

Public Document Pack

SUPPLEMENTARY AGENDA FOR PLANNING CONTROL COMMITTEE



Contact: Michael Cunliffe
Direct Line: 0161 253 5399
E-mail: m.cunliffe@bury.gov.uk
Website: www.bury.gov.uk

To: All Members of Planning Control Committee

Councillors : G McGill (Chair), C Boles, D Duncalfe,
U Farooq, J Harris, M Hayes, B Ibrahim, D Quinn,
G Staples-Jones, D Vernon and M Walsh

Dear Member/Colleague

Planning Control Committee

You are invited to attend a meeting of the Planning Control Committee which will be held as follows:-

Date:	Tuesday, 21 October 2025
Place:	Council Chamber, Bury Town Hall
Time:	7.00 pm
Briefing Facilities:	If Opposition Members and Co-opted Members require briefing on any particular item on the Agenda, the appropriate Director/Senior Officer originating the related report should be contacted.

AGENDA

4 PLANNING APPLICATIONS (*Pages 3 - 22*)

Reports attached.

BURY COUNCIL
DEPARTMENT FOR BUSINESS, GROWTH AND INFRASTRUCTURE
PLANNING SERVICES

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PLANNING CONTROL COMMITTEE

21 October 2025

SUPPLEMENTARY INFORMATION

Item:01 Twine Valley Farm. off Church Road, Shuttleworth, Ramsbottom, Bury, BL0 0EH Application No. 72134

Application for the removal of a condition no. 2 (keeping of animals) on allowed appeal ref: APP/T4210/C/18/3195131

Extension of Time - Yes 24th October 2025.

Publicity

2 further objections received in relation to:

- I am absolutely in disbelief , having read the reports from the planning department and from the planning Inspectorate, both of which refused permission for the building in question to house cattle, with the main reason stated the impact of noise from the cattle on nearby residents, among other valid reasons.
- Disappointed particularly in light of both Bury Council's and the Planning Inspectorate previous decisions.
- I do not understand why all the previous processes to consider this matter are being completely ignored.
- It is absolute nonsense that the noise will not impact on nearby residents.
- Supported by a noise report that has been commissioned by the applicant.
- The reason I am contacting you is that I don't understand how the applicants are allowed to ignore the planning laws time after time and how this is now considered allowable given all the previous evidence submitted by residents, Bury planning department and the planning Inspectorate.
- Even though the applicant goes through the appropriate process to request permission for activities on their land, they appear to completely disregard the decisions made and this is very worrying for local residents particularly as the appeal with regard to the slurry pit is still with the planning Inspectorate.
- Noise is not occasional it occurs through the day and night. We have complained to the Council and applicant on a number of occasions.
- Our key concern is this: when a full planning and appeal process has been carried out and has resulted in a refusal-supported by clear reasoning-how is it possible for a committee of councillors to overturn that decision? This undermines public trust in the planning process and leaves local residents feeling unheard and unprotected.
- We are increasingly concerned that the applicant appears to have a blatant disregard for the Councils planning process.
- Urge the committee to review the full context and history before making any final decision.

Response to representations

Applications for retrospective permission are considered in the same way as standard applications. In this instance the applicant is seeking to vary a condition that restricted the use of the agricultural building, placed on the building by the Planning Inspectorate due to their concerns in relation to amenity and noise. At the time of the condition being placed on the building there was no noise report to suggest that noise would or would not be an issue at the site.

The previously refused application at the site was assessed on the information submitted which also did not include a noise assessment. This application was refused for the following reason:

The applicant has failed to demonstrate that the proposed development would not have a detrimental impact on the amenity of the neighbouring residential properties by

*reason of noise pollution contrary to Development Plan Policies:
EN7/2 - Noise Pollution
JP-P1 - Sustainable Places*

This current application to vary the restrictive condition is a resubmission, with a supporting noise assessment. As reported within the main Committee Report this has been assessed by Environmental Health and given their response it was concluded that the proposal would not have a detrimental impact on the amenity of the neighbouring properties by reason of noise pollution. As such has been recommended that the restrictive condition is removed.

**Item:02 Land at rear of Westminster Avenue, Radcliffe, Manchester, M26 3WD
Application No. 71464**

Erection of 14 garages - 2 identical blocks of 7 units each

Extension of Time - Yes 24th October 2025

Drainage

Following publication of the Planning Control Committee Report the applicant has submitted a drainage route map.

This has been forwarded to the Council's Drainage Team who have stated:

Noting that the applicant has confirmed the basis and assumptions of the drainage system, and that its ultimate point of discharge has been properly identified as a connection to the existing network, we therefore have no further comments.

As such it is considered that the drainage proposed would be acceptable.

Condition 13 has been added to seek implementation of the drainage scheme:

13. The drainage for the development hereby approved, shall be carried out in accordance with the Map showing 150VC surface drain connection received 15th October 2025, service report sheet Job 4425 received 15th September 2025, Drainage calculations ref 4425 received 15th September 2025 and method statement received 15th September 2025. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason. To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding pursuant to Development Plan Policies JP-S4 Flood Risk and Water Environment , EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

**Item:03 Higher Ash Barn, 12 Hawkshaw Lane, Tottington, Bury, BL8 4LD
Application No. 71009**

Change of use of land to residential, engineering operations and erection of a garage/garden outbuilding.

Extension of Time - Yes - 14/11/25

Policies

UDP Policy RT3/4 - Recreational Routes - added.

Issues and analysis

Green Belt Assessment - Change of use of land and engineering operation

The proposal for a domestic garage would result in the change of use of the land as this part of the site was outside the original application for the conversion of the Barn.

The garage would have a footprint of 35.2 sqm and the land surrounding the garage would include part of the access, the driveway and an area for cars to manoeuvre into the garage and turn round to exit the site in a forward gear.

The site is already formed part of the original Barn complex and comprises a hardstanding surface. The site is set well back from Hawkshaw Lane and given the distance from the road and difference in levels to the surrounding area, the use of land for domestic purposes would not be significantly perceptible and considered not to cause harm to the openness of the Green Belt.

The engineering operations comprised excavation of the site to lower the level by approximately 1.6m. This would result in the garage being set at a lower level to the main barn building and as such would aid in reducing the visual impacts of the garage when viewed from the surrounding landscape by being set at this lower level.

Given that the erection of the garage is considered to be not inappropriate development in the Green Belt, the extension of the curtilage would correspond with the former barn curtilage from the previous development footprint, and the engineering works would reduce the visual impacts of the proposed development thereby not significantly harming the openness of the Green Belt.

The change of use of the land and engineering operations are therefore considered to be appropriate development in accordance with Paragraph 154 c) and h) ii of the NPPF.

As such, the proposed development is considered not to harm the openness of the Green Belt and therefore, considered to be appropriate development.

Public Rights of Way (PRoW)

There are two Public Rights of way which cross the site.

Policy RT3/4 - Recreational Routes states that such routes should be safeguarded and any development should not prejudice their establishment or use will not be permitted.

One PRoW runs west to east between the Barn and Higher Ash Farm and the other runs in a north/south direction along the western elevation of the Barn.

The siting of the proposed garage would not impact the PRoW's or obstruct passage along these routes.

The Highway Section have raised no objections.

