



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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)	Northing (y)
376551	408093

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

- ☒ Yes
☐ No

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).

615.00

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

Single storey rear extensions, roof alterations, modification to openings, internal alterations including associated demolition, landscaping and boundary works.

Has the work or change of use already started?

☐ Yes

☒ No

Existing Use

Please describe the current use of the site

The site comprises a detached dormer bungalow which has historically been used as a supported living setting for adults with learning disabilities for approximately 22 years. The property is currently vacant following a planned decommissioning of the facility by Bury Council in 2025.

Is the site currently vacant?

☒ Yes

☐ No

If Yes, please describe the last use of the site

As above.

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:

Unpainted and painted brickwork.

Proposed materials and finishes:

Red/orange brickwork, or painted to match the existing property.

Type:

Roof

Existing materials and finishes:

Weathered grey/brown interlocking concrete roof tiles.

Proposed materials and finishes:

To match the existing in colour and profile.

Type:

Windows

Existing materials and finishes:

PVCu double glazed - dark brown/mahogany or white.

Proposed materials and finishes:

PVCu and aluminium framed units, double/triple glazed. Solid infill panels to selected window openings. All finished to match the existing window colour palette of the building.

Type:

Doors

Existing materials and finishes:

White PVCu and timber doors, with solid and partially glazed door leaves.

Proposed materials and finishes:

PVCu, composite, timber and steel doors, finished to match the existing external door colour palette of the building.

Type:

Other

Other (please specify):

Rainwater Goods

Existing materials and finishes:

Existing rainwater goods comprise PVCu gutters and downpipes, finished in white.

Proposed materials and finishes:

Replacement and new rainwater goods will comprise PVCu gutters and downpipes, finished to match the existing rainwater goods in colour and appearance.

Type:

Boundary treatments (e.g. fences, walls)

Existing materials and finishes:

Low brick boundary wall to the front of the site, with close boarded timber fencing to the side and rear boundaries.

Proposed materials and finishes:

Localised rebuilding and raising of existing brick piers in matching facing brickwork to support new gates and fencing. Close boarded timber fencing and timber vehicle and pedestrian gates finished in natural timber or a dark stained finish.

Type:

Vehicle access and hard standing

Existing materials and finishes:

Tarmacadam driveway and hardstanding to the front of the site.

Proposed materials and finishes:

Existing and new areas of driveway and hardstanding to be finished in tarmacadam.

Type:

Other

Other (please specify):

Trees and Vegetation

Existing materials and finishes:

Trees and established vegetation to the front, side and rear of the site.

Proposed materials and finishes:

Removal of selected trees and vegetation to the front, rear and side of the site to facilitate the proposed development, access and landscaping works.

Type:

Lighting

Existing materials and finishes:

External lighting is limited comprising domestic scale wall mounted and security light fittings.

Proposed materials and finishes:

Domestic scale LED luminaires finished in dark or neutral colours, with diffused or shielded fittings to limit glare and light spill.

Type:

Other

Other (please specify):

Existing Conservatory

Existing materials and finishes:

Lightweight structure with PVCu framing, glazed elevations and a translucent polycarbonate roof.

Proposed materials and finishes:

The existing rear conservatory will be demolished in its entirety. Proposed extension constructed in facing brickwork, concrete roof tiles, PVCu fascias soffits and rainwater good to match the existing dwelling.

Type:

Other

Other (please specify):

Dormers

Existing materials and finishes:

Dormer windows finished with PVCu clad gables and fascias, PVCu windows, and interlocking concrete roof tiles.

Proposed materials and finishes:

Two new rear dormer roof additions with sloped roofs down from ridge tile, finished in concrete roof tiles to match the main roof. Dormer cheeks finished in materials to complement the existing dwelling.

Type:

Other

Other (please specify):

Rear Porch / Entrance Canopy

Existing materials and finishes:

Brickwork, PVCu windows and door. Roof finished with translucent polycarbonate roof panels supported on timber framing.

Proposed materials and finishes:

The existing entrance canopy to Flat 2 will be removed. Proposed extension consisting of facing brickwork, concrete roof tiles, PVCu fascias soffits and rainwater good to match the existing dwelling.

Type:

Other

Other (please specify):

External condensers

Existing materials and finishes:

None currently.

Proposed materials and finishes:

Ground mounted condenser units located to the rear garden, enclosed by timber screening to match boundary treatments.

Type:

Other

Other (please specify):

Retaining Walls

Existing materials and finishes:

None currently.

Proposed materials and finishes:

Masonry retaining walls with facing brickwork to accommodate changes in ground levels to provide a level access garden for Flat 1.

