



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 and listed building consent for alterations,
extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990

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.

1. Site Address

Number	
Suffix	
Property name	Buckley Wells Locomotive Depot
Address line 1	Baron Street
Address line 2	
Address line 3	
Town/city	Bury
Postcode	BL9 0TY
Description of site location must be completed if postcode is not known:	
Easting (x)	380006
Northing (y)	410280
Description	

2. Applicant Details

Title	Mr
First name	Mike
Surname	Kelly
Company name	East Lancashire Light Railway Co. Ltd
Address line 1	Bolton St Station
Address line 2	
Address line 3	
Town/city	Bury

2. Applicant Details

Country	
Postcode	BL9 0EY
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	Richard
Surname	Shuttleworth
Company name	Equilibrium Architects Ltd
Address line 1	435-437 Walmersley Road
Address line 2	
Address line 3	
Town/city	Bury
Country	United Kingdom
Postcode	BL9 5EU
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

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

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.

Development of the ELR's historic locomotive and carriage works site including repair and restoration of the 1857 locomotive work building, including the construction of new locomotive running shed including associated new workshops and training facilities and construction of a standalone carriage shed.

Has the development or work already been started without consent?

☐ Yes ☒ No

5. Listed Building Grading

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

5. Listed Building Grading

- ☐ Don't know
- ☐ Grade I
- ☐ Grade II*
- ☒ Grade II

Is it an ecclesiastical building?

☐ Don't know

☐ Yes

☒ No

6. Demolition of Listed Building

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

☐ Yes

☒ No

7. Immunity from Listing

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

☐ Yes

☒ No

8. 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).

There are some remedial works / repairs required to the existing Listed Building including proposals for roofing and repair of existing roof trusses and roof structure. The proposed Planning Application involves the addition of a running shed which will be directly attached to the Listed Building and where the interface of the new extension with the old requires some alteration to the existing historic fabric of the Listed carriage shed. We have attached suitable detailed plans, section and elevation drawings to describe the proposed works.

9. 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

Please add materials by using the dropdown list to select the type, clicking 'Add' and entering all the details in the popup box

Type	Existing materials and finishes	Proposed materials and finishes
External Walls	1857 Carriage Shed - Facing brickwork including historic brickwork detailing 1862 Admin Block - Facing brickwork with stone heads and cills	1857 Carriage Shed - Facing brickwork to match existing 1862 Admin Block - Facing brickwork to match existing and zinc standing seam vertical cladding Running Shed - Facing brickwork to match existing and metal profiled sheeting to wall faces. Carriage Shed - Facing brickwork to match existing and metal profiled sheeting to wall faces.
Roof covering	1857 Carriage Shed - Natural slate 1862 Admin Block - Natural slate	1857 Carriage Shed - Natural slate to match existing. 1862 Admin Block - Natural slate and zinc standing seam cladding. Running Shed - Profiled metal roof cladding. Carriage Shed - Profiled metal roof cladding.

9. Materials

Type	Existing materials and finishes	Proposed materials and finishes
Windows	1857 Carriage Shed - Painted timber windows. 1862 Admin Block - Painted timber windows.	1857 Carriage Shed - Painted timber windows. 1862 Admin Block - Powder coated aluminium windows. Running Shed - N/A Carriage Shed - Powder coated aluminium windows.
External Doors	1857 Carriage Shed - Painted timber doors. 1862 Admin Block - Painted timber doors.	1857 Carriage Shed - Painted timber doors. 1862 Admin Block - Painted timber doors. Running Shed - Powder coated sectional overhead doors. Carriage Shed - Powder coated sectional overhead doors.
Ceilings	1857 Carriage Shed - Underside of existing roof 1862 Admin Block - Underside of existing roof	1857 Carriage Shed - Underside of slated roof 1862 Admin Block - Plasterboard and plaster finish.
Internal Walls	1857 Carriage Shed - Facing brickwork 1862 Admin Block - Facing brickwork	1857 Carriage Shed - Facing brickwork 1862 Admin Block - Facing brickwork
Internal Doors	1857 Carriage Shed - Painted timber doors. 1862 Admin Block - Painted timber doors.	1857 Carriage Shed - Painted timber doors. 1862 Admin Block - Painted timber doors.
Floors	1857 Carriage Shed - Concrete. 1862 Admin Block - Concrete and stone flags and timber boarding.	1857 Carriage Shed - Concrete. 1862 Admin Block - Concrete and stone flags and timber boarding.
Rainwater goods	1857 Carriage Shed - uPVC 1862 Admin Block - uPVC	1857 Carriage Shed - Cast aluminium with powder coated finish. 1862 Admin Block - Cast aluminium with powder coated finish. Running Shed - Cast aluminium with powder coated finish. Carriage Shed - Cast aluminium with powder coated finish.
Vehicle access and hard standing	Stone cobbles and compacted gravel.	Stone cobbles, compacted gravel and concrete slabs with brushed finish.