As such, the proposed development would be acceptable and comply with Policies H2/2 and RT3/4 of the Bury Unitary Development Plan and JP-C6 of the Places for Everyone Joint Development Plan.

Item:04 52 Bury Old Road, Prestwich, Manchester, M25 0ER Application No. 71422
Demolition of the Existing Mosque and Community Facility and the

Erection of a Replacement Mosque and Community Facility (F1 (f)).

Extension of Time - Yes - 24/10/25

Publicity

One petition of objection with 1,122 signatures received based on planning and infrastructure considerations - specifically, parking provision, traffic impact and highway safety.

43 objections received with the following comments -

- Scale, Design & Heritage / Character Impact - significantly larger in footprint and massing compared to the existing building and includes a triple-storey element with pronounced architectural features.
- Positioned too close to the road.
- Parking and traffic pressures.
- Grossly inadequate parking for the site.
- Cars block private driveways.
- Increased noise from greater number of visitors and late night evening events
- Lack of green or buffer space around the building also raises environmental and aesthetic concerns.
- Enforcement currently is a few congregants of the mosque in high viz directing people to more residential streets adding to the problem.
- Infrastructure strain and cumulative impacts - pressure on local services - waste management, drainage, public transport, footpath maintenance
- Community priorities and balanced development - Local residents have more pressing needs such as affordable housing, youth services, improvements to green spaces, health facilities, and enhancements to existing local infrastructure.
- A development of this scale demands that priority be given to balancing community benefit, not just capacity for the new mosque, but also mitigation of negative impacts on surrounding neighbourhoods.
- Request for further public consultation and revision - request that Bury Council hold an additional public consultation period, ensuring all residents and stakeholders can comment on revised plans.
- Pollution of the area and the damage to the natural habitat.
- Hold a deep respect for the right to religious practice. However, this proposed development is fundamentally inappropriate for a residential setting, given the substantial adverse impact it is likely to have.
- Overlooking to adjacent houses and gardens which will impact on privacy.
- Increased numbers of people on the streets.
- Will put pressure on local services.
- Concerns raised about impact on community tensions
- Respect the rights of the congregants to offer the prayers in the appropriate setting for them. But this scheme is too big and not practical for the area.
- Could set a precedent for further overdevelopment inconsistent with Prestwich's urban balance.
- Parking at the Maccabi will be taken away once the padel courts are built.
- Have lived near the site before it was taken on by the mosque and there have been several breaches of planning controls which have not been enforced.

Response to objections.

- The proposed building would be set back from the highway and provide a relief and buffer to the streetscene.
- Any future proposals for a similar character of development would be considered

- on their own planning merits.
- The mosque has an informal agreement with the Maccabi for use of the car park at Friday prayer times. This is not secured by a formal or legal agreement and could be removed for use at any time. This planning application has secured additional parking at Heaton Park which is required to be provided on first use of the building and if this becomes no longer available, other alternative parking arrangements be provided.
- Previous breaches of planning have been remedied by retrospective applications (for single storey extensions - see planning history)
- The other issues raised have been covered in the main officer report

Item:05 23 Church Street, Ainsworth, Bolton, BL2 5RA Application No. 72105
Single storey flat roof rear extension

Extension of Time - Yes - 23/10/25

Publicity

The neighbouring properties were notified by means of a letter on 29 July 2025 and a press notice was published in the Bury Times on 7 August 2025. Site notices were posted on 8 August 2025.

Development Plan and Policies

The following additional policies have been added:

OL1/2 - New Buildings in the Green Belt
H2/4 - Car Parking and New Development
S1/4 - Local Shopping Centre
S2/6 - Food and Drink
EN7/2 - Noise Pollution
EN7/5 - Waste Water Management
JP-G9 - The Green Belt
JP-P1 - Sustainable Places
JP-P2 - Heritage
JP-S2 - Carbon and Energy
JP-C2 - Digital Connectivity
SPD6 - Alterations and Extensions to Residential Properties
SPD11 - Parking Standards in Bury

Issues and Analysis

Principle - Green Belt

The application site is located within the adopted Green Belt, as defined by PfE Policy JP-G9: 'The Green Belt'.

NPPF Chapter 13 - Protecting Green Belt Land and OL policies of the UDP set out the national and local considerations of development within the Green Belt. UDP Policies are largely consistent with the NPPF and therefore hold significant weight. The policies of the NPPF hold substantial weight in terms of the consideration of development within the Green Belt, not least as these policies are more up to date than the UDP.

Paragraph 152 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special

circumstances.

Paragraph 153 states that when considering any planning application, Local Planning Authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

Paragraph 154 of the NPPF makes it clear that development in the Green Belt is inappropriate unless one of eight exceptions apply. Criteria c) allows for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The proposed development is single storey and is located centrally on the rear elevation, projecting 3 metres. The volume of the building is 948 cubic metres and the proposed extension would add 39 cubic metres, which equates to 4% increase. On this basis, the proposal would not result in a disproportionate addition over and above the size of the original building. Therefore, the proposed development would be in accordance with Policy OL1/2 of the Bury Unitary Development Plan and the NPPF.

Residential Amenity

There are no adopted aspect standards for relationships between commercial properties and existing dwellings however, SPD 6 provides guidance on aspect standards between residential properties and as such, would be a reasonable guide in this case.

There would be 16 metres between the proposed extension and the rear of No. 4 Camden Close, which would exceed the aspect standard of 6.5 metres. There would be a window in the rear elevation, which would relate to the kitchen. As No. 4 Camden Close is orientated away from the application site and there is a 1.8-metre-high brick wall, the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties. Therefore, the proposed development would be in accordance with Policy EN1/2 of the Bury Unitary Development Plan.

Carbon and Energy

PfE Policy JP-S2: 'Carbon and Energy' sets out the steps required to achieve net zero carbon emissions. The submitted details state the proposals would align with the 2022 Part L Building Regulations.

The submission also advises that there is no works to be done to the rest of the existing building and advise it is not financially viable to introduce low carbon energy solutions to the rest of the application building due to the scale of the proposed development.

Digital Connectivity

PfE Policy JP-C2: 'Digital Connectivity' requires all new development to have full fibre to premises connections unless technically infeasible and / or unviable. The policy supports the provision of free, secure, high-speed public wi-fi connections, particularly in the most frequented areas.

The submission advises the existing premises internet connections are to be retained and will remain unaffected by the development.

Planning Conditions

Condition 2 relating to approved plans has been amended.

2. This decision relates to the following drawings:

Drawing no. 347-404: Location Plan;

Drawing no. 247-405: Proposed Block Plan;

Drawing no. 347-406: Proposed Site Plan;

Drawing no. 347 - 401 Rev.A: Proposed Floor Plan; and,

Drawing no. 347 - 403 Rev. A: Proposed Elevations.

The development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan.

Item:06 Lord Raglan, Mount Pleasant, Nangreaves, Bury, BL9 6SP Application No. 70213

Conversion of existing public house to 5 no. apartments and changes to land levels at side and rear of the building to create parking area

Extension of Time - Yes - 24/10/2025

An updated landscaping plan has been added.

Relevant planning history

65428 - Conversion of existing public house to 4 no. apartments and erection of 4 no. terraces houses. Refused 14/04/2022.