Type:

Other

Other (please specify):

EV charging infrastructure

Existing materials and finishes:

None currently.

Proposed materials and finishes:

Infrastructure for two electric vehicle charging points, including below ground ducting and associated cabling.

Type:

Other

Other (please specify):

External drainage

Existing materials and finishes:

The site is served by an existing surface water and foul drainage system.

Proposed materials and finishes:

New external drainage runs connecting to the existing drainage network, finishes flush with surrounding hardstanding and landscaping.

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

202509-01 Rev A Radcliffe GF Existing
202509-03 RevA - Radcliffe GF Proposed
202509-02 Rev A Radcliffe FF Existing
202509-04 RevA - Radcliffe FF Proposed
202509-05 RevA - Radcliffe Externals Existing
202509-10 RevA - Radcliffe Externals Proposed
202509-M-320-P1 Site Plan Heating Layout
202509-06 RevA - Radcliffe Existing Elevations 1
202509-07 Rev A - Radcliffe Existing Elevations 2
202509-02-R Rev A Radcliffe Roof Existing
202509-08 RevA - Radcliffe Elevations Proposed 1
202509-09 RevA - Radcliffe Elevations Proposed 2
202509-04-R Rev A Radcliffe Roof Proposed
202509-M-320-P1 Site Plan Heating Layout

Design and Access Statement Rev A
Letter to support Planning Application for RMR 201125
13.01.26 - Supporting Statement
12422 Heave Risk Assessment at 15 Radcliffe Moor Road

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:

Disability spaces

Existing number of spaces:

0

Total proposed (including spaces retained):

2

Difference in spaces:

2

Vehicle Type:

Cars

Existing number of spaces:

2

Total proposed (including spaces retained):

0

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

You may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application.

The 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'.

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

Please provide the pre-development biodiversity value of onsite habitats on the date of calculation

0

Please provide the date the onsite pre-development biodiversity value was calculated

16/01/2026

Note: This should be either the date of the application, or an earlier proposed date

If an earlier date, to the date of the planning application, has been used, please provide details why this date has been used

When was the version of the biodiversity metric used published?

30/11/2023

Please provide the reference or supporting document/plan names for the:

- i. Biodiversity metric calculation
- ii. Onsite irreplaceable habitats (if applicable)
- iii. Onsite habitats existing on the date of the application for planning permission (if applicable)

Document/Plan:

Biodiversity metric calculation

Document name/reference:

To be submitted pursuant to a planning condition.

Document/Plan:

Onsite irreplaceable habitats

Document name/reference:

Not applicable.

Document/Plan:

Onsite habitats existing on the date of the application for planning permission

Document name/reference:

Existing garden and developed land within the curtilage of a residential property.

Note: You must supply a complete biodiversity metric calculation with your application. Plans must be drawn to an identified scale, and show the direction of North.

Has there been any loss (or degradation) of any onsite habitat(s), resulting from activities carried out before the date the onsite pre-development biodiversity value was calculated. Either:

- on or after 30 January 2020 which were not in accordance with a planning permission; or
- on or after 25 August 2023 which were in accordance with a planning permission?

☐ Yes

☒ No

Does the development site have irreplaceable habitats (corresponding to the descriptions in [Column 1 of the Schedule in the Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations \(2023\)](#)) which are:

- i. on land to which the application relates; and
- ii. exist on the date of the application for planning permission, (or an earlier agreed date)

☐ Yes

☒ No

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

Foul drainage will continue to discharge to the existing mains sewer, with new connections made as required to serve the proposed development.

Waste Storage and Collection

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

- ☒ Yes
- ☐ No

If Yes, please provide details:

Bin storage will be provided within the site curtilage. Provision will be made for a level hardstanding area to accommodate general refuse and clinical/medical waste bins. Clinical waste will be stored securely and collected separately by a licensed contractor. A dedicated bin store enclosure is not currently proposed, however provision allows for potential future installation if required. Final arrangements will be in line with local authority requirements.

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

- ☒ Yes
- ☐ No

If Yes, please provide details:

Separate storage for recyclable waste will be provided within the site curtilage. Recycling bins will be accommodated on a level hardstanding area and collected in accordance with local authority requirements.

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

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

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

6

Part-time

0

Total full-time equivalent

6.00

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

03133/E - Radcliffe Moor Road

Date (must be pre-application submission)

25/09/2025

Details of the pre-application advice received

Pre-application advice was received in relation to the principle of development, design approach, boundary treatments, access and parking arrangements. The submitted proposals have been informed by this advice where relevant.

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

Mrs

First Name

Natalie

Surname

Laybourn

Declaration Date

16/01/2026

☒ 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

Natalie Laybourn

Date

16/01/2026