



For assistance with completing this form contact:

The Planning Service
3 Knowsley Place, Duke Street, Bury BL9 0EJ

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

Application for Planning Permission; Listed Building Consent for alterations, extension or demolition of a listed building

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Barrack Fold Farm
Address Line 1	Arthur Lane
Address Line 2	
Address Line 3	Bury
Town/city	Radcliffe
Postcode	BL2 5PU

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
376214	411050

Description

Applicant Details

Name/Company

Title

Mr

First name

Surname

Dudley

Company Name

Address

Address line 1

c/o Agent

Address line 2

9 Woodend Drive

Address line 3

Town/City

Stalybridge

County

Cheshire

Country

Postcode

SK15 2SF

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Jim

Surname

Eccles

Company Name

JPE Consultancy Limited

Address

Address line 1

9 Woodend Drive

Address line 2

Address line 3

Town/City

Stalybridge

County

Country

Postcode

SK15 2SF

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

Description

Please describe details of the proposed development or works including details of proposals to alter, extend or demolish the listed building(s)

Conversion and extension of barns and replacement of stables with a single dwelling to form five dwellings.

Has the development or work already been started without consent?

☐ Yes

☒ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

☐ Don't know

☐ Grade I

☐ Grade II*

☒ Grade II

Is it an ecclesiastical building?

☐ Don't know

☐ Yes

☒ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- ☐ Yes
☒ No

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- ☐ Yes
☒ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- ☒ Yes
☐ No

If Yes, do the proposed works include

a) works to the interior of the building?

- ☒ Yes
☐ No

b) works to the exterior of the building?

- ☒ Yes
☐ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- ☒ Yes
☐ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- ☐ Yes
☒ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

23/1283/112 - Existing floor plans - units 1- 4
23/1283/113 - Existing elevations – units 1- 4
23/1283/162 - Existing floor plans –unit 6
23/1283/163 - Existing elevations – unit 6
23/1283/212 - Proposed floor plans - units 1- 4
23/1283/213 - Proposed elevations - units 1- 4
23/1283/262 - Proposed floor plans – unit 6
23/1283/263 - Proposed elevations – unit 6

Materials

Does the proposed development require any materials to be used?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:

External walls

Existing materials and finishes:

Stables and long barn (units 2, 3 & 4) - predominantly stone facings, some brick facings to upper part of rear elevation. Shippon (unit 1) - brick facings. Stables unit 5 - block facings (painted white).

Proposed materials and finishes:

Stables and long barn (units 2, 3 & 4) - Existing facings retained. New porch built with stone facings. Shippon (unit 1) - brick facings. Extension to be built with brick facings to match existing. Stables unit 5 - Replacement dwellings to be built with stone facings.

Type:

Roof covering

Existing materials and finishes:

Stables and long barn (units 2, 3 & 4) - Slate roof coverings. Shippon (unit 1) - brick facings - Slate roof coverings. Stables unit 5 - corrugated steel cladding sheets.

Proposed materials and finishes:

Stables and long barn (units 2, 3 & 4) - Existing slate coverings retained. New slate coverings to porch to match existing. Shippon (unit 1) - brick facings - Slate roof coverings retained where possible. Any shortfall of slates and new slates to extension to match existing. Stables unit 5 - new slate roof coverings.

Type:

Windows

Existing materials and finishes:

Stables and long barn (units 2, 3 & 4) - uPVC windows installed (anthracite grey). Shippon (unit 1) - timber windows.

Proposed materials and finishes:

Stables and long barn (units 2, 3 & 4) - uPVC windows (anthracite grey) to be retained. uPVC windows to new openings. Shippon (unit 1) - uPVC windows (anthracite grey) to be installed. Replacement dwelling (unit 6) - uPVC windows (anthracite grey) to be installed.

Type:

External doors

Existing materials and finishes:

Stables and long barn (units 2, 3 & 4) - steel roller shutter doors and timber doors. Shippon (unit 1) - timber doors.