The application was refused as the proposed development would be inappropriate within the Green Belt, impact upon the asset of community value, design and impact upon the conservation area and listed building, lack of car parking and insufficient information on vehicular and pedestrian access.

Publicity

Additional representations received from the Raglan Community Hub (RCH) who assert that since the decision of application 65428 in April 2022 that the application fails to address reason for refusal relating to the asset of community value.

Response to objector

For the reasons given within the recommendation report as the application site has been vacant for 8 years and whilst the Raglan Community Hub group assert they have the funds to re-open the pub and run it as a viable business, the applicant asserts the community group has a.) not offered him/ them enough money and also advises that the community group and b.) have had since the former landlord marketed the pub for sale and since the property was sold in which to purchase the land from the owner/ applicant. As advised within the main report, the planning system cannot be used to force an owner of land and/ or a building to sell their asset.

Issues and analysis

Planning Balance and Conclusion

The proposed development would consist of the conversion of an existing building and as such, would be appropriate development within the Green Belt. The proposed development would provide 5 apartments, which would contribute to housing supply,

although the tilted balance would not apply in this instance as the site is located within the Green Belt. The main report confirms that there is no justification to resist the proposal based on the loss of the community pub that has been vacant for nearly 8 years, which has been proved through the AVC process and following it.

The proposed development would bring a vacant building into use and secure its long term future and would preserve the character of the listed building and the conservation area. The proposed development would provide sufficient car parking and would not have a severely detrimental impact upon highway safety.

The proposed development has demonstrated that as amended the conversion of this building to 5 apartments can be accommodated within the building and overall site, while preserving the character and appearance of the listed building and conservation area and without causing harm to the amenity of neighbouring residents, to vehicular and pedestrian safety, to security objectives, or to flood risk or drainage capacity. The refurbishment of the Grade II listed building would bring it back into use is a benefit of the proposal and would ensure the provision of residential accommodation in a relatively accessible location. Therefore, the proposed development would comply with the relevant policies of the Bury Unitary Development Plan, the Places for Everyone Joint Development Plan and the NPPF.

Planning Conditions

The conditions have been updated to include the relevant Policies in the Bury Unitary Development Plan, Places for Everyone Joint Development Plan and the NPPF.

Conditions 2, 8, 9, 13, 14 and 15 have been amended and conditions 23 - 25 have been added in relation to windows/doors, rainwater goods and materials for the retaining wall.

2. This decision relates to drawings:

Location Plan - Drawing no. 101 rev 3;
Site - Block Plan - Drawing no. 102 rev 4;
Existing and Proposed Site Plan - Drawing no. 002 rev 19;
Existing GA plans - Drawing no. 002;
Existing elevations - Drawing no. 003 rev 2;
Proposed GA plans - Drawing no. 004 rev 3;
Fire plan - Drawing no. 020 rev 3;
Finishes - Drawing no. 030 rev 2;
Setting out elevations - Drawing no. 012 rev 1;
Driveway and retaining walls sections - proposed - Drawing no. 221 rev 3;
Driveway and retaining wall sections - existing - Drawing no. 222.1;
Existing and proposed sections - Drawing no. 223;
Existing and proposed landscape plan - Drawing no. 0.002 rev 17; and,
Existing and proposed sections - pub rear - Drawing no. 0.223.2.
The development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan.

8. No works to trees or shrubs shall occur or conversion works commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has

been agreed in writing by the Local Planning Authority.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Policy EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity, Places for Everyone Joint Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

9. A landscaping scheme shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The contents of the plan should include native tree and shrub planting within the amenity area and near the retaining wall and the provision of bat and bird boxes. The approved scheme shall thereafter be implemented not later than 12 months from the date the dwellings are first occupied or within the first available tree planting season, and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies H2/2 - The Layout of New Residential Development, EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

13. Prior to occupation the applicant shall provide:

- 1 no. electric vehicle (EV) charging point (minimum 7kW*) per dwelling/parking space.

Certification and photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted to Local Planning Authority for approval prior to the development being brought into use. The infrastructure shall be maintained and operational in perpetuity.

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Reason. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable and to safeguard residential amenity, public health and quality of life with respect to Local Air Quality, in accordance with paragraphs 112e, 117e, 187e and 199 of the National Planning Policy Framework (December 2024) and Places for Everyone Policy JP-S5 - Clean Air.

14. The development hereby approved shall not be commenced unless and until the scope of a photographic dilapidation survey of the access to the site has been submitted to/agreed with the Local Planning Authority and the undertaking of the agreed dilapidation survey has been submitted to and approved by the Local planning Authority. Within one month of completion of the development, a further survey shall be undertaken to assess the condition of the route. Any remedial works required as a result of damage caused by demolition/construction traffic shall be undertaken at the expense of the applicant to a specification and programme to be agreed with the Local Planning Authority.

Reason. To maintain the integrity of the adjacent Public Right of Way, to maintain the historic stone setts and in the interests of highway safety pursuant to Policies Policy H2/2 - the Layout of New Residential Development, Policy EN2/1 - Character

of Conservation Areas, Policy EN2/2 - Conservation Area Control and Policy EN2/3 - Listed Buildings of the Bury Unitary Development Plan and Policy JP-C8 - Transport Requirements of New Development of the Places for Everyone Joint Development Plan.

15. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following:

1. Access route for all construction vehicles to the site from the Key Route Network;
2. Access point/arrangements for construction traffic from Walmersley Old Road and all temporary works required to facilitate access for construction vehicles;
3. If proposed, details of site hoarding/gate positions, incorporating the provision, where necessary, of temporary pedestrian facilities/protection measures;
4. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Walmersley Old Road;
5. Confirmation of hours of operation and delivery & construction vehicle sizes;
6. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;
7. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;
8. Measures to ensure that all mud and other loose materials are not spread onto the adjacent highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the demolition/construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition and construction periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/construction materials.

Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Policies EN1/2 - Townscape and Built Design of the Bury Unitary Development Plan and Policies JP-C5: Streets for All, JP -C6: Walking and Cycling and JP-C8: Transport Requirements for New Development of the Places for Everyone Joint Development Plan.

23. Notwithstanding the submitted drawings, no development shall commence unless and until full details of all the windows and doors have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include the proposed method of construction, the materials to be used, fixing details (including cross sections) and their external finish including any surrounds, cills or lintels. Only the approved details shall be implemented prior to first occupation of the dwellings approved.

Reason. In the interests of the character and appearance of the building and the conservation area, in accordance with Policies EN2/1 - Character of Conservation Areas, EN2/2 - Conservation Area Control, and EN2/3 - Listed Buildings of the Bury Unitary Development Plan and Policy JP-P2: Heritage of the Places for Everyone Joint Development Plan.

24. No development shall commence unless or until full details of the proposed

rainwater goods, including the eaves detail, to be used on the building, roof lantern, and the metal grilles shown on the approved drawings, along with the siting, appearance and materials to be used in the construction of all extractor vents, heater flues, meter boxes, airbricks, soil and vent pipes, the glazed roof lantern, or any other external accretion shall be submitted to and approved in writing by the Local Planning Authority. All works undertaken on site should be strictly in accordance with the approved details.

