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AGENDA FOR

PLANNING CONTROL COMMITTEE



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To: All Members of Planning Control Committee
(Subject to appointment at Council AGM 21/05/25)

Councillors : G McGill (Chair), S Arif, C Boles, D Duncalfe,
U Farooq, J Harris, M Hayes, B Ibrahim, D Quinn,
G Staples-Jones 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:	Thursday, 29 May 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

1 APOLOGIES FOR ABSENCE

2 DECLARATIONS OF INTEREST

Members of the Planning Control Committee are asked to consider whether they have an interest in any of the matters on the Agenda and, if so, to formally declare that interest.

3 MINUTES OF THE MEETING HELD ON THE 22ND APRIL 2025 *(Pages 3 - 6)*

The Minutes of the meeting held on Tuesday the 22nd April 2025 are attached.

4 PLANNING APPLICATIONS *(Pages 7 - 62)*

Reports attached.

5 DELEGATED DECISIONS *(Pages 63 - 74)*

A report from the Head of Development Management on all delegated planning decisions since the last meeting of the planning control committee is attached.

6 PLANNING APPEALS *(Pages 75 - 86)*

A report from the Head of Development Management on all planning appeal decisions since the last meeting of the Planning Control Committee is attached.

7 URGENT BUSINESS

Any other business which by reason of special circumstances the Chair agrees may be considered as a matter of urgency.

Minutes of: PLANNING CONTROL COMMITTEE

Date of Meeting: 22nd April 2025

Present: Councillor G McGill (in the Chair)
Councillors S Arif, D Berry, D Duncalfe, U Farooq, M Hayes,
B Ibrahim, J Lancaster, D Quinn and G Staples-Jones

Public Attendance: 21 members of the public were in attendance at the meeting along with one member of the press.

PCC.1 APOLOGIES FOR ABSENCE

Apologies for absence were submitted by Councillors C Boles, J Harris and M Walsh.

Councillors D Berry and J Lancaster acted as substitute representatives for Councillors Walsh and Harris. There was no substitute representative for Councillor Boles.

PCC.2 DECLARATIONS OF INTEREST

Councillor J Lancaster declared a prejudicial interest in relation to the planning application on the agenda 71506, Erection of 1no. detached dwelling, Land to north of Titus Cottage, 57 Bradley Fold Road, Radcliffe, Bolton, BL2 5QR. Due to being a ward Councillor for Radcliffe North and Ainsworth she had already spoken on the application prior to being appointed a substitute representative on the committee this evening. Councillor Lancaster left the meeting during deliberations on this application.

The Chair, Councillor G McGill placed on record that himself and other Members of the Committee knew the applicants in their respective roles as a local Councillor and MP, for the planning application on the agenda for 71672, First floor extension at front/side/rear, 36 Trimmingham Drive, Bury, BL8 1JW.

Councillor B Ibrahim declared a prejudicial interest in relation to the planning application on the agenda 71672, First floor extension at front/side/rear, 36 Trimmingham Drive, Bury, BL8 1JW. This was due to him undertaking ad hoc consultancy work for the local MP on community affair issues. Councillor Ibrahim left the meeting during deliberations on this application.

Councillor D Berry declared that he was a member of the Bury Folk Keep it Green group and had an open mind for all the planning applications. Therefore, he would remain in the meeting during deliberations of all applications and take part in the determination and voting.

PCC.3 MINUTES OF THE MEETING HELD ON THE 18TH MARCH 2025

Delegated decision:

That the Minutes of the meeting held on the 18th March 2025 be approved as a correct record and signed by the Chair.

PCC.4 PLANNING APPLICATIONS

A report from the Head of Development Management was submitted in relation to applications for planning permission.

There was supplementary information to add in respect of application numbers 71619, 71506 and 71638.

The Committee heard representations from applicants and objectors in respect of the applications submitted. This was limited to three minutes for the speaker.

Delegated decisions:

1. That the Committee **Approved with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report submitted with an additional condition in relation for a plan to show internal layout and subject to all other conditions included: -

58 Sunny Bower Street, Tottington, Bury, BL8 3HL

Change of use from residential dwelling (Class C3) to residential institution (Class C2)

2. That the Committee **Approved with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report and any supplementary information submitted with an additional condition in relation to a soundproofing scheme and amendment of condition 4 to add that the basement is not used as a bedroom but ancillary uses only and subject to all other conditions included: -

156 Walmersley Road, Bury, BL9 6LL

Change of use from existing 6-bed House in Multiple Occupation (HMO) (Class C4) to 8-bed, 9 person House in Multiple Occupation (HMO) (Sui Generis)

3. That the Committee **Approved with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report submitted and subject to all other conditions included: -

36 Trimmingham Drive, Bury, BL8 1JW

First floor extension at front/side/rear

4. That the Committee **Approved with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report and any supplementary information submitted and subject to all other conditions included: -