Are you submitting 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: C-0340-01 (Existing Site Layout), 02 (Existing Running Shed Plans), 03 (Existing Running Shed SW, NE Elevations & Sections), 03-1 (Existing Running Shed SE & NW Elevations), 08 Rev D (Proposed Site Layout), 10 Rev A (Proposed Phasing Plan), 100 Rev E (Proposed Carriage Shed Plan), 101 Rev D (Proposed Carriage Shed SW, NE Elevations & Section A-A), 101-1 Rev A (Proposed Carriage Shed SE & NW Elevations), 200 Rev B (Proposed Running Shed Plan), 200-1 Rev A (Proposed Running Shed First Floor Plan), 201 Rev A (Proposed Running Shed SW, NE Elevations & Section B-B), 201-1 Rev A (Proposed Running Shed SE & NW Elevations), SLP (Site Location Plan)

10. Site Area

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

5.50

Unit

Hectares

11. Existing Use

Please describe the current use of the site

As heritage railway base for the repair, maintenance and storage of historic locomotives and carriages.

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.

11. Existing Use

- 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

12. 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

C-0340-08 RevD - Proposed Site Layout

13. 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

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	120	142	22
Disability spaces	0	8	8

14. 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

15. 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

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?

15. Assessment of Flood Risk

☒ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☒ Main sewer

☐ Pond/lake

16. 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'.

17. 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

18. Waste Storage and Collection

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

☐ Yes ☒ No

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

☐ Yes ☒ No

19. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

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

☐ Yes ☒ No

20. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace? ☒ Yes ☐ No
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

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	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)
B1 (c) - Light industrial	3104	0	11685	8581
Total	3104	0	11685	8581

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

21. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees? ☒ Yes ☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time	20
Part-time	14
Total full-time equivalent	0.00

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time	20
Part-time	14
Total full-time equivalent	0.00

22. Hours of Opening

Are Hours of Opening relevant to this proposal? ☒ Yes ☐ No

Please add details of the of the Use Classes and hours of opening for each non-residential use proposed.

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.

If you do not know the hours of opening, select the Use Class and tick 'Unknown' in the popup box.

Use	Monday to Friday	Saturday	Sunday and Bank Holidays	Unknown
B1 (c) - Light industrial	Start Time: 08:00 End Time: 17:00	Start Time: 08:00 End Time: 17:00	Start Time: 08:00 End Time: 17:00	

23. 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

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 it clear what information it requires on its website

24. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ☐ Yes ☒ No

25. Trade Effluent

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

26. 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

27. 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

Surname

Reference

Date (Must be pre-application submission)

Details of the pre-application advice received

Positive feedback was provided regarding the proposals for works to the existing building as well as the proposed standalone building and associated external works and where guidance regarding the scope and format of the submission was suggested.

28. 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. ☐ Yes ☒ No

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?

29. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14 & Regulation 6 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990

I certify/The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) 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 or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

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

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	2 Piccadilly Place
Address line 2	
Town/city	Manchester
Postcode	M1 3BG
Date notice served (DD/MM/YYYY)	12/03/2021

Name of Owner/Agricultural Tenant	
Number	3
Suffix	
House Name	Property Services
Address line 1	Knowsley Place
Address line 2	Duke Street
Town/city	Bury
Postcode	BL9 0EJ
Date notice served (DD/MM/YYYY)	12/03/2021

Person role

- ☒ The applicant
- ☐ The agent

Title	Mr
First name	Richard
Surname	Shuttleworth
Declaration date	12/03/2021

☒ Declaration made

30. Declaration

I/we hereby apply for planning permission/consent as described in this form 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. ☒

Date (cannot be pre-application)

12/03/2021