Reason. In the interests of the character and appearance of the building and the character and appearance of the Conservation Area, pursuant to Policies EN2/1: Character of Conservation Areas, EN2/2: Conservation Area Control and EN2/3: Listed Buildings of the Bury Unitary Development Plan and Policy JP-P2: Heritage of the Places for Everyone Joint Development Plan

25. Prior to commencement of development details/samples of the materials to be used in the external elevations of the retaining wall along the access road, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials shall be used for the construction of the development.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policies EN1/2 - Townscape and Built Design, EN2/1 - Character of Conservation Areas, EN2/2: Conservation Area Control and EN2/3: Listed Buildings of the Bury Unitary Development Plan and Policy JP-P2: Heritage of the Places for Everyone Joint Development Plan.

Item:06 Lord Raglan, Mount Pleasant, Nangreaves, Bury, BL9 6SP Application No. 70214

Listed building consent for conversion of existing public house to 5 no. apartments

Extension of Time - Yes - 24/10/25

Conditions 2, 3 and 4 have been amended. Condition 6 has been replaced as it duplicated the requirements of the condition 3 and replaced with a condition relating to rainwater goods.

3. Notwithstanding the submitted information, no development shall commence until details of all external materials and finishes to be used for the repair, maintenance and refurbishment of the building has been submitted to, inspected, and approved in writing by the Local Planning Authority. All works shall be undertaken in accordance with the approved details.

Reason. Reason. A pre-commencement condition is required in order to ensure that the details are satisfactory to preserve the listed building and its setting and character in accordance with EN2/3: Listed Buildings of the Bury Unitary Development Plan, Policy JP-P2: Heritage of the Greater Manchester Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

4. Notwithstanding the submitted plans, no development shall commence unless or until a scheme to replace all windows and doors on all elevations of the building shall be submitted to and approved by in writing by the Local Planning Authority.

Replacement windows shall be of a timber single sliding sash construction only. The scheme shall include details of their design, specification, method of opening, method of fixing, finish, and there set back in to the reveals, in the form of drawings and

sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows and doors hereby approved are installed. The works shall be carried out only in accordance with the agreed window and door details.

Reason. In order to preserve the special architectural or historic interest of the listed building and conservation area in accordance with Policies EN2/3 - Listed Buildings and EN2/2: Conservation Area Control and EN2/1: Character of Conservation Areas of the Bury Unitary Development Plan and Policy, JP-P2 - Heritage and the principles of the National Planning Policy Framework.

6. No development shall commence unless or until full details of the siting, appearance and materials to be used in the construction of all extractor vents, heater flues, meter boxes, airbricks, soil and vent pipes, rainwater goods, including their fixing to the listed building, the glazed roof lantern, or any other external accretion shall be submitted to and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the approved details.

Reason. Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the listed building, in accordance with Policies EN2/3: Listed Building of the Bury Unitary Development Plan and Policy JP-P2: Heritage of the Places for Everyone Joint Development Plan.

Item:07 Elms Bank Specialist Arts College, Ripon Avenue, Whitefield, Manchester, M45 8PJ Application No. 71926

Installation of temporary Portakabin single-storey building to be used as a classroom for a temporary period of 156 weeks.

Extension of Time - Yes - 23/10/25

Development Plan and Policies

The following additional policies have been added:

EN7/5 - Waste Water Management
HT5/1 - Access For Those with Special Needs
CF1/1 - Location of New Community Facilities
JP-P1 - Sustainable Places
JP-C5- Streets For All
JP-C6- Walking and Cycling
JP-P3 - Cultural Facilities
JP-P5: Education, Skills and Knowledge
JP-S2 - Carbon and Energy
JP-C2 - Digital Connectivity
SPD6 - Supplementary Planning Document 6: Alterations & Extensions
SPD11 - Parking Standards in Bury

Procedural Issues

This proposed building has two air conditioning units on the rear elevation of the building. These air conditioning units are not noted within the development description and therefore do not form part of this application. A separate application will be required for the air conditioning units. The assessment of these and the suggested planning condition relating to those air-conditioning units should therefore be deleted.

An amended plan, drawing no. HD/14251/01 Rev. A, has been received to illustrate the building has a level access.

Principle

SEND stands for Special Educational Needs and Disabilities. It refers to a broad range of needs that can affect a child's or young person's ability to learn, such as difficulties with reading, writing, understanding, social skills, behaviour, or physical abilities.

UDP Policy CF1/1 - Location of Community Facilities gives regard to factors including impact on residential amenity, traffic generation and parking, scale and size of development, accessibility to shops and services, suitability of the chosen location, public transport and needs/requirements of those with a physical disability.

The proposed development would be of an appropriate size and scale and would be located within the school site to serve the local area. As such, the proposed development would be in accordance with Policy CF1/1 of the Bury Unitary Development Plan.

Residential Amenity

There are no adopted aspect standards for relationships between educational properties and existing dwellings however, SPD 6 provides guidance on aspect standards between residential properties and as such, would be a reasonable guide in this case.

The proposed building would be single storey in height and would be located approximately 30 metres from the rear elevations of the properties on Sandown Road, exceeding the 6.5 metres required by SPD 6.

A number of windows are proposed on the rear elevation of the building that would face the residential properties. These windows would be located approximately 3 metres off the shared boundary and would be 2.5 metres above ground level. As such, they would be screened by the intervening paladin school boundary fence, the existing soft landscaping buffer that sits between the school and the boundary fencing of the neighbouring properties. This combined with the separation distance of approximately 30m to neighbour's habitable windows, would ensure that the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties.

The agent has confirmed that the windows in the proposed building are fitted with window restrictors for safety reasons, which would restrict the amount of noise being emitted from the building. Given this and the distance to neighbour's habitable rooms, and that the building would only be used Monday to Friday during school hours in term time, it is considered that the noise generated by the proposed development would not have a significant adverse impact upon the amenity of the neighbouring properties.

Therefore, the proposed development would be in accordance with Policies EN1/2 and EN7/2 of the Bury Unitary Development Plan.

Access for those with Special Needs

Policy JP-P5, Policy CF1/1 and Policy HT5/1 seek to improve accessibility and the means of movement for the mobility impaired and those with special needs.

The proposed building has a level access to meet the needs of the pupils and the

building has been designed with corridors, class room doors and WC facilities to accommodate wheelchair users. Therefore, the proposed development would be accessible for all and would be in accordance with Policies CF1/1 and HT5/1 of the Bury Unitary Development Plan.

Conditions

The conditions are numbered as shown below. Conditions 2 has been amended and condition 3, which related to the air conditioning units has been deleted.

1. Permission is hereby granted for a limited period only, namely for a period expiring 3 years from the date of this decision notice, and the building, works and use comprising the development for which permission is hereby granted are required to be respectively removed and discontinued at the end of the said period and the land reinstated to its former condition unless a valid application is received by the Local Planning Authority for its retention.

Reason. In view of the temporary nature of the development and in order to retain control over its continued use having regard to the particular nature of the site and surroundings pursuant to The National Planning Policy Framework.

