

**Application to determine if prior approval is required for a proposed:
Change of use from Commercial, Business and Service (Use Class E)
to Dwellinghouses (Use Class C3)**

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 3, Class MA

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Local Planning Authority details:

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

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:	NOAH
Last name:	FLETCHER		
Company (optional):	CASSEL + FLETCHER LTD		
Unit:		Number:	
Building name:	AULDBANK HOUSE		
Address 1:	424 BURY OLD ROAD		
Address 2:	PRESTWICH		
Address 3:			
Town:	BURY		
County:			
Country:	UK		
Postcode:	M25 1PR		

2. Agent Name and Address

Title:	MR	First name:	BENJAMIN
Last name:	MAGUIRE		
Company (optional):	BM ARCHITECTURAL		
Unit:		Number:	
Building name:			
Address 1:	APARTMENT 8		
Address 2:	224 GREAT CLONES STREET		
Address 3:			
Town:	SALFORD		
County:			
Country:	UK		
Postcode:	M7 2ZS		

3. Site Address Details

Please provide the full postal address of the application site.

Unit:		Number:		Suffix:	
Building name:					
Address 1:	3 AND 5 GROSVENOR STREET				
Address 2:	RADELIFFE				
Address 3:	BURY				
Address 4:					
Postcode:	M26 4BE				

4a. Eligibility - The current building and site

Has the building been vacant for a continuous period of at least 3 months immediately prior to the date of this application?

☒ Yes ☐ No

Has the use of the building, for a continuous period of at least 2 years immediately prior to the date of this application, been any of the following:

• For periods prior to 1 September 2020 -

- Shops (Use Class A1);
- Financial and professional services (Use Class A2);
- Food and drink (Use Class A3)
- Business (Use Class B1);
- Medical or health services - Non-residential institutions (Use Class D1(a));
- Crèche, day nursery or day centre - Non-residential institutions (Use Class D1(b));
- Indoor and outdoor sports - Assembly and leisure (Use Class D2(e)), other than as an indoor swimming pool or skating rink;

• For periods from 1 September 2020 - Commercial, Business and Service (Use Class E)

☒ Yes ☐ No

Does the cumulative floor space of the existing building exceed 1,500 square metres?

☐ Yes ☒ No

Is any land covered by, or within the curtilage of, the building:

- in a site of special scientific interest;
- a listed building or land within its curtilage;
- a scheduled monument or land within its curtilage;
- a safety hazard area;
- a military explosives storage area;

Or, is the building:

- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site

☐ Yes ☒ No

4b. Eligibility - The proposed change of use

For applications, submitted before 1 August 2022, proposing a change of use to Dwellinghouses (Use Class C3) from Offices (Use Class E(g)(i)), previously Use Class B1(a)).

Is/Was there an Article 4 direction in place that has removed these specific permitted development rights?

☐ Yes ☒ No / Not relevant

Will all the proposed new dwellinghouses have gross internal floor areas of at least 37 square metres, and comply with the nationally described space standard?

☒ Yes ☐ No

Following the changes of use, will every dwellinghouse in the building remain in use within Use Class C3 and for no other purpose, unless that purpose is ancillary to the primary use as a dwellinghouse?

☒ Yes ☐ No

5. Agricultural Tenants

Is any part of the land covered by or within the curtilage of the building occupied under any agricultural tenancy agreements?

☐ Yes ☒ No

If yes, have all the parties to any agricultural tenancy agreements consented to the change of use?

☐ Yes ☐ No

6. Description of Proposed Works, Impacts and Risks

Please describe the proposed development including details of any dwellinghouses and other works proposed:

CONVERSION OF EXISTING COMMERCIAL PREMISES
COMPRISED OF WORKSHOPS AND STORAGE INTO
2 X 2 BEDROOM HOUSES AND 1 X SHOP.
UPGRADE OF BUILDING FABRIC TO COMPLY WITH
CURRENT BUILDING REGULATIONS AND ENVIRON-
MENTAL STANDARDS.
THERE ARE NO SIGNIFICANT RISKS INVOLVED
AS THE INTENTION IS TO RETAIN ALL THE
EXISTING FABRIC AND RESTORE IT TO ITS
ORIGINAL AS BUILT FORMAT.

