



**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

Town and Country Planning 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

167 and 169

Address Line 1

Rochdale Road

Address Line 2

Address Line 3

Town/city

Bury

Postcode

BL9 7BB

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

Easting (x)

381323

Northing (y)

410754

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Saleem

Surname

Raza

Company Name

### Address

Address line 1

167 and 169

Address line 2

Rochdale Road

Address line 3

Town/City

Bury

County

Greater Manchester

Country

United Kingdom

Postcode

BL9 7BB

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

### Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

## Agent Details

Name/Company

Title

First name

Surname

Company Name

## Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

\*\*\*\*\* REDACTED \*\*\*\*\*

## Site Area

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

174.49

Unit

Sq. metres

## 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 any change of use

The proposed development involves the change of use and restoration of the subject site from commercial premises back to two independent family dwellinghouses. The scheme prioritises adaptive reuse by removing dilapidated shopfronts and obtrusive signage to reinstate the historic Victorian residential character and heal the fragmented streetscape. Frontage enhancements include rendered masonry with reinstated historic detailing such as arched doorways and window head and sill details.

To adapt the properties for contemporary living, a single-storey rear extension will replace larger, substandard existing structures to provide open-plan living areas. Habitable volume is further increased through the addition of subservient pitched dormers at the front and box dormers to the rear. The project incorporates a Fabric First retrofit strategy, utilising air source heat pumps and solar PV arrays to deliver high-performance, fossil-fuel-free homes.

Has the work or change of use already started?

- ☐ Yes
- ☒ No

## Existing Use

Please describe the current use of the site

The site is currently a mid-terrace property occupied as mixed-use commercial premises, comprising a retail shop (Use Class E) and a hot food takeaway (Sui Generis). The building also includes ancillary storage facilities on the upper floors and within substandard structures at the rear.

Is the site currently vacant?

- ☒ Yes
- ☐ No

If Yes, please describe the last use of the site

The last operational use of the premises consisted of a retail shop (Use Class E) and a hot food takeaway (Sui Generis), with ancillary storage located on the upper stories and to the rear.

When did this use end (if known)?

dd/mm/yyyy

**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

## Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
- ☐ No

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

**Type:**

Walls

**Existing materials and finishes:**

Traditional masonry with solid brick main walls, upper storey brickwork is rendered and painted in a cream hue

**Proposed materials and finishes:**

Rendered masonry for the principal frontage with reinstated historic detailing, rear external walls will be constructed from brick selected to complement the existing masonry.

**Type:**

Roof

**Existing materials and finishes:**

Pitched roof finished in natural slate.

**Proposed materials and finishes:**

Slate effect tile to match existing colour for pitched dormers, EPDM membrane for the new flat-roofed rear extensions

**Type:**

Windows

**Existing materials and finishes:**

**Proposed materials and finishes:**

High-specification black UPVC units with acoustic double glazing

**Type:**

Doors

**Existing materials and finishes:**

**Proposed materials and finishes:**

Reinstated historic-style residential doors within arched doorway apertures.

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

Concrete

**Proposed materials and finishes:**

The rear yards will be developed as dedicated hard-landscaped courtyards. Surface treatments will be durable and visually compatible with the existing fabric.

**Type:**

Other

**Other (please specify):**

Renewables

**Existing materials and finishes:**

**Proposed materials and finishes:**

The roof will feature a Solar PV array

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

24111 - 167 and 169 Rochdale Road Bury BL9 7BB - Proposed Roof Plan  
24111 - 167 and 169 Rochdale Road Bury BL9 7BB - Existing Roof Plan  
24111 - 167 and 169 Rochdale Road Bury BL9 7BB - Existing Block Plan  
24111 - 167 and 169 Rochdale Road Bury BL9 7BB - Existing Floor Plans  
24111 - 167 and 169 Rochdale Road Bury BL9 7BB - Existing Elevation  
24111 - 167 and 169 Rochdale Road Bury BL9 7BB - Proposed Elevations  
24111 - 167 and 169 Rochdale Road Bury BL9 7BB - Proposed Floor Plans  
24111 - 167 and 169 Rochdale Road Bury BL9 7BB - Proposed Block Plan  
24111 - 167 and 169 Rochdale Road BL9 7BB - Carbon and Energy Statement  
24111 - 167 and 169 Rochdale Road Bury BL9 7BB - Digital Connectivity Statement  
24111 - 167 and 169 Rochdale Road Bury BL9 7BB - Design And Access Statement  
24111 - 167 and 169 Rochdale Road Bury BL9 7BB - Drainage Strategy  
24111 - 167 and 169 Rochdale Road Bury BL9 7BB - NDSS Compliance Table  
24111 - 167 and 169 Rochdale Road Bury BL9 7BB - Planning Statement  
24111 - 167 and 169 Rochdale Road Bury BL9 7BB - Noise Impact Assessment  
24111 - 167 and 169 Rochdale Road Bury BL9 7BB - Proposed Constraints Diagram for Photovoltaic Panels  
24111 - 167 and 169 Rochdale Road Bury BL9 7BB - Proposed Project Waste Management Services

## 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

## Vehicle Parking

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

- ☒ Yes  
☐ No

**Vehicle Type:**

Cycle spaces

**Existing number of spaces:**

0

**Total proposed (including spaces retained):**

2

**Difference in spaces:**

2

## 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

## 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

## 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.

## Biodiversity net gain

Biodiversity net gain is a legal requirement for planning permission introduced on 12 February 2024. All applications are required to either provide detailed information proving there will be a biodiversity increase; or explain why the requirement does not apply to the development.