Land to north of Titus Cottage, 57 Bradley Fold Road, Radcliffe, Bolton, BL2 5QR

Erection of 1no. detached dwelling

5. That the Committee **Approved with Conditions** the following application in accordance with the reasons put forward by the Development Manager in the report and any supplementary information submitted with an amendment of condition 3 in relation to a soundproofing scheme and subject to all other conditions included: -

52 Manchester Road, Bury, BL9 0SX

Change of use from dwelling (Class C3) to 8 bed, 8 person, house in multiple occupation (HMO) (Sui Generis) with loft conversion including rear dormers and front velux rooflight

PCC.5 DELEGATED DECISIONS

A report from the Head of Development Management was submitted listing all recent planning application decisions made by Officers using delegated powers since the last meeting of the Planning Control Committee.

Delegated decision:

That the report and appendices be noted.

PCC.6 PLANNING APPEALS

A report from the Head of Development Management was submitted listing all recent planning and enforcement appeal decisions since the last meeting of the Planning Control Committee.

Delegated decision:

That the report and appendices be noted.

PCC.7 JOINT PLANNING COMMITTEE

A report from the Head of Development Management outlined the draft arrangements and terms of reference for a joint Planning Committee between Rochdale and Bury Councils to determine planning and related applications at Northern Gateway, Places for Everyone sites JP Allocations 1.1 and 1.2.

Delegated decision:

That the Planning Control Committee noted the report and recommended that full Council approve the establishment of a Joint Planning Committee with Rochdale Council, in accordance with the draft Terms of Reference, to determine planning and related applications at Northern Gateway, Places for Everyone Allocations JPA 1.1 and JPA 1.2.

PCC.8 URGENT BUSINESS

No urgent business was reported.

As this was the last meeting of the 2024-2025 municipal year, Members placed on record their thanks to the Chair for his good Chairmanship of the Committee over the past 12 months.

COUNCILLOR G MCGILL
Chair

(Note: The meeting started at 7.10pm and ended at 8.50pm)

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Title	Planning Applications
To:	Planning Control Committee
On:	29 May 2025
By:	Development Manager
Status:	For Publication

Executive Summary

The attached reports present members with a description of various planning applications, the results of consultations, relevant policies, site history and issues involved.

My recommendations in each case are given in the attached reports.

This report has the following implications

Township Forum/ Ward: Identified in each case.

Policy: Identified in each case.

Resources: Not generally applicable.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:
The elimination of discrimination, harassment and victimisation;
The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;
The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, I have concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based

upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the Planning Control Committee shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Development Manager

Background Documents

1. The planning application forms and plans submitted therewith.
2. Certificates relating to the ownership.
3. Letters and Documents from objectors or other interested parties.
4. Responses from Consultees.

FOR FURTHER INFORMATION ON THE CONTENTS OF EACH REPORT PLEASE CONTACT INDIVIDUAL CASE OFFICERS IDENTIFIED IN EACH CASE.

01	Township Forum - Ward: Prestwich - Sedgley	App No. 71330
	Location: 12A Whittaker Lane, Prestwich, Manchester, M25 1FX	
	Proposal: Change of use from restaurant (Use Class E) to 13 bed (single occupancy) House of Multiple Occupation (HMO) (Sui-Generis), excavations to part of rear yard area and installation of steps, insertion of a window and door on rear elevation at Basement level change of rear ground floor doorway to a window, and enlargement of a first-floor window on the side elevation	
	Recommendation: Approve with Conditions	Site Visit: N
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02	Township Forum - Ward: Bury West - Church (Historic)	App No. 71755
	Location: 89 Wood Street, Bury, BL8 2QU	
	Proposal: Change of use from former hot food takeaway with first floor residential flat (Sui Generis/Class C3) to 3 no. bedroom (maximum 4 no. occupants) house in multiple occupation (HMO) (Class C4); External alterations	
	Recommendation: Approve with Conditions	Site Visit: N
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03	Township Forum - Ward: Whitefield + Unsworth - Unsworth	App No. 71578
	Location: Unsworth Primary School, Blackley Close, Bury, BL9 8LY	
	Proposal: Change of use from F1 to E(f) and reconfiguration of exiting classroom space to form new nursery rooms; Single storey rear extension; Erection of new front canopy with polycarbonate roof; Formation of new car parking area	
	Recommendation: Approve with Conditions	Site Visit: N
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Ward: Prestwich - Sedgley

Item 01

Applicant: RGJB Whittaker Ltd

Location: 12A Whittaker Lane, Prestwich, Manchester, M25 1FX

Proposal: Change of use from restaurant (Use Class E) to 13 bed (single occupancy) House of Multiple Occupation (HMO) (Sui-Generis), excavations to part of rear yard area and installation of steps, insertion of a window and door on rear elevation at Basement level change of rear ground floor doorway to a window, and enlargement of a first-floor window on the side elevation

Application Ref: 71330/Full

Target Date: 29/01/2025

Recommendation: Approve with Conditions

Description

The application relates to a substantial two storey property located on the corner of Stores Street and Whittaker Lane, Prestwich, opposite the junction of Infant Street and the Royal Oak Public House. The application site is attached to residential dwellings on Stores Street. On the opposite junction of Stores Street to the application site is a convenience store which has a flat above. Adjacent to the side elevation of the building is a unit serving a furniture upholstery business, which is currently vacant, going through probate, and residential flats present on Whittaker Lane.