Proposed materials and finishes:

Stables and long barn (units 2, 3 & 4) - uPVC bi-fold doors (anthracite grey) at rear and composite doors (anthracite grey) to front elevation. Shippon (unit 1) - composite door to entrance. Replacement dwelling - uPVC bi-fold doors (anthracite grey) at rear and composite doors (anthracite grey) to entrance.

Type:

Rainwater goods

Existing materials and finishes:

Black PVC gutters and drainpipes.

Proposed materials and finishes:

Black PVC gutters and drainpipes.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Timber post and rail fences.

Proposed materials and finishes:

Timber post and rail fences.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Compacted stone.

Proposed materials and finishes:

Compacted stone and decorative gravel.

Type:

Lighting

Existing materials and finishes:

Security lighting to main elevations.

Proposed materials and finishes:

To minimise indirect impacts from lighting it is proposed that artificial lighting is only directed where necessary for safe use of amenity areas. None of the external lighting installed will be greater than 1,800 lumens (15 Watts) and only LED lights will be installed (they do not emit on the UV spectrum, are more easily controllable in terms of direction/spill and can be turned on and off instantly). Lighting to be fitted as low as practical to external walls, and fixed in a steep downward angle with the lighting housing further helping to direct light below the horizontal plane. External light fittings to comprise down lighters, bulkhead fittings and lighting bollards as shown to proposed site plan.

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

Drawings

23/1283/100 - Location plan

23/1283/101 - Existing site plan

23/1283/201 - Proposed site plan

23/1283/202 - Site access overview

23/1283/203 - Passing bay details

23/1283/112 - Existing floor plans - units 1- 4

23/1283/113 - Existing elevations – units 1- 4

23/1283/162 - Existing floor plans –unit 6

23/1283/163 - Existing elevations – unit 6

23/1283/212 - Proposed floor plans - units 1- 4

23/1283/213 - Proposed elevations - units 1- 4

23/1283/262 - Proposed floor plans – unit 6

23/1283/263 - Proposed elevations – unit 6

Reports

23/1283/301 - Design and Access Statement

23/1283/302 - Planning Statement (photos at appendix 1)

23/1283/303 - Highways note

LKC 23 1054-A1-PRA - Preliminary Risk Assessment

F9369 - Structural Appraisal

Nov 2022 - Heritage Impact Assessment

15/12/2022 - Bat Survey PRA report

M693 - BFF- LAND- 01 - Hard & soft landscape layout

M693 - BFF- LAND- 02 - Planting specifications

Supporting technical information

EVCP Rolek Wallpod EV

Porchester Hood 15W LED Bulkhead

Saxby Odyssey Wall Mounted Downlight – WMDL

Westminister 10W v20 External Lighting Bollard

Site Area

What is the measurement of the site area? (numeric characters only).

9.47

Unit

Hectares

Existing Use

Please describe the current use of the site

Farmstead with vacant buildings.

Is the site currently vacant?

- ☐ Yes
☒ No

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

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular 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 their reference numbers

23/1283/202 - Site access overview

23/1283/203 - Passing bay details

Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

☒ Yes

☐ No

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

Vehicle Type:

Cars

Existing number of spaces:

12

Total proposed (including spaces retained):

12

Difference in spaces:

0

Foul Sewage

Please state how foul sewage is to be disposed of:

☐ Mains sewer

☐ Septic tank

☒ Package treatment plant

☐ Cess pit

☐ Other

☐ Unknown

Are you proposing to connect to the existing drainage system?

☐ Yes

☒ No

☐ Unknown

Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

☐ Yes

☒ No

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 water course
☒ Soakaway
☐ Main sewer
☐ Pond/lake

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 the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The 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'.

Biodiversity and Geological Conservation

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?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

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

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Waste Storage and Collection

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

- ☒ Yes
☐ No

If Yes, please provide details:

Space identified to each dwelling for the storage of wheeled bins.