2. This permission relates to the following plans:

Drawing no. JE420066054A: Location Plan, Proposed Block Plan; and,

Drawing no. HD/14251/01 Rev. A: Proposed elevations & floor plan

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Item:08 240 Bolton Road, Bury, BL8 2PA Application No. 71978
Change of use from dwelling (Class C3) to 8 bed house in multiple occupation (HMO) (sui generis) including extending/raising the roof over existing rear garage

Extension of Time - Yes - 24/10/25

First floor and loft ground floor plans have been attached.

Publicity

Neighbour letters sent on the 27th June 2025 and 2nd July 2025.

Site notice posted 4th July 2025.

Following receipt of amended plans, reducing the number of bedrooms additional letters sent 10th September 2025.

Consultation

Traffic - No further comments to report.

Issues and analysis

Visual Amenity

The proposals involve alterations to the garage elevation of the property. This would include raising the boundary wall and roof, and a hip to gable extension that was

undertaken under a Lawful Development Certificate. These works have been undertaken and has been completed in brickwork that does not match the existing property. The agent has advised that the applicant is willing tint these bricks to help them tie into the existing garage, which will be secured by condition.

Waste Management

Bins would be collected from Glenboro Avenue not Hampson Mill Lane.

Highway Safety

Supplementary Planning Document 11 has been updated and does now include a section on parking for HMOs. The site is located within Zone 3 and as such, the proposal should provide 0.5 spaces per bedroom, 1 secure, covered cycle storage space per bedroom and chargers for electric vehicles. The SPD acknowledges alternative provision levels to be considered to be considered on a case-by-case basis.

This would equate to 2 parking spaces, 8 secure cycle storage spaces and 2 Ev chargers.

The proposed development would provide 3 parking spaces, 8 secure cycle storage spaces and an EV charging point that would serve 2 vehicles. The main report has assessed the level of parking against the location of the site, and it is acknowledged that the level of parking provision for HMO's and shared housing tend to attract occupiers with lower-than-average levels of car ownership compared to the general population. As such, the level of proposed parking is therefore, considered to be acceptable and would be in accordance with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

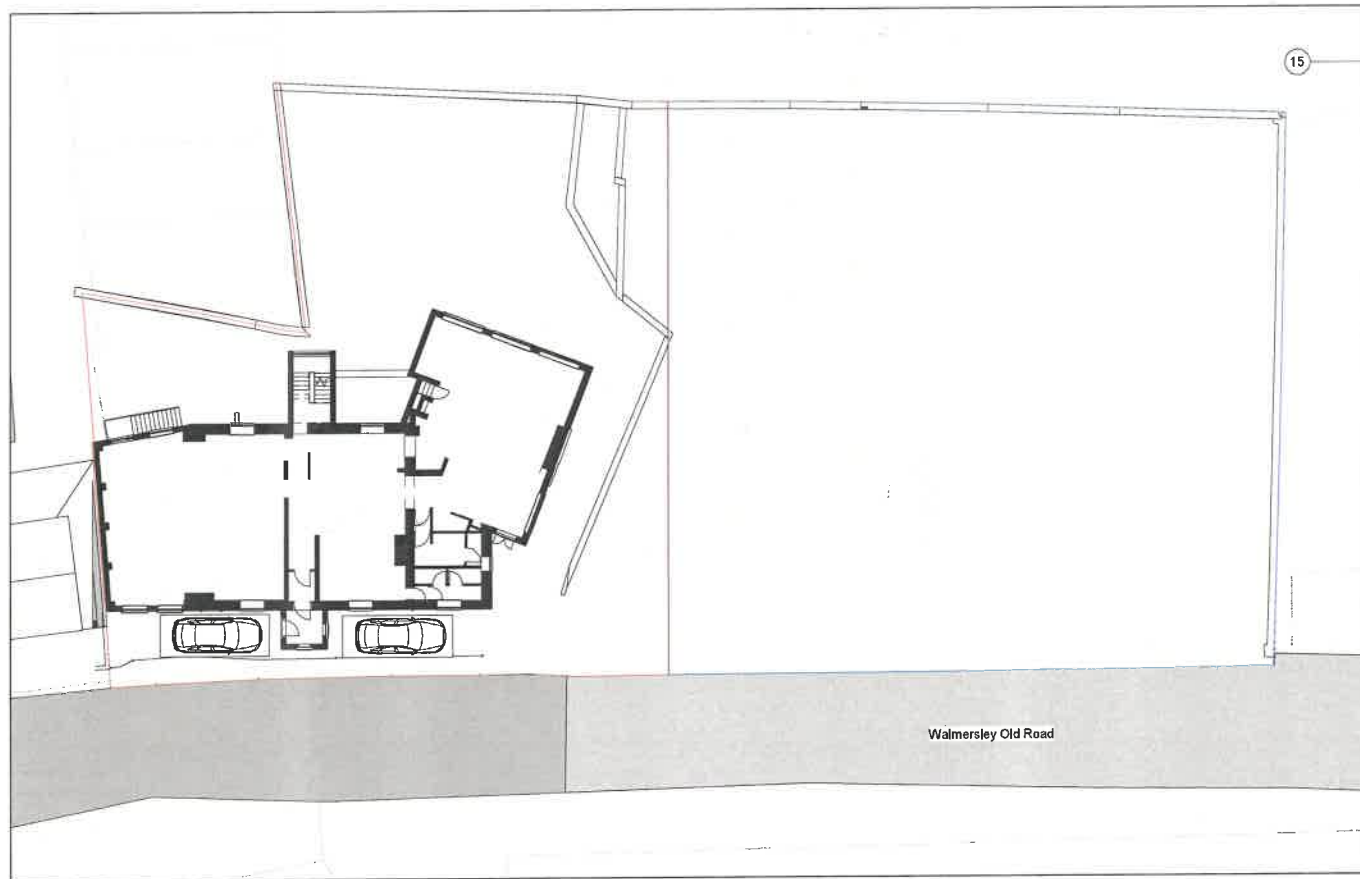
Conditions

Condition 5 has been added in relation to the tinting of bricks:

