



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 consent to display advertisement(s).
Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisement) Regulations 2007

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	185
Suffix	
Property name	
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)	381364
Northing (y)	410754
Description	

2. Applicant Details

Title	Mr
First name	Muhammed
Surname	Shaheryar
Company name	
Address line 1	8 High Street
Address line 2	Runcorn
Address line 3	
Town/city	

2. Applicant Details

Country	
Postcode	WA7 1AU
Are you an agent acting on behalf of the applicant?	
☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mrs
First name	Deborah
Surname	Molony
Company name	The Licensing Guys
Address line 1	Rural Enterprise Centre
Address line 2	Vincent Carey Road
Address line 3	Rotherwas
Town/city	Hereford
Country	
Postcode	HR2 6FE
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area? (numeric characters only).	47.00
Unit	Sq. metres

5. 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.

5. Description of the Proposal

Amended opening hours for a cafe under Class E
Installation of extraction system for use preparing pizzas
New shop front and new fascia sign

Has the work or change of use already started? ☒ Yes ☐ No

6. Existing Use

Please describe the current use of the site

The property has been used as a pharmacy (Planning Use Class E)

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

Pharmacy.

When did this use end (if known)?
DD/MM/YYYY 31/12/2019

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

7. 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):

Other Ventilation and extraction system	
Description of existing materials and finishes (optional):	None
Description of proposed materials and finishes:	1 x 3 metre canopy with baffle filters @ 495 x 495 mm 1 x 400 mm Flakt Woods cased extraction fan Single phase with 1.6 amp speed controller 2 metres of 400 mm ducting with jet cowl @400 mm All the equipment will be from Flakt Woods apart from the canopy with will be produced by Bill Colman's company.

Windows	
Description of existing materials and finishes (optional):	Blue coloured aluminium double glazed door and windows
Description of proposed materials and finishes:	Clear glazed shop front with 12mm toughened glass

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

185 Rochdale Road, Bury

8. 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

9. Vehicle Parking

- Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☐ Yes ☒ No

10. 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'.

11. 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?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☒ Main sewer

☐ Pond/lake

12. 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

12. Biodiversity and Geological Conservation

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

13. 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. Please state the plan(s)/drawing(s) references.

There is an existing system in place and this will continue to be used.

14. Waste Storage and Collection

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

☒ Yes ☐ No

If Yes, please provide details:

Waste will be stored in the back yard.

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

☒ Yes ☐ No

If Yes, please provide details:

A contract will be entered into for a waste collection service. The Council will be approached by the applicant first as the preferred contractor.

15. Trade Effluent

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

☐ Yes ☒ No

16. 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

17. 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

18. 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	0
Part-time	0
Total full-time equivalent	0.00

Proposed Employees

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

Full-time	3
Part-time	3
Total full-time equivalent	5.00

19. 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
A3 - Restaurants and cafes	Start Time: 11:00 End Time: 01:00	Start Time: 11:00 End Time: 01:00	Start Time: 11:00 End Time: 01:00	

20. 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

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

22. Type of Proposed Advertisement(s)

Please describe the proposed advertisement(s)

A built up fascia sign to go above the windows and door on the front of the property.
The sign will be lit by Static RGB LED modules.

Please select the type(s) of advertising you are proposing:

22. Type of Proposed Advertisement(s)

- ☒ Fascia sign(s)
- ☐ Projecting or hanging sign(s)
- ☐ Hoarding(s)
- ☐ Other type(s)

Please add details of each proposed fascia sign

Fascia sign(s): 2	
What is the height from the ground to the base of the advertisement?	2.5 metre(s)
What is the maximum projection of the advertisement from face of building?	0.4 metre(s)
Dimension:	Height: 1 x Width: 4.84 x Depth: 0.4 metre(s)
What materials will the sign be made of? Aluminium face panel	
What is the maximum height of any of the individual letters and symbols?	80 cm
The colour of text and background White text on black background	
Will the sign be illuminated?	Yes
Will the sign be illuminated internally or externally?	Internally Illuminated
Illuminance levels	150 cd/m2
Will the illumination be static or intermittent?	Static

23. Location of Advertisement(s)

Is the advertisement(s) you are applying for already in place?

☐ Yes ☒ No

Is an existing advertisement(s) to be removed and replaced by the advertisement(s) in this proposal?

☒ Yes ☐ No ☐ Not Applicable

If Yes to either or both the questions above, please show the existing sign(s) on an elevation drawing or photograph which can be uploaded to the Supporting Documents section of this application. Please state the references or filenames of the drawing(s) or photograph(s) in this text box

Details attached

Will the proposed advertisement(s) project over a footpath or other public highway?

☒ Yes ☐ No

24. Advertisement(s) Period

Please state the period of time for which consent is sought for the advertisement

From

01/02/2022

To

01/02/2032

25. 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

26. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

27. 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?

28. Interest In the Land

Does the applicant own the land or buildings where the adverts are to be placed? ☐ Yes ☒ No

If No, has the permission of the owner or any other person entitled to give permission for the display of an advertisement been obtained? ☒ Yes ☐ No

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

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	6
Suffix	
House Name	
Address line 1	Heywood Street
Address line 2	
Town/city	Bury
Postcode	BL9 7EA
Date notice served (DD/MM/YYYY)	24/01/2022

29. Ownership Certificates and Agricultural Land Declaration

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	
Address line 1	
Address line 2	
Town/city	
Postcode	
Date notice served (DD/MM/YYYY)	

Person role

☒ The applicant

☐ The agent

Title	Mrs
First name	Deborah
Surname	Molony
Declaration date (DD/MM/YYYY)	24/01/2022

☒ 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)	24/01/2022
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