The application property is bound by two single width cobbled streets; Stores Street, which serves the application property and nos. 1-3 Stores Street (residential dwellings) and a narrow cobbled street which provides access.

The application property has a rear yard area which is accessed externally from the narrow cobbled lane.

The property is currently vacant but has recently been in use as an Indian Restaurant.

Refuse bins belonging to the residential properties and the former re-upholstery business on Whittaker Lane are currently being stored on the narrow cobbled lane that runs along the back of part of Whittaker Lane, adjacent to the application site, primarily on the corner of the vacant unit, close to the front door of the application building.

The site is located within the Whittaker Lane/ Bury Old Road Local Shopping Centre, as defined by the Unitary Development Plan.

Planning permission is sought for the change of use of the building from a restaurant to a 13 bed (single occupancy) House of Multiple Occupation (HMO), for alterations to the external fenestration of the building and to make amendments to the boundary wall surrounding the rear yard area to form a new gated opening. The external alterations proposed include:

- Excavation of part of the rear yard area to enable bi-folding doors to be installed in the rear elevation of the property at Basement Level to serve a proposed kitchen dining area and for a set of steps up to ground level
- Change the ground floor door positioned centrally on the rear elevation to a window.

- Enlargement of a first floor window on the side elevation
- Removal of the existing yard gate and creation of a wider opening further along the side boundary wall of the rear yard area.

The internal layout proposed is as follows:

Basement Level - A kitchen containing 3 hobs and ovens and two sinks, a combined living room and dining area seating for 12, a Study, a Utility Room, a W.C, a room containing water tanks, and a staircase up to the ground floor. Within the rear elevation a set of a bi-folding doors is proposed to serve the proposed external patio area.

Ground Floor Level - Access from street level will remain from the front corner of the building which would open onto an entry corridor and 6 ensuite bedrooms are proposed.

First Floor Level - 7 ensuite bedrooms are proposed at first floor level, all of which would be served off a shared landing area.

Within the rear yard area, a secure and covered cycle store is proposed as well as 5 x 1100 litre refuse bins. The application initially only provided 3 refuse bins.

During the course of the application, the applicant has amended the proposed layout to the Basement of the building, rearranged the layout of the rear yard area to accommodate two additional 1100 litre bins from the three bins initially proposed and to ensure refuse bins were not sited adjacent to the proposed basement patio area, a set of patio doors has been added to serve the kitchen area and has sought to retain the existing frontage of the building.

Relevant Planning History

49893 - SINGLE STOREY KITCHEN EXTENSION TO REAR - Withdrawn by Applicant
05/06/2008

66348 - Change of use of the first floor only to form a 4 bedroom/4 person house in multiple occupation (HMO) (Use Class C4) - Approved with Conditions, 11/03/2021

Publicity

The application proposals as submitted was advertised by Site Notice and also 13 close neighbouring properties were notified by letter.

Due to the description of development initially being vague over the external alterations proposed, Officers expanded the description and re-consulted neighbours on the 29/01/25. Due to the applicant submitting amended plans showing a different fenestration opening

37 representations have been received raising the following objections:

Impact on Local Centre

- Asserts the significant loss of a valued commercial use that has historically contributed to the vibrancy of Whittaker Lane. The commercial frontage, the existing use acts as a social and economic anchor, fostering footfall, interaction, and community engagement and asserts its removal diminishes the vitality of this prominent location, undermining the area's appeal and function as a mixed-use hub. States this risks setting a precedent for similar conversions, leading to a gradual erosion of the identity and vibrancy of Whittaker Lane's streetscape.
- Concerns about setting a precedent for similar conversions and thus a gradual erosion

of the identity and vibrancy of Whittaker Lane's streetscape.

- There's been a positive revival with independent businesses creating a thriving hub and states converting a key commercial property into a low-quality HMO undermines this progress. Also states the ground floor should remain for retail or food and drink use to support local regeneration.
- The ground floor should remain for retail or commercial use
- Should maintain a good offering of retail and hospitality spaces. It would make sense for the ground floor to remain a retail space and any upper floors to be 2/3 bedroom flats which is more in line with the type of housing required in Prestwich.