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

- ☒ Yes
☐ No

If Yes, please provide details:

Separate wheeled bins for paper/cardboard, glass/plastics, general waste, garden waste.

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☒ Yes
☐ No

Please note: This question is based on the current housing categories and types specified by government.

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that you review any information provided to ensure it is correct before the application is submitted.

Proposed

Please select the housing categories that are relevant to the proposed units

- ☒ Market Housing
☐ Social, Affordable or Intermediate Rent
☐ Affordable Home Ownership
☐ Starter Homes
☐ Self-build and Custom Build

Market Housing

Please specify each type of housing and number of units proposed

Housing Type:	
Houses	
1 Bedroom:	
0	
2 Bedroom:	
0	
3 Bedroom:	
5	
4+ Bedroom:	
0	
Unknown Bedroom:	
0	
Total:	
5	

Proposed Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown Bedroom Total	Bedroom Total
	0	0	5	0	0	5

Existing

Please select the housing categories for any existing units on the site

- ☒ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Market Housing

Please specify each existing type of housing and number of units on the site

Housing Type:	
Houses	
1 Bedroom:	
0	
2 Bedroom:	
0	
3 Bedroom:	
0	
4+ Bedroom:	
1	
Unknown Bedroom:	
0	
Total:	
1	

Existing Market Housing Category Totals	1 Bedroom Total	2 Bedroom Total	3 Bedroom Total	4+ Bedroom Total	Unknown	Bedroom Total
	0	0	0	1		1
					0	

Totals

Total proposed residential units	5
Total existing residential units	1
Total net gain or loss of residential units	4

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

- ☒ Yes
- ☐ No

Please add details of the Use Classes and floorspace.

Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each individual use. [View further information on Use Classes.](#)

Use Class:

Other (Please specify)

Other (Please specify):

Existing stables

Existing gross internal floorspace (square metres):

163

Gross internal floorspace to be lost by change of use or demolition (square metres):

163

Total gross new internal floorspace proposed (including changes of use) (square metres):

161

Net additional gross internal floorspace following development (square metres):

-2

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	163	163	161	-2

Loss or gain of rooms

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

- ☐ Yes
☒ No

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

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):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

02742E

Date (must be pre-application submission)

15/03/2023

Details of the pre-application advice received

A pre-application enquiry was submitted and this included a site visit attended by the planning case officer and conservation officer. The guidance provided was that:

Conversion of main barns:

There is extant consent to convert the main barn into one dwelling and the principle of residential conversion is established.

The proposed development would not conflict with the surrounding land uses and adequate infrastructure could be provided to the site.

Therefore residential development would be acceptable in principle and would be in accordance with Policy H1/2 of the UDP and NPPF.

Replacement of stables:

Guidance that there is the option for redevelopment of the stables site providing the proposed development would not have a greater impact upon the openness and character of the Green Belt than the existing development.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected 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 above statements apply?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 & Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

Can you give appropriate notice to **all** the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☐ Yes
- ☒ No

If No, and you cannot trace all the other owners/agricultural tenants, can you give the appropriate notice to one or more owner/agricultural tenant?

- ☐ Yes
- ☒ No

Certificate Of Ownership - Certificate D

I certify/The applicant certifies that: - Certificate A cannot be issued for this application - All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land to which this application relates, but I have/the applicant has been unable to do so.

* 'Owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run.
** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990

The steps taken were:

Search of Land Registry undertaken to confirm all areas of land that are registered.

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated)

Bury Times

On the following date (which must not be earlier than 21 days before the date of the application) (DD/MM/YYYY)

22/06/2023

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Jim

Surname

Eccles

Declaration Date

23/06/2023

☒ Declaration made

Declaration

I / We hereby apply for Full planning & listed building consent as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Jim Eccles

Date

23/06/2023