

Public Document Pack

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 April 2026
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.
Notes:	

AGENDA

4 PLANNING APPLICATIONS (*Pages 3 - 6*)

Reports attached.

BURY COUNCIL
DEPARTMENT FOR BUSINESS, GROWTH AND INFRASTRUCTURE
PLANNING SERVICES

PLANNING CONTROL COMMITTEE

21 April 2026

SUPPLEMENTARY INFORMATION

Item:01 Land to the south of 188 St Anns Road, Prestwich, Manchester, M25 9QS
Application No. 72700

Outline application for the erection of 1 no. four bed dwelling with associated landscaping, bins, bikes, and parking (access and landscaping matters reserved)

Extension of Time - Yes 24th April 2026

Please note the incorrect proposed site plan was published within the original Agenda Pack. The correct drawing 200 (Rev D) has now been published.

Item:02 Chamberhall Business Park, Magdalene Road, Bury, BL9 0JU
Application No. 72790

Erection of office HQ with ancillary sport facilities (use class E(g)(i)) and mixed-use employment units (use classes B2, B8 and E(g)(ii) and (iii)) including associated parking, access and landscaping

Extension of Time - No

Conditions

Condition 2

Proposed site phasing plan submitted and added to the approved plans list - Proposed site phasing - 24.180.02-BA-00-DR-A - 1005 P01

Condition 22 for the submission of a phasing plan deleted

Condition 3 - amended

No development hereby permitted (except site clearance) within any approved phase shall take place until the works relating to land contamination detailed below are fully completed:

With consideration to human health, controlled waters and the wider environment, the following documents shall be completed to characterise potential risk to sensitive receptors and submitted to the Local Planning Authority for approval:

I. Generic Quantitative Risk Assessment (GQRA). Submission of this document only if PRA requires it.

II. Detailed Quantitative Risk Assessment (DQRA). Submission of this document if GQRA requires it.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

This condition can be satisfied in phases.

Condition 21 amended to require submission of a delivery management plan prior to first occupation instead of prior to commencement of development.

Prior to first occupation of the mixed employment phase of development (Units A-E) a 'Delivery Management Plan' for that phase shall be submitted to and approved in writing by the Local Planning Authority confirming that delivery vehicles to the mixed-use employment units (Units A-E) once occupied shall not exceed the size of

a 10m rigid type (HGV) vehicle. The approved plan shall only be implemented and maintained thereafter.

Reason. In the interests of highway safety and to ensure that no Heavy Goods Vehicles larger than the proposed servicing design vehicle will serve the site pursuant to policies EC6/1, JP-C5, JP-C6 and JP-C8.

Item:03 84 Windsor Road, Prestwich, Manchester, M25 0DE Application No.

72816

Change of use from dwellinghouse (Class C3 (a)) to residential children's home for up to three children (Class C2)

Extension of Time - No

Nothing further to report

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