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

- ☐ Yes  
☒ No

Biodiversity net gain has been introduced as a general condition for planning permission. As set out in [The Environment Act 2021](#): "grants of planning permission in England [are] to be subject to a condition to secure that the biodiversity gain objective is met". Therefore, in England, all planning permissions are generally subject to biodiversity gain rules, unless they are specifically exempt or out of scope.

If you have stated that the biodiversity net gain requirement does not apply to your application you must provide the reason(s) why, and may also need to supply evidence (especially where you believe the application is eligible for the 'de minimis' exemption).

Please add all the reasons why biodiversity net gain does not apply and enter a justification for each one

**Reason biodiversity net gain does not apply:**

Development subject to the de minimis exemption (development below the threshold)

**What best describes the size of your site?:**

Over 25 square metres

**Please justify the reason why biodiversity net gain does not apply:**

The proposed development involves the change of use of two commercial properties to two residential properties. This includes the demolition of an existing rear structure and the construction of a rear extension. The entire footprint of the development, including the new extension, is situated entirely on existing sealed surfaces (existing building footprints and hardstanding), which have a baseline biodiversity value of zero. The proposal does not impact any onsite priority habitat, nor does it result in the loss or degradation of 25 square metres or more of onsite habitat with a biodiversity value greater than zero, or 5 metres or more of linear habitat. Therefore, the application meets all criteria for the 'de minimis exemption' under Section 4 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Note: Please read the help text for further information why developments may be exempt or not in scope.

## 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

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

24111 - 167 and 169 Rochdale Road Bury BL9 7BB - Drainage Strategy

## Waste Storage and Collection

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

- ☒ Yes  
☐ No

If Yes, please provide details:

The plans incorporate areas for refuse and recycling storage located discreetly within the rear yards. Please see 24111 - 167 and 169 Rochdale Road Bury BL9 7BB - Proposed Project Waste Management Services

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

- ☒ Yes  
☐ No

If Yes, please provide details:

Designated storage areas provide capacity for the segregation of general waste and recyclable materials. Please see 24111 - 167 and 169 Rochdale Road Bury BL9 7BB - Proposed Project Waste Management Services

Trade Effluent

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

- ☐ Yes
- ☒ No

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:

0

4+ Bedroom:

2

Unknown Bedroom:

0

Total:

2

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

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

Totals

|                                             |   |
|---------------------------------------------|---|
| Total proposed residential units            | 2 |
| Total existing residential units            | 0 |
| Total net gain or loss of residential units | 2 |

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

**Use Class:**

E(a) - Display/Sale of goods other than hot food

**Existing gross internal floorspace (square metres) (a):**

123.04

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

123.04

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

0

**Net additional gross internal floorspace following development (square metres) (d = c - a):**

-123.04

**Use Class:**

E(b) - Sale of food and drink for consumption mostly on the premises

**Existing gross internal floorspace (square metres) (a):**

125.98

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

125.98

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

0

**Net additional gross internal floorspace following development (square metres) (d = c - a):**

-125.98

| Totals | Existing gross internal floorspace (square metres) (a) | Gross internal floorspace to be lost by change of use or demolition (square metres) (b) | Total gross new internal floorspace proposed (including changes of use) (square metres) (c) | Net additional gross internal floorspace following development (square metres) (d = c - a) |
|--------|--------------------------------------------------------|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|
|        | 249.02                                                 | 249.02                                                                                  | 0                                                                                           | -249.02                                                                                    |

**Tradable floor area**

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**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

## 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

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

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

03053E

06/03/2025

## Details of the pre-application advice received

The pre-application advice specifies that the proposal to convert the takeaway and shop into two dwellings is acceptable in principle, as the Council must currently apply a tilted balance in favor of housing delivery. However, the applicant must demonstrate that the loss of retail is justified, typically by providing evidence of the units' vacancy or lack of viability. While the proposed residential density of 139 dwellings per hectare makes efficient use of the land, the Planning Officer expressed concern that the rear amenity space appears cramped and uninviting. It was suggested that the extension at No. 169 be reduced to a 3-metre projection to better replicate a traditional terrace yard and improve the outlook for future occupiers, which currently appears inadequate for the dining and living areas.

The advice further dictates that any formal application must include a noise impact assessment and mitigation strategy due to the proximity of the A58, nearby takeaways, and a public house. Although there is a recognised lack of parking in the area, the Highways Authority indicated this may not be a basis for refusal, provided the issue is addressed in a Planning Statement. Additionally, the proposal must comply with Nationally Described Space Standards and accessible and adaptable building regulations. The submission must also include a drainage strategy, a carbon and energy statement, and a digital connectivity statement to meet local and national policy requirements.

**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 (as amended)**

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

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
- ☒ No

# Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\*

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

**NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Charles

Surname

Wood

Declaration Date

16/03/2026

☒ Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

Charles Wood

Date

17/03/2026