6. Description of Proposed Works, Impacts and Risks (continued)

Please provide details on the provision of adequate natural light in all habitable rooms of the dwellinghouses:

ALL HABITABLE ROOMS IN THE PROPOSED DWELLINGHOUSES AND SHOP HAVE WINDOW AREAS GREATER THAN OR EQUAL TO 20% OF THE ROOM FLOOR AREAS. (MINIMUM AREA OF GLAZED PANELS = 10% OF FLOOR AREA).

W1 = 3.5 (M ²)	W6 = 2.1 (M ²)	W11 = 1.9 (M ²)
W2 = 2.8	W7 = 3.5	W12 = 1.9
W3 = 2.8	W8 = 3.5	W13 = 0.9
W4 = 2.5	W9 = 0.6	
W5 = 1.9	W10 = 0.6	

What will be the net increase in dwellinghouses:

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Note that this figure should be the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses in the existing building.

Please provide details of any transport impacts and how these will be mitigated, particularly to ensure safe site access:

THE PRINCIPAL BUILDING FACADE FRONTS ONTO GROSVENOR STREET WHICH HAS THE FACILITY FOR SAFE ON-STREET PARKING FOR UP TO 4 CARS. THE SITE ALSO FRONTS WATER STREET WHICH HAS MULTIPLE SHOPS INCLUDING A TESCO METRO AND IS ONLY 1 MILE DISTANT TO RADELIFFE CENTRE AND METROLINK STOP. WATER STREET HAS FREQUENT BUS ROUTE LINKS TO TOWN CENTRES AND TRANSPORT INTERCHANGES.

Please provide details of any contamination risks and how these will be mitigated:

UNTIL RECENTLY THE FORMER USE WAS AN ORTHOPAEDIC SHOE FABRICATOR'S WORK-SHOP. THIS PRESENTS NO SIGNIFICANT CONTAMINATION RISKS RE: THE PROPOSED DEVELOPMENT.

6. Description of Proposed Works, Impacts and Risks (continued)

Please provide details of any flooding risks and how these will be mitigated.

A flood risk assessment should accompany the application where the site:

- is in Flood Zones 2 or 3 (Check online: <https://flood-map-for-planning.service.gov.uk/>); or
- is in an area with critical drainage problems (Check with the Local Planning Authority, it will have been notified of such areas by the Environment Agency).

THE PROPOSAL IS NOT IN FLOOD ZONES 2 OR 3 AND THEREFORE A FLOOD RISK ASSESSMENT IS NOT REQUIRED.

Please provide details of the impacts of noise from any commercial premises on the intended occupiers of the new dwellinghouses and how these will be mitigated:

NOT APPLICABLE

If the proposed development would result in a building that contains more than one dwellinghouse, and is either 18 metres (or more) in height or contains 7 (or more) storeys.

Please provide details of the fire safety impacts on the intended occupants of the building.

For such proposals, a 'Fire statement' that covers the fire safety design principles, concepts and standards that have been applied to the development should also accompany the application.

NOT APPLICABLE

6. Description of Proposed Works, Impacts and Risks (continued)

If the building is located in a conservation area, and the development involves a change of use of the whole or part of the ground floor. Please provide details of the impacts that the change of use will have on the character or sustainability of the conservation area and how these will be mitigated:

NOT APPLICABLE

If the building is located in an area currently in use for general or heavy industry, waste management, storage and distribution, or a mix of such uses.

Please provide details of the impacts on intended occupiers of the development of the introduction of residential use in the area and how these will be mitigated:

NOT APPLICABLE

If the proposal involves the loss of services provided by a registered nursery, or a health centre.

Please provide details of the impacts on the local provision of the type of services lost and how these will be mitigated:

NOT APPLICABLE