earlier proposed date)

Date (DD/MM/YYYY):

Please provide the pre-development biodiversity value of onsite habitats on this date:

If a date earlier than the date of the submission of the planning application has been specified above, please provide reasons why this date has been used:

Please state the publication date of the biodiversity metric tool(s) used to calculate the onsite biodiversity value(s) provided above.

Date (DD/MM/YYYY):

24. Biodiversity Net Gain (continued)

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the pre-development biodiversity value of onsite habitat(s) was calculated and either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

☐ Yes ☒ No

If yes, please provide details including: the date immediately before this activity was carried out; the onsite biodiversity value on this date; and any supporting evidence (or reference to relevant document containing these details).

If yes, please state the publication date of the biodiversity metric tool(s) used to calculate any onsite biodiversity value(s) provided above.

Date (DD/MM/YYYY):

Does the application site have irreplaceable habitat(s) (corresponding to the descriptions in The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) which exist on land to which this application relates on the date the pre-development biodiversity value of onsite habitat(s) was calculated?

☐ Yes ☒ No

If yes, please provide a description of these and any further details (for example reference to relevant document):

I/We confirm this application is accompanied by the following:

- ☐ i. The completed biodiversity metric tool(s) showing the calculation of the pre-development biodiversity values, and on the dates, detailed above including, if applicable, those related to any loss (or degradation) of any onsite habitat(s)
- ☐ ii. Plan(s), showing onsite habitat(s) existing on the date the pre-development biodiversity value of onsite habitat(s) was calculated; and
- ☐ iii. If applicable, plan(s) showing onsite irreplaceable habitat(s) existing on the date the pre-development biodiversity value of onsite habitat(s) was calculated.

Please provide details (for example reference to relevant document):

Note: Plans must be drawn to an identified scale, and show the direction of North.