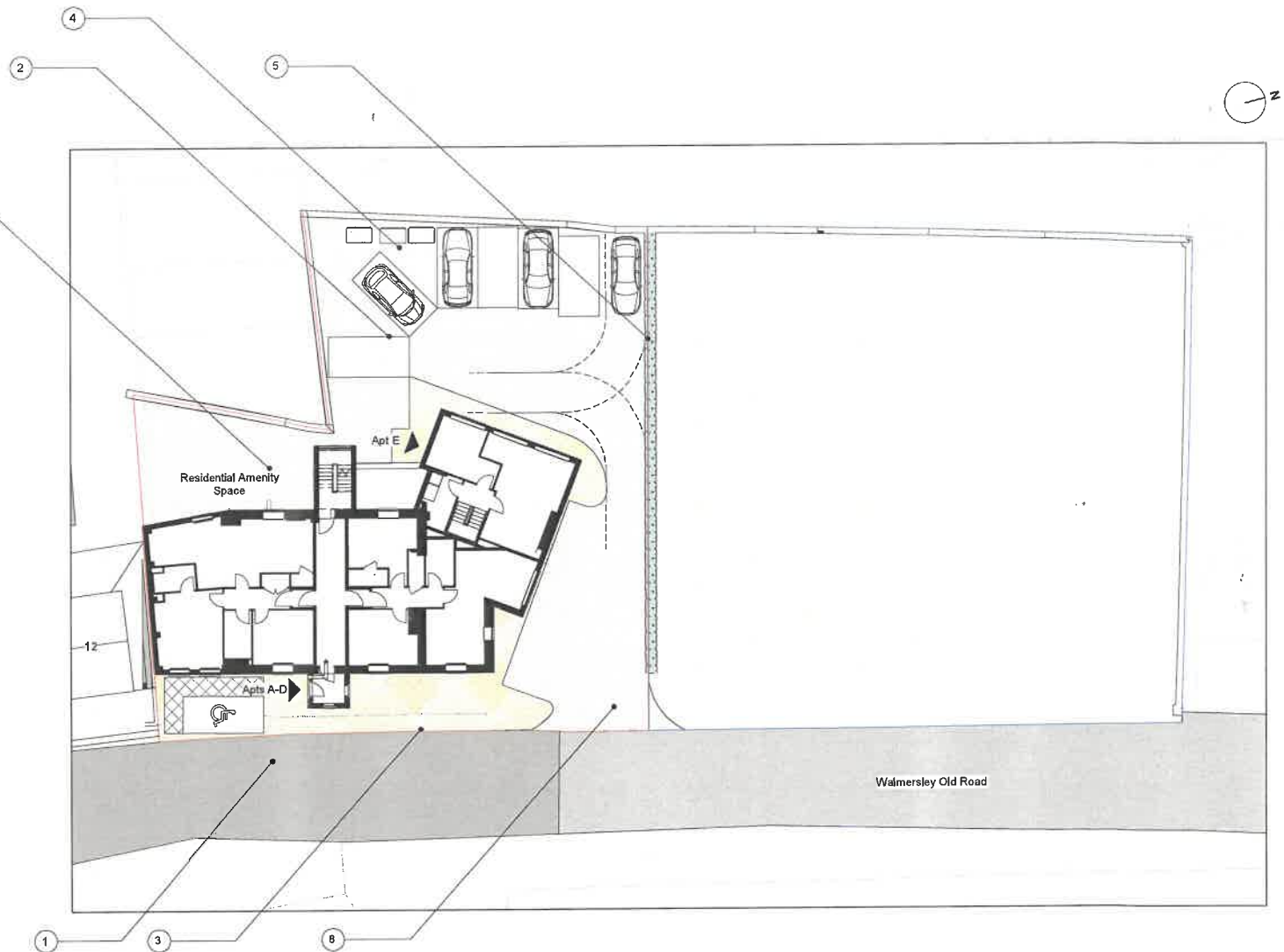
5. Within 3 months of the date of this decision, the applicant shall tint the bricks used in both the hip to gable extension and in raising the roof of the rear extension/ garage, to match the colour of the original house.

Reason. In the interests of the external finishing materials for the proposal hereby approved matching those of the existing building, in the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan and the National Planning Policy Framework.

Item 6: 70213 & 70214



2. Site - Existing
1:200



1. Site - Landscaping Plan
1:200

Note Block - Landscaping

- 1 Existing parking removed
- 2 8 No. parking spaces for new apartments.
- 3 2 No. Visitor parking spaces.
- 4 Apartment refuse storage area.
- 5 Site retaining wall in stone or similar to match local stone walling. With planted hedgerows in troughs
- 6 Paved front entrance area in natural stone paving flags or similar.
- 7 Open access to communal garden area.

Note Block - Landscaping

- 8 Apartments parking access
- 9 Plot dividing wall in stone or similar to match local stone walling. With hedgerow.
- 10 1 No. Parking spaces per house + 1 No. Visitor Space.
- 11 Paved rear patio area in natural stone paving flags or similar.
- 12 Lawn area in grass.
- 13 Rear garden access gate in timber.
- 14 Access steps from pavement down to dwelling entrance level.
- 15 Amenity Space

Legend - Landscaping	Legend - Landscaping
Site Boundary	Lawn
Parking Space Parallel	Hedgerow
Parking Space Standard Bay	Refuse - Domestic Wheelie Bin
Paving - Natural stone flags or similar	Refuse - Eurobin
Tarmacadam - Permeable	

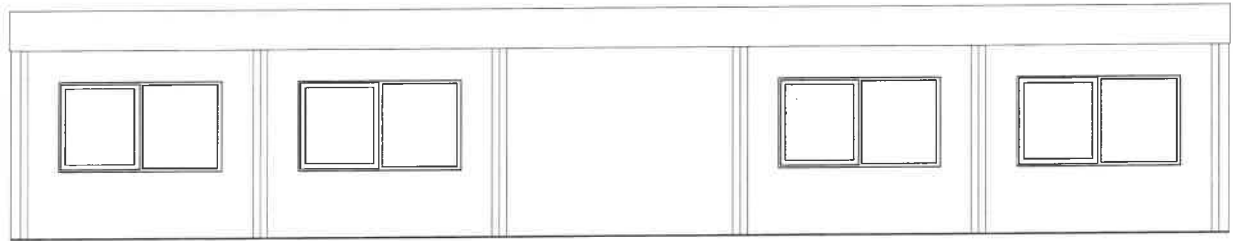
18	Overview	SP 180307
17	Lower level wall to upper level of 1st floor	SP 180308
16	Site Boundary	SP 180309
15	Refuse - Domestic	SP 180310
14	Refuse - Eurobin	SP 180311
13	Refuse - Domestic	SP 180312
12	Refuse - Eurobin	SP 180313
11	Refuse - Domestic	SP 180314
10	Refuse - Eurobin	SP 180315
9	Refuse - Domestic	SP 180316
8	Refuse - Eurobin	SP 180317
7	Refuse - Domestic	SP 180318
6	Refuse - Eurobin	SP 180319
5	Refuse - Domestic	SP 180320
4	Refuse - Eurobin	SP 180321
3	Refuse - Domestic	SP 180322
2	Refuse - Eurobin	SP 180323
1	Refuse - Domestic	SP 180324

0.5 0 0.5 1 1.5 2 2.5
SCALE 1:50 m

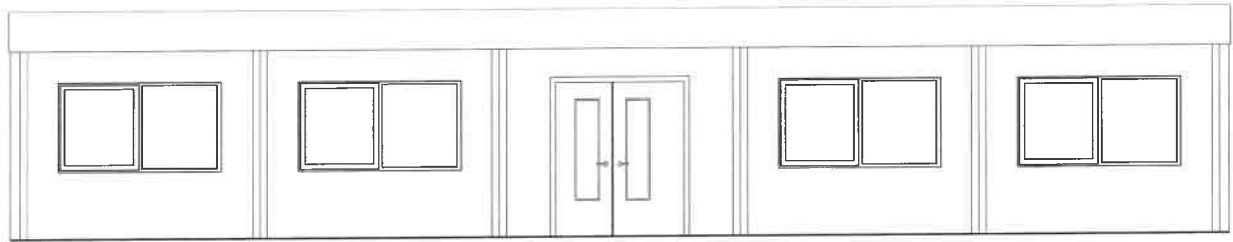
PROJECT	The Lord Raglan - Site Model	1:200	03 Apr 2019	SP
CITY	City View Estates	Planning		
DATE	Site - Existing and Proposed Site Plan	DA18037.0. 002.	18	
DESIGNED BY				
CHECKED BY				
APPROVED BY				

