



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 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

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	16
Suffix	
Property Name	
Address Line 1	Bolton Street
Address Line 2	
Address Line 3	Bury
Town/city	Bury
Postcode	BL9 0LQ

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

Easting (x)	Northing (y)
380308	410823

Description

14 16 Bolton Street

Applicant Details

Name/Company

Title

First name

Surname

Radelan Estates Ltd

Company Name

Radelan Estates Ltd

Address

Address line 1

16 Bolton Street

Address line 2

Address line 3

Town/City

Bury

County

Bury

Country

Postcode

BL9 0LQ

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

Sam

Surname

Golding

Company Name

Gold Sketch Studios LTD

Address

Address line 1

55a Bury Old Road

Address line 2

Address line 3

Town/City

Prestwich

County

Country

Postcode

M25 0FG

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible.

The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

The current building and site

Please note: Eligibility questions relating to the current building being vacant for 3 months, and it's floorspace not exceeding 1,500 square metres were removed after these limitations were lifted by government on 5 March 2024.

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 an indoor swimming pool or skating rink;
- For periods from 1 September 2020
 - Commercial, Business and Service (Use Class E)

☒ 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

The proposed change of use

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

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 development, 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

Agricultural tenants

To be eligible for this permitted development right, all parties to any agricultural tenancy agreements that are currently in place need to provide consent.

This is to help ensure that agricultural tenants are not displaced to allow a change of use to be carried out.

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

☐ Yes

☒ No

Fire Safety

Where the building (as proposed) exceeds certain limits, legislation has been put in place to ensure the adequate consideration of fire safety by the Local Authority (including its decision to grant prior approval) and other relevant parties.

Would the proposed development result in a building that contains two or more dwellinghouses, and is:

- 18 metres or more in height (as measured from ground level to the top floor surface of the top storey of the building); or
- contains 7 or more stories.

☐ Yes

☒ No

NOTE: More details on how to measure height and stories are available in paragraph (7) of [Article 9A of The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#) and [the related government guidance](#).

Description of Proposed Works, Impacts and Risks

Proposed works

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

Convert the existing first and second floors which are currently (Class E) into residential use (C3) 7 apartments in total.

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

Windows to all habitable rooms - more than adequate natural light

What will be the net increase in dwellinghouses?

7

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

Impacts and risks

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

Given the site's sustainable location, with public transportation readily accessible nearby, the occupiers of the proposed apartments will benefit from the existing infrastructure that supports sustainable travel. As such, we believe that providing designated parking spaces would be both unnecessary and impractical in this context. The site is a 6 minute walk from Bury Interchange - Bury Interchange is the central point for numerous bus and tram routes which service Bury providing bus routes to major destinations in all directions - Manchester City Centre, Rochdale, Bolton, Ramsbottom, Blackburn, Burnley, Norden, Whitefield, Prestwich, as well as many more destinations. Bury Interchange is a major Met Stop for the Manchester Tram with an efficient tram service running to many destinations and to Manchester City Centre, from where there are multiple further tram services which reach South Manchester and further destinations.

Located to the right of the property, on Bolton Street itself, under a minute's walk away, there is a bus stop through which 7 bus services pass through, which connect residents both to Manchester, Bury and Rochdale. Numerous regular bus services are routed along and around Bolton Street and they provide connections to key places.

Opposite the site, there is the Bolton Street Station for the East Lancashire Railway Service which is a scenic steam train route which is yet another accessible mode of public transport for residents at this site.

There are numerous eateries and shops directly opposite and neighboring the site and located 1 minute walk away, at 46 Bolton Street, there is a convenience store called Express Mini Market. Due to the very close proximity to local conveniences and public transport links, the use of a car would be totally unnecessary and therefore the highway impact would be minimal.

Should any visitors require car parking whilst visiting residents at the site, there is a public pay and display car park, less than a minutes walk away - "The Castle Car Park"

There will also be a bin and bike store inside of the property with sufficient storage to house 7 bikes and adequate bins for the future residents.

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

N/A

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

Flood Zone 1, low probability, and within an area defined as being at Very Low risk - please see attached

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

- is in Flood Zones 2 or 3; or

• is in an area with critical drainage problems (such areas will have been notified to the Local Planning Authority by the Environment Agency).

[Check if your site location is in Flood Zone 2 or 3 online](#)

Check with your Local Planning Authority to see if your site is in an area with critical drainage problems.

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

This application relates to 14 and 16 Bolton Street which is a run of terraces, neighbouring each other, owned by one owner. The owner also owns Number 12 (which is not part of this application).

There have been a number of previous planning applications relating to the ground floor and first floor of Number 12 Bolton Street, the most recent of which was conversion to a Sports Bar, however this was not implemented, and the site does not function as a sports bar, and is at the moment completing works to be a retail store, as per its Class E classification, with the first floor being used as storage for the retail store.

The noise conditions of the environment of these buildings (14 and 16) are the same as when we submitted the most recent application for Number 12 (for the proposed but not implemented sports bar) and they address general noise, and specifically the noise from the basement bar, Tiger Tiger, at 14 Bolton Street, which is open until 4am.

Therefore, the Noise Mitigation measures which we are suggesting will include upgrading the first-floor floors and the external walls and party walls to ensure no noise travels to the residential units from the retail units/clubs, thus meeting building regulations requirements. The Acoustic Report attached provides information on the proposed details for the upgrade of the walls and the floors to ensure sufficient noise separation from the bar and external street noise.

Please find attached in the appendix a copy of the Acoustic Report which the owner submitted when he converted the ground floor of Number 12 Bolton Street to apartments. The same mitigation measures will be taken for the apartments at 14 and 16.

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

N/A

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

N/A

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

N/A

List of flats and other premises in the existing building

Please provide a list of all addresses of any flats and any other premises within the existing building

House name: 14 Number: Suffix: Address line 1: Bolton Street Address Line 2: Town/City: Bury Postcode: BL9 0LQ
House name: 16 Number: Suffix: Address line 1: Bolton Street Address Line 2: Town/City: Bury Postcode: BL9 0LQ

Declaration

I/We hereby apply for Prior Approval: Change of use – commercial/business/service to dwellinghouses 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

Sam Golding

Date

22/07/2025