Whether there is a need for a HMO development

- Asserts that the HMO is not needed - The area is in need of smaller affordable properties for people to live in and become involved in the community long term.

States there is a Housing Need mismatch advising Prestwich's recent Housing Needs Assessment highlights a demand for two- and four-bedroom homes. There is very little need for single-occupancy units.

Amenity of nearby residents

- Noise and disturbance - residential amenity and the character of the historic residential area (Stores Street).
- The high number of occupants in the proposed HMO, combined with the transient nature of tenants, is likely to generate elevated levels of noise, including late-night disturbances.
- Despite the submitted management plan, it is difficult to guarantee that noise levels from the property, both internally and in external communal spaces, will not disrupt the quiet enjoyment of nearby residential properties. This issue is exacerbated by the building's proximity to family homes, where uninterrupted peace and quiet are critical to maintaining residential amenity.
- The properties along Stores Street, including the proposed HMO site, are historically significant structures with single-brick partition walls. This inherently poor sound insulation means that noise generated by a high-occupancy HMO will transfer easily between buildings to the detriment of amenity.
- Families with young children and residents with pets in adjoining properties will face significant disruption to their quiet enjoyment of their homes. This is particularly unacceptable in a street where current residents already experience noise from nearby businesses and foot traffic to Heaton Park Metrolink.
- The scale of the proposed HMO, is disproportionate to the site and its surroundings.
- Biding doesn't appear capable of supporting 13 tenants without creating cramped and substandard living conditions. Overcrowding would reduce the quality of life for tenants but will also impose undue strain on local services and infrastructure.
- The foundations of buildings in the immediate area are already under strain, as evidenced by the vibrations residents feel from daily activities. For example, the multiple

deliveries & loading of goods into the shop here on the corner, the opening and closing of shutters, bass line music from The Goods Inn, the stacking of chairs at The Prachee restaurant at closing time can also be felt by residents. The proposed inclusion of a theatre room and other communal facilities in the cellar of the HMO raises significant concerns about further vibrations and structural impacts. The use of such a facility, particularly during late hours, is likely to exacerbate these issues, causing further disturbance to neighbouring properties.

- Acoustic sensitivity, combined with the noticeable tremors from local activities, highlights the delicate balance of the area's residential character. Adding a high-density HMO with features like a basement theatre room and communal spaces will amplify these disturbances, fundamentally altering the living environment for existing residents.
- Neighbouring residents feel the barrels being lowered from the pub deliveries so 13 people in such a small space especially with a cinema room would be awful. The neighbours state they feel the chairs being cleared in the restaurant, cutlery, people, music & air con through the whole house at all hours and they can hear people in the houses near the chemist if their windows are open, warm weather with noise and rubbish would be unbearable.
- No consideration seems to have been made for the residents on the 4/5 houses at the side of the Pranchee

Refuse Storage

- Insufficient refuse storage proposed for 13 residents
- Overflowing bins and improper waste storage will attract pests, creating health hazards for residents and their pets. The current layout does not appear to accommodate sufficient space for the additional bins required, making it impractical to store and collect waste in a way that does not adversely impact the neighbourhood.

Highway Safety Matters

- The area surrounding Whittaker Lane already faces significant parking pressure due to its proximity to Heaton Park Metrolink Station and existing parking restrictions. The proposal lacks adequate off-street parking, which will intensify demand for scarce on-street spaces and the small adjacent car park, negatively impacting residents and businesses that depend on this limited availability.
- Stores Street, an unadopted cobbled road with minimal parking capacity and no council maintenance, will be particularly affected. Residents rely on clear access for vehicles and deliveries, which the influx of 13 tenants and associated service vehicles would disrupt. This will likely result in congestion and conflicts over access and egress.
- Stores Street has a distinctly residential character, marked by a close-knit community of just a few homes and residents.
- If any of the 13 occupants have a vehicle, there will be nowhere for them to park nearby.
- Close to a Primary School. Traffic here is already horrific at drop-off and pick-up times (8:50 AM and 3:30 PM). Adding more residents and vehicles will worsen congestion,

increase parking pressure, and create safety hazards for children.

- The scheme clearly does not meet parking standards set out by the council, despite it's so-called sustainable location, it is a given that some residents will have cars and no car parking options.

Drainage

- The drainage on 12A is in disrepair and water gushes from the pipes at the front and back, more water works would make this worse.

General Amenity

- The building has architectural value and should be restored sympathetically.
- Stores Street doesn't get cleaned and it is littered, this many more people could cause health & safety issues with vermin due to the number of bins and amount of rubbish already around.
- The scheme offers little in amenity value for the street scene or for potential residents.
- Already a lack of capacity with local doctor and taking my child to the Doctor's when ill. The proposal would make access to doctors worse.

Amenity of future occupants

- Asserts cramming 13 small rooms into limited space with little amenity would attract transient tenants and offer substandard living conditions.
- The proposed Laundry room and Kitchen facilities are inadequate for 13 residents.
- The scheme does not have a robust management plan connected to it as it pertains to tenancy management and due to the proximity of the primary school this is a concern.

Procedural Matters

- Asserting there is incomplete Plans.

These objections include representation from Ward Councillors; Cllr Alan Quinn and Cllr Richard Gold who object to the proposals and support local residents in their opposition to the proposal.

Statutory/Non-Statutory Consultations

Traffic Section - Raises concerns that 13 occupants with no dedicated car parking provision would lead to parking on street to the detriment of highway safety but recognises that the premises has a lawful commercial use that equally has no dedicated parking.

Waste Management - Verbally advised that each occupant should each have sufficient refuse provision and it should be stored within the rear yard area of the property.

Housing - Public Protection - No comments or observations received.

Adult Care Services - No comments or observations received.

Greater Manchester Police - designforsecurity - No objections

Greater Manchester Ecology Unit - Recommends enhancements for biodiversity.

Prestwich Village Neighbourhood Forum (PVNF) - Raises objections on the following grounds:

1. Located in a commercial allocated frontage, the loss of the commercial use would undermine the centre's vitality and vibrancy.
2. The conversion of the property into low quality accommodation would undermine the regeneration of not just the centre itself but the amenity of the surrounding residential area including the vacant site to the rear (former Printworks).
3. Overdevelopment incorporating tiny rooms and very limited shared internal or outside amenity space. Only likely to attract very transient groups who will have no commitment to the local community.
4. Building is located at a very cramped location. Stores street is a cul-de-sac and any vehicles accessing or wishing to park at the property would create a traffic hazard at this location and place further pressure on local residential streets which already have limited parking.
5. The plans for the conversion of the building are completely inadequate and plans showing the proposed elevation treatment to the building seem to be incomplete. The building itself has some quality but has suffered from some unsympathetic alterations in the past with the removal of the original attractive shop windows. It could be sympathetically renovated, in line with the Design Code, that PVNF have recently commissioned, and which will form a major part of our Neighbourhood Plan.
6. PVNF also recently commissioned a Housing Needs Assessment for the Neighbourhood area, and it clearly shows that the need within the area is for two and four bedroom properties, with least need (or demand) for small and one bedroom properties.
7. The applicant's agent has attempted to justify the proposed conversion by reference to the PFE and NPPF because it makes full use of existing buildings. We do not disagree with the aims of these plans in making the best use of brownfield land and existing buildings, but it is disingenuous to attempt to use these broad objectives to support low quality and inappropriate development. The building would be better re-used for retail / food & drink use at ground floor with the conversion of the upper floors for two bedroom accommodation and ensuring that the elevational treatment of the building is improved. A conversion on this basis would not just make effective use of the building but would support the many other policies within the PFE and the NPPF, including those of good design, regeneration of local centres, the development and regeneration of sustainable neighbourhoods and the development of good quality housing in line with local needs

Pre-start Conditions - Agreed with pre-start conditions

Development Plan and Policies

S1/4	Local Shopping Centres
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/4	Conversions
EN1/2	Townscape and Built Design

EN7/2	Noise Pollution
HT2/4	Car Parking and New Development
EN7/2	Noise Pollution
H1/2	Further Housing Development
JP-C1	Our Integrated Network
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-S2	Carbon and Energy
SPD11	Parking Standards in Bury
JP-S1	Sustainable Development
SPD13	Conversion of Buildings to Houses in Multiple Occupation
JP-P1	Sustainable Places
NPPF	National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

ISSUES

Principle of Development

The National Planning Policy Framework (NPPF) sets out the government's objective of significantly boosting the supply of homes in all kinds of sizes and tenures.

With regard to HMOs, the conversion of properties into flats or bedsits can make an important contribution to the local housing stock and can utilise vacant or underused space more efficiently.

At paragraph 11, the NPPF is clear that decisions should be in favour of sustainable development and at para. 61 states that the overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

UDP Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses.

The site is located in an urban area, within a Local Centre, and is attached to the residential properties on Stores Street, which is characterised by residential dwellings. The majority of the adjacent housing stock is 2 storey terraced types and as such the proposal for a

residential use is considered acceptable in this locality and would make a contribution to local housing needs in the area.

The area is urban in character and being positioned within the adopted Local Centre is within walking distance of local shops and amenities, Heaton Park Tram Station and several bus routes and is therefore considered to be in a sustainable area.

NPPF paragraph 125c also gives "substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, proposals for which should be approved unless substantial harm would be caused".

The proposed development would therefore be acceptable in principle and in accordance with Policy H1/2, H2/4 and the principles of sustainable development in the Places for Everyone Joint Development Plan (JP-P1) and the principles of the NPPF.

Housing Needs

Paragraph 63 of the NPPF confirms that "size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies. These groups should include (but are not limited to) those who require affordable housing (including Social Rent); families with children; looked after children; older people (including those who require retirement housing, housing-with-care and care homes); students; people with disabilities; service families; travellers; people who rent their homes and people wishing to commission or build their own homes" however no direct reference is made to HMOs or buildings of multiple occupation.

Prestwich Village Neighbourhoods comments relating to the Housing Needs Assessment they are preparing which the Council has not been involved in preparing can be given very little weight at this stage as the survey has not been subject to any formal public consultation and has not been adopted by the Council. The Assessment will not carry any weight in planning decisions until the Neighbourhood Plan has been examined.

The Bury Housing Needs and Demand Assessment does not specifically identify the need for HMOs. It does however show that Prestwich has the highest level of need for 1-bed affordable properties. Whilst HMOs are not affordable housing as defined by the NPPF, they do contribute to meeting needs by providing a lower cost housing option and play important role in the housing market, particularly for people who have limited housing choices or are looking for short stay accommodation. This is therefore the adopted position of the Local Planning Authority and not that which is asserted by the Prestwich Village Neighbourhood Forum.

Character of the area - concentration of HMOs

Whilst there is no specific policy in relation to HMOs within the adopted UDP, UDP Policy H2/4 - 'Conversions' takes into consideration the concentration of conversions for multiple occupation and the impact this can have on the character of an area.

According to the current Bury Council register of licensed HMO's, there are no licensed HMOs within 100 metres of the property. Not all HMO's require a license if occupation does not exceed 5 occupants, or planning permission if the property is a dwellinghouse with no more than 6 occupants. The LPA does not have access to records in relation to smaller HMOs that either do not require a licence, or do not need planning permission. However, based on the evidence available, there is no evidence to suggest that this proposal would result in an over concentration of HMOs in this locality.

Loss of the commercial use of the building

The application site is a vacant restaurant building which became vacant in December

2024.

The application site is located within the Whittaker Lane/Bury Old Road Local Centre, as defined within the adopted Development Plan, and, as such, the proposal should be considered against UDP Policy S1/4: 'Local Centres'.

Policy S1/4 states that the Council will seek to maintain and enhance local shopping centres. The main emphasis of policy S1/4 is on consolidation and enhancement of existing retail provision, uses which formally were considered A1 but are now considered to fall under Use Class E(a).

The authorised use of this building is Class E(b), formally Use Class A3 and therefore the proposal would not conflict with UDP Policy S1/4, which relates to existing retail provision.

The NPPF includes local centres within its definition of Town Centres. The NPPF includes retail, restaurant and residential within the definition of main town centre uses. Paragraph 90 of the NPPF states that planning decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation. The provision of an additional small scale housing development in this Local Centre would align with this approach.

The NPPF seeks to focus on the management of change within Town Centres. Given the current vacancy of the building, although the property has only been vacant since December 2024, the application site adjoins existing residential properties, and that the proposal would result in the addition of additional residential occupancy into a Local Centre where residents can use the facilities within the Local Centre as well as being in close proximity to sustainable modes of transport.

To conclude, there are no local planning policies to resist the loss of the commercial space at ground and basement floor levels within the Whittaker Lane/ Bury Old Road Local Centre and it is evident that the proposal does not directly conflict with local or national planning policies. The NPPF seeks to focus on the management of change within Town Centres. Whilst the property has only been vacant since December 2024, it does adjoin existing residential properties and would result in additional residential occupancy in the Local Centre. Residents can use the facilities within the Local Centre as well as benefit from being in close proximity to sustainable modes of transport, the principle of development is therefore acceptable.

Highway Safety

There are no specific car parking standards for HMO's in SPD 11: 'Parking Standards in Bury'. SPD 13: 'The Conversion of Buildings to Houses in Multiple Occupation' gives some general advice. It states that parking and road safety issues will be important considerations when assessing a planning application and any proposal that is considered to have a detrimental impact on highway safety or harm to amenity will not be permitted.

HMO's are best located in sustainable areas well served by public transport and close to amenities, services and facilities, which can reduce the demand of parking.

The site is located in a prominent position within the street scene and Whittaker Lane/ Bury Old Road Local Centre, and is in close proximity of Heaton Park Tram Station and within . The proposal is considered to be in a highly accessible location due to its proximity to both the Tram and Bus Services present in close proximity to the site.

The property has no dedicated off-street parking provision. However, neither does the current lawful use of the property.

The concerns raised by residents about more cars parking on streets in close proximity to the application site are noted, as to are the representations received raising concerns that future occupiers will park on Stores Street, blocking access and egress for existing residents and that existing residents are fearful that the proposed intensification would adversely affect the amenity of existing occupiers.

The property has an authorised use as a restaurant and had a number of staff, as well as customers which included large parties, and this is a fall-back position that is a material consideration in favour of supporting the proposed use. It is noted however, that the restaurant was primarily open in the evenings and visitors only stayed whilst they visited the restaurant. Nevertheless, the restaurant use could re-commence at any time and more than 13 customers could visit the restaurant at any one time, and come/go with significant frequency. Moreover, PfE Policy JP-C1: An Integrated Network deliver an accessible, low carbon Greater Manchester by delivering a pattern of development that minimises both the need to travel and the distance travelled by unsustainable modes to jobs, housing and other key services, including healthcare, education, retail, recreation and leisure facilities, green space and green infrastructure and Locating and designing development, to deliver a significant increase in the proportion of trips that can be made by walking, cycling and public transport.

This property is located circa 50 metres from the Heaton Park Tram Station and a number of buses run along Bury Old Road. Accordingly, the property is in a highly accessible location and is suitable for this type of proposal. Therefore, whilst it is not unreasonable to consider that some or all of the future occupiers may have a car, given the permitted fallback use of the property as a restaurant in this location it is highly unlikely that a refusal of the application on lack of car parking provision and highway safety could be justified, more so as the Council has no substantiated evidence that on-street car parking in the vicinity is over subscribed.

Residential Amenity

UDP Policy H2/4 'Conversions' requires applications for conversions to have regard to the effect on the amenity of the neighbouring properties through noise, visual intrusion, the position of entrances, impact of parking areas, extensions and fire escapes.

Neighbouring occupiers

The existing property adjoins terraced residential properties, nos.1-3 Stores Street. Residents' objections about noise pollution occurring through the walls have been taken on board by the applicant who have made several changes to the basement layout in response. Notably, they have removed both the games room and cinema rooms initially proposed, as these had the potential to generate significant noise.

In addition, they have relocated the dining area out of the kitchen area to the side of the property opposite the shared party wall.

Crucially, the living areas (lounge and dining room) have been repositioned to the opposite side of the Basement, meaning that the noisier spaces are no longer proposed adjacent to the party wall. Instead, quieter areas-including a study, store, utility room, and boiler room-are now situated along the shared wall. The size of the utility room has also been increased in size, creating a more functional and spacious area for appliances and storage. The applicants have also taken on board Officers requests regarding soundproofing and propose to soundproof the full length of the party wall on all floors of the building to further protect neighbours from potential noise. These changes have been reflected in the plans being considered by Members.

As a result of the amended layout at Basement level proposed, and subject to the party wall being sound proofed along its whole length, as shown on the submitted amended plans being installed prior to occupation of the building for the proposed use. This can be secured by planning condition, and a suitably worded condition is subsequently recommended.

The proposal seeks to create a sunken patio area extending from the proposed kitchen area. This is of a size where not all future occupants are likely to be able to occupy the area at one time. This would therefore not cause harm to neighbouring occupiers.

The proposed enlargement of the first floor window on the rear elevation closest to the shared boundary with no.1 this was approved under a previous application to use the upper floors of the building for HMO accommodation purposes - application 66348 in 2021- and therefore it would be unreasonable to recommend that the new half of the window be obscure glazed.

To conclude, subject to the recommended planning condition securing the proposed soundproofing at all levels along the party wall with no.1 Stores Street, the proposal accords with UDP Policy H2/4: Conversions.

Amenity of Future Occupiers

The application has been amended to provide an improved layout of communal space within the Basement of the property in the form of the proposed dedicated communal floor within the Basement of the building. The improved layout includes an enlarged kitchen area by relocating the dining area out of the kitchen area to enable a large central island to be proposed within the kitchen area to provide improved storage provision and more worktop space within the kitchen area for future occupiers. The application has also been amended to provide the kitchen to be illuminated via a set of bi-folding doors.

The Basement area also provides a combined dining area and lounge, a study room and In terms of the 13 bedrooms proposed, each bedroom includes their own bathroom facilities. All bedrooms would also accord with the National minimum Space Standards, as required by PfE Policy JP-H3: Type, Size and Design of New Housing.

Externally, a sunken rear patio area is proposed with an outside seating area and for a set of steps up to the rear yard area where a secure and covered bike storage rack would be located, and a satisfactory level of bin storage provision would be located to the rear of the yard area. There would be sufficient space left for any occupants wishing to dry clothes outside, or for its use as incidental recreation and sitting out areas.

Overall, the internal and external layout of the development is considered to provide satisfactory living accommodation for future occupiers of the site. The proposal is therefore considered to accord with the requirements set out in UDP Policies H2/4 - Conversions and H2/1 - The Form of New Residential Development.

Visual Amenity and Streetscape

The proposal seeks to make some minor alterations to the side and rear elevations of the building.

The first floor window on the side elevation of the building is proposed to be made wider, as to is a first floor window on the rear elevation of the building. These alterations would have a minimal impact on the visual amenity of the street scene.

The alterations proposed to the rear elevation of the building, include widening a first floor window located near to the boundary of 1 Stores Street, changing the rear door at ground

floor level to a window, the excavation of part of the existing yard area to create a sunken patio area and the insertion of bi-folding doors are all considered to have an acceptable impact visually. The proposal also propose to close up the existing yard gate and to create a larger opening within the brick boundary wall.

The existing/ proposed brick boundary wall along the boundary of the site with the cobbled track would screen the changes proposed to the building at ground and basement levels from the street scene. Similarly, the boundary wall would also screen the proposed refuse bins and covered and secure cycle store from public view. A condition is therefore recommended to ensure the changes proposed to the boundary wall are undertaken in a satisfactory manner to ensure a satisfactory relationship with the character of surrounding buildings and the street scene

The applicants also advise the property will be given a general facelift during the proposed conversion works.

Whilst Prestwich Village Neighbourhood Forum (PVNF) has stated the property should be altered in line with the Design Code they have commissioned and which will form a part of their Neighbourhood Plan, given the PVNF Design Code has not been subject to formal consultation, it can only be given very limited weight in this decision.

Notwithstanding the above, it is considered that subject to the recommended planning condition, the proposal is considered to be acceptable and complies with UDP Policy and guidance in relation to HMOs, Policy H2/1 - 'The Form of New Residential Development' of the Bury Unitary Development Plan and Section 12 (Securing well-designed development) of the National Planning Policy Framework.

Carbon and Energy

The applicant has submitted a statement to demonstrate how the proposal would comply with PfE Policy JP-S2: Carbon and Energy.

The design of the proposed development would follow key sustainable energy practices:

- Exceed minimum Building Regulations in terms of thermal insulation, ensuring a high level of energy efficiency and reducing heating demands
- Incorporating energy efficient lighting
- Utilise effective heating systems and minimise reliance on mechanical cooling
- Prioritise the use of natural light and reduce reliance on artificial lighting

It is therefore considered the proposal would comply with PfE Policy JP-S2.

Digital Connectivity

The applicant has submitted a statement to demonstrate how the proposal would meet the requirements of Policy JP-C2: Carbon and Energy:

- Provide high speed fibre optic broadband
- Future proof infrastructure
- Incorporate smart technologies to promote digital literacy and enhance educational outcomes.

The proposed development would therefore comply with PfE Policy JP-C2.

Design for security

The Design for Security Team have been consulted and have made comment that it is advised the development to be compliant with secure by design measures which would

include sensors on the light fixtures, installation of an intercom system, a secure mail delivery system and secured cycle store. The advice would be included as an informative to the applicant.

Response to objections

Many of the points raised have been responded to within the main report. In relation to the character of the character and building, the building is in a good state of repair and presents itself appropriately to the street. In respect of the issues relating to lack of off-street parking provision, this has been explained within the Highway Safety section of this report. In terms of the type of persons who would potentially occupy the building, this is not a planning consideration.

Conclusion

The property is located within the designated Whittaker Lane/ Bury Old Road Local Centre and has an authorised use as a restaurant. There are no local or national planning policies to restrict the loss of the authorised restaurant, a town centre use, within the building.

The property is in a highly accessible location and is in close proximity of both Heaton Park Metrolink Station and the bus network which runs along Bury Old Road. The proposal to accommodate residents in this location is therefore compliant with JP-C1: An Integrated Network.

The concerns relating to the impact of future occupiers cars on on-street car parking provision in the locality, are noted, however, due to the lack of formal evidence that on-street car parking provision is over capacity in the area, the Council could not defend refusal of the application on this ground.

The external alterations proposed to the property would have minimal impact on the street scene. The property would also be refurbished as a result of these proposals, so the appearance of the building would improve.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

2. This permission relates to the following plans:

Drawing no. 12WL-199-PL: Site Location Plan

Drawing no. 12WL-203-PL Rev. P4 Proposed Plan Layouts

Drawing no. 12WL-204-PL Rev. P2: Proposed Elevations

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 and the National Planning Policy Framework.

3. The sound insulation of the party wall with no. 1 Stores Street shall be improved in accordance with the details shown on drawing no. 12WL-203-PL Rev.P4 prior to occupation of the development hereby approved. The soundproofing shall remain in situ in perpetuity.

Reason. To reduce nuisance from noise and disturbance to the occupiers of the adjoining dwelling pursuant to Policy EN7/2 Noise Pollution of Bury Unitary Development Plan and the National Planning Policy Framework.

4. The refuse storage facilities indicated on the approved plans, drawing no. 12WL-204-PL Rev.4 shall be implemented and made available for use to the written satisfaction of the Local Planning Authority prior to the development hereby approved becoming first occupied and shall thereafter remain available at all times.