DADEBTAL
ARCHITECTURE
www.dadebtal.co.uk

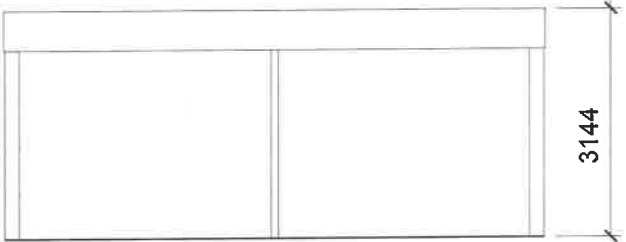
Rev	Description	Date	By
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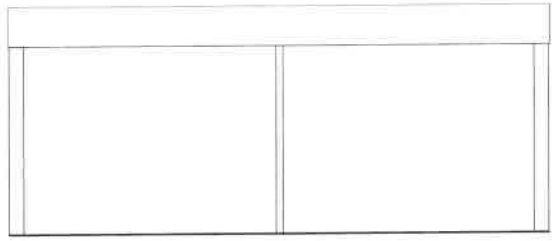
2 North Elevation
1 : 100



4 South Elevation
1 : 100



3 East Elevation
1 : 100



5 West Elevation
1 : 100

Standard floor loading is 3kN/m². Any loading imposed on a floor that is greater than 3kN/m² may require strengthening. Please contact your fire officer if you expect to exceed 3kN/m².

Any fire strategy shown on this drawing is subject to Fire Officer and Building Control approval.

Please note that this and any accompanying drawing(s) are for illustrative purposes only and as such, the building shown may vary from the actual finished building on site.

The position of windows, external doors and electrical fixtures (if shown) are dependent on stock availability at time of order.

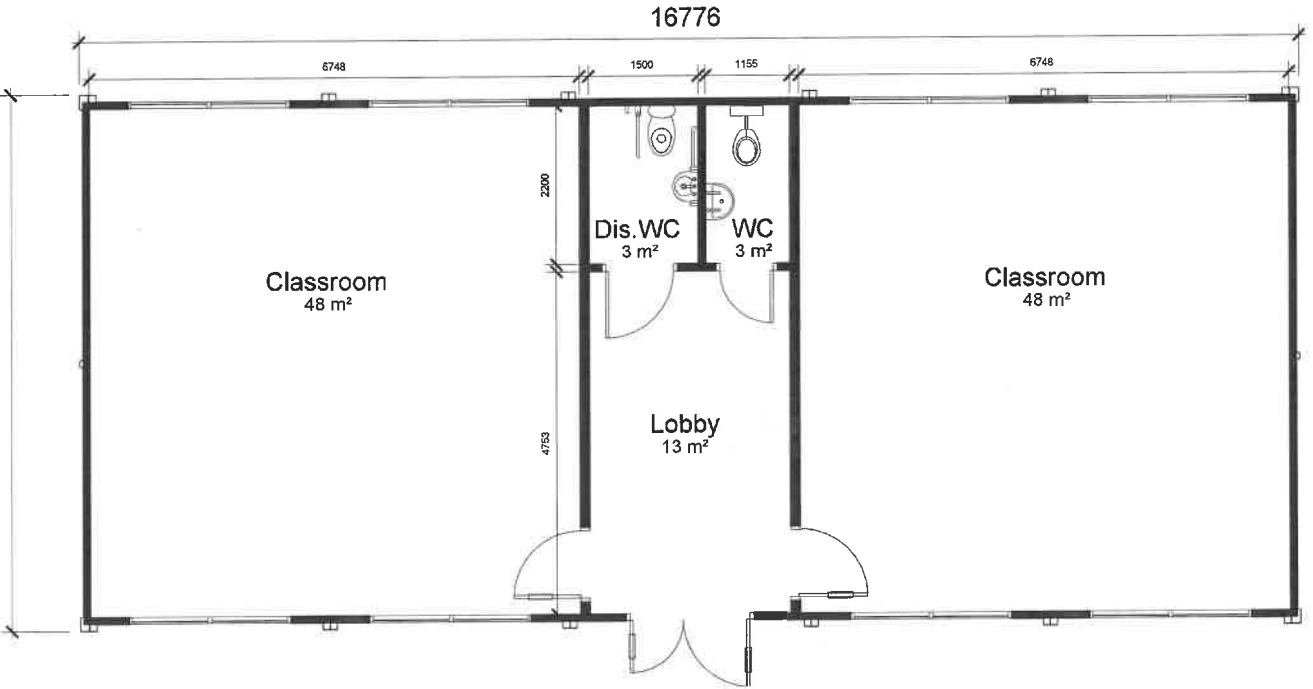
EXTERNAL COLOUR SCHEME | Ultima

Walls - Goosewing Grey - nearest BS ref 10 A 05
Vertical wall trim - Goosewing Grey - nearest BS ref 10 A 05
Bottom wall trim - White - nearest BS ref 00 E 55
Long wall fascia (covering wall) - Goosewing Grey - nearest BS ref 10 A 05
Long wall fascia (covering beam) - White - nearest BS ref 00 E 55
Short wall composite fascia - Goosewing Grey - nearest BS ref 10 A 05
Roof - White - nearest BS ref 00 E 55
External Skin - Goosewing Grey - nearest BS ref 10 A 05
Columns, external cornice - Grey - BS 4800 00 A 05
Columns, intermediate - Grey - BS 4800 00 A 05
Windows - Blue Grey - nearest BS 4800 18 B 29
Doors (insulated door) - Slate grey - nearest BS 18 B 25

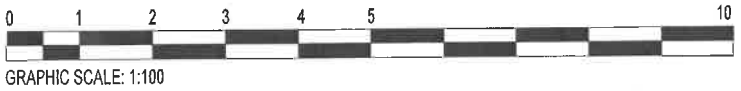
Internal Portakabin plots
For connection details please see
drawing DC0539

Item 7
71926.

Page 20



1 Proposed Layout
1 : 100

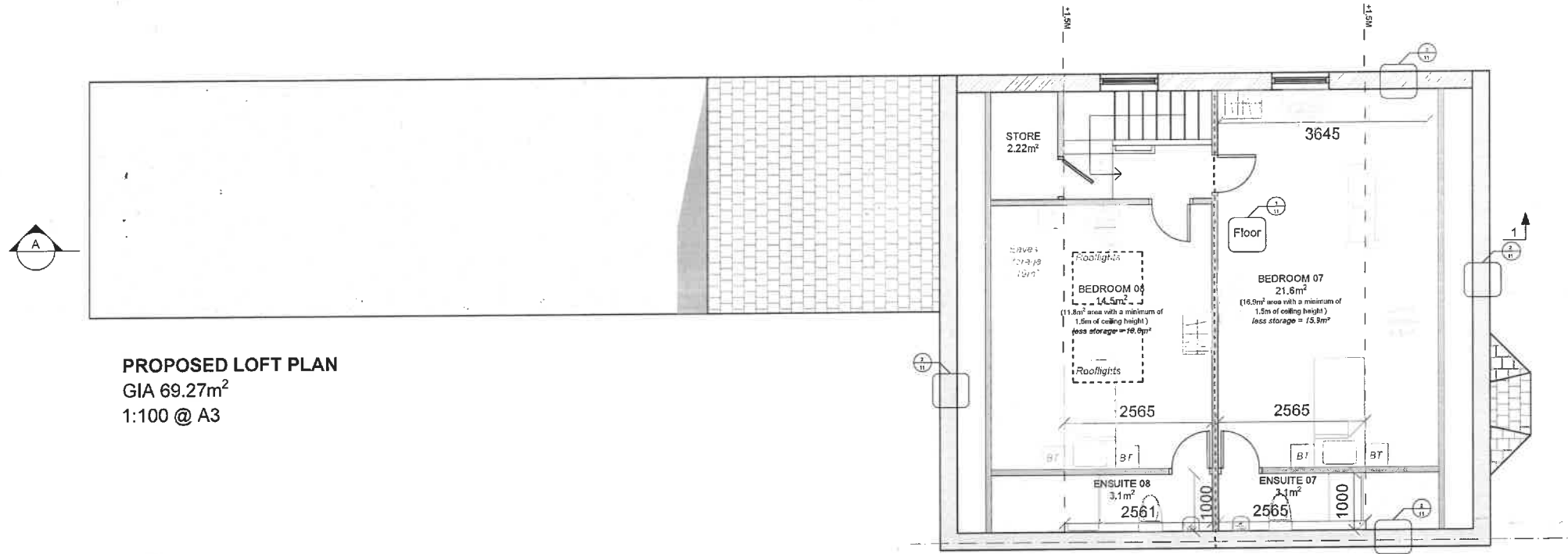


Total Floor Area - 116m²

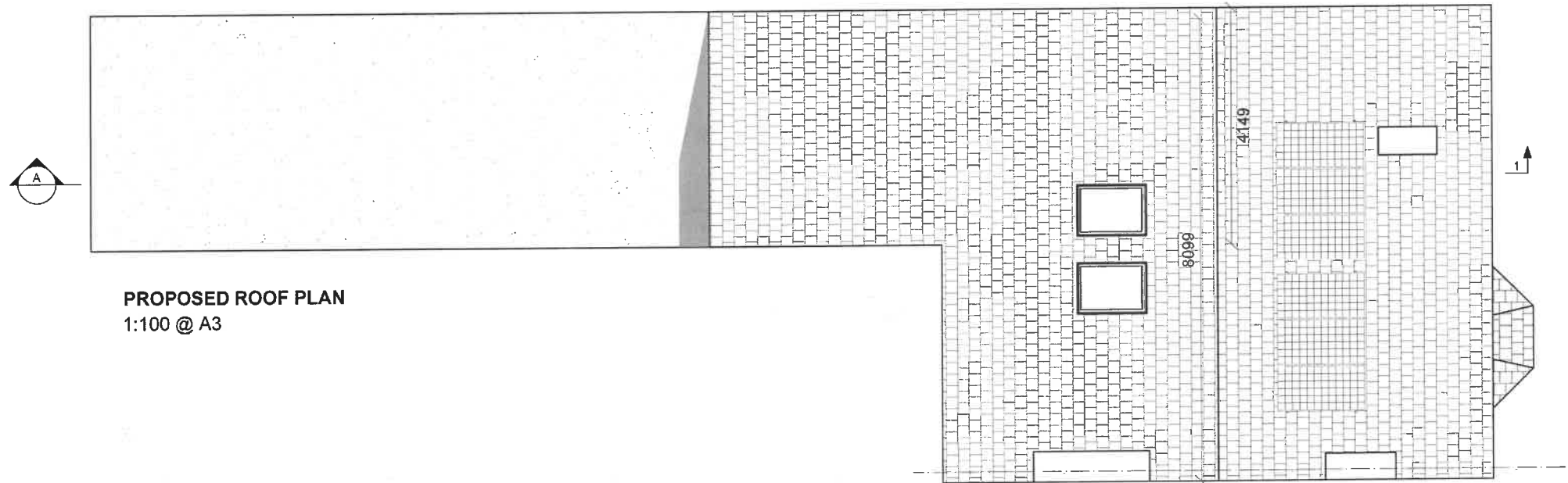
- 99mm Single Skin Partition
- 124mm Double Skin Partition
- Indicates where 30 min fire rating to be maintained
- Indicates where 60 min fire rating to be maintained

Fire Strategy to be confirmed. Subject to Fire/building officer approval. Max compartment size to be confirmed when location of nearest existing (functional) hydrant is known. If found to be more than 100m from the proposed buildings (where a hose can run), upgraded 60min wall construction or full redesign may be required to reduce compartments to 280m². Alternatively additional hydrant(s) could be installed as per building regs requirements

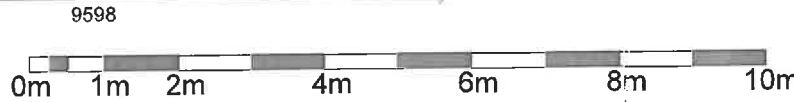
Client:	Bury Council Children's Services		
Project:	Elms Bank - Classroom		
Proposed Layout, 5 x UK073 Ultima Modules.			
Scale @ A3:	Date:	Drawn By:	
1 : 100	20.10.2025	MT	
Drawing Number:	Rev:		
HD/14251/01	A		



PROPOSED LOFT PLAN
GIA 69.27m²
1:100 @ A3



PROPOSED ROOF PLAN
1:100 @ A3



Notes:
All work is to be carried out to the latest current British Standards Codes of Practice and recognised working practices.
All work and materials should comply with Health and Safety legislation.
All dimensions are in millimetres unless where explicitly shown otherwise.
The contractor should check and certify all dimensions as work proceeds and notify the agent of any discrepancies.
Do not scale off the drawings, if in doubt ask.
HAD & Co. are not liable for any work undertaken prior to Full Planning Consent and/or Building Regulations Approval.

CDM REGULATIONS 2015
The client must abide by the Construction Design and Management Regulations 2015. The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients
The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transferred to the contractor or principal contractor. The designer can take on the duties, provided there is a written agreement between you and the designer to do so.


The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:
(a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.
Or:
(b) Exceeds 500 person days.

PARTY WALL ACT
The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:
• Support of beam
• Insertion of DPC through wall
• Raising a wall or cutting off projections
• Demolition and rebuilding
• Underpinning
• Insertion of lead flashings
• Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.
A Party Wall Agreement is to be in place prior to start of works on site.

THERMAL BRIDGING
Care shall be taken to limit the occurrence of thermal bridging in the insulation layers caused by gaps within the thermal element, (i.e. around windows and door openings). Reasonable provision shall also be made to ensure the extension is constructed to minimise unwanted air leakage through the new building fabric.

MATERIALS AND WORKMANSHIP
All works are to be carried out in a workmanlike manner. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking.

Revisions List:
a- Reduced scheme, revised parking, added more communal space, storage areas shown, details added.



HAD & Co.
www.hadmanchester.co.uk
0161 327 2529

Address: 240 Bolton Road,
Bury,
BL8 2PA

Title: Proposed Plans 2	Drawn: RAY
Client: James Harrison-Sherlock	Checked: NME
Date: 01-09-2025	Paper: A3
Drawing No: HAD3912-02-08	Scale: 1:100
Revision:	a

Item 8 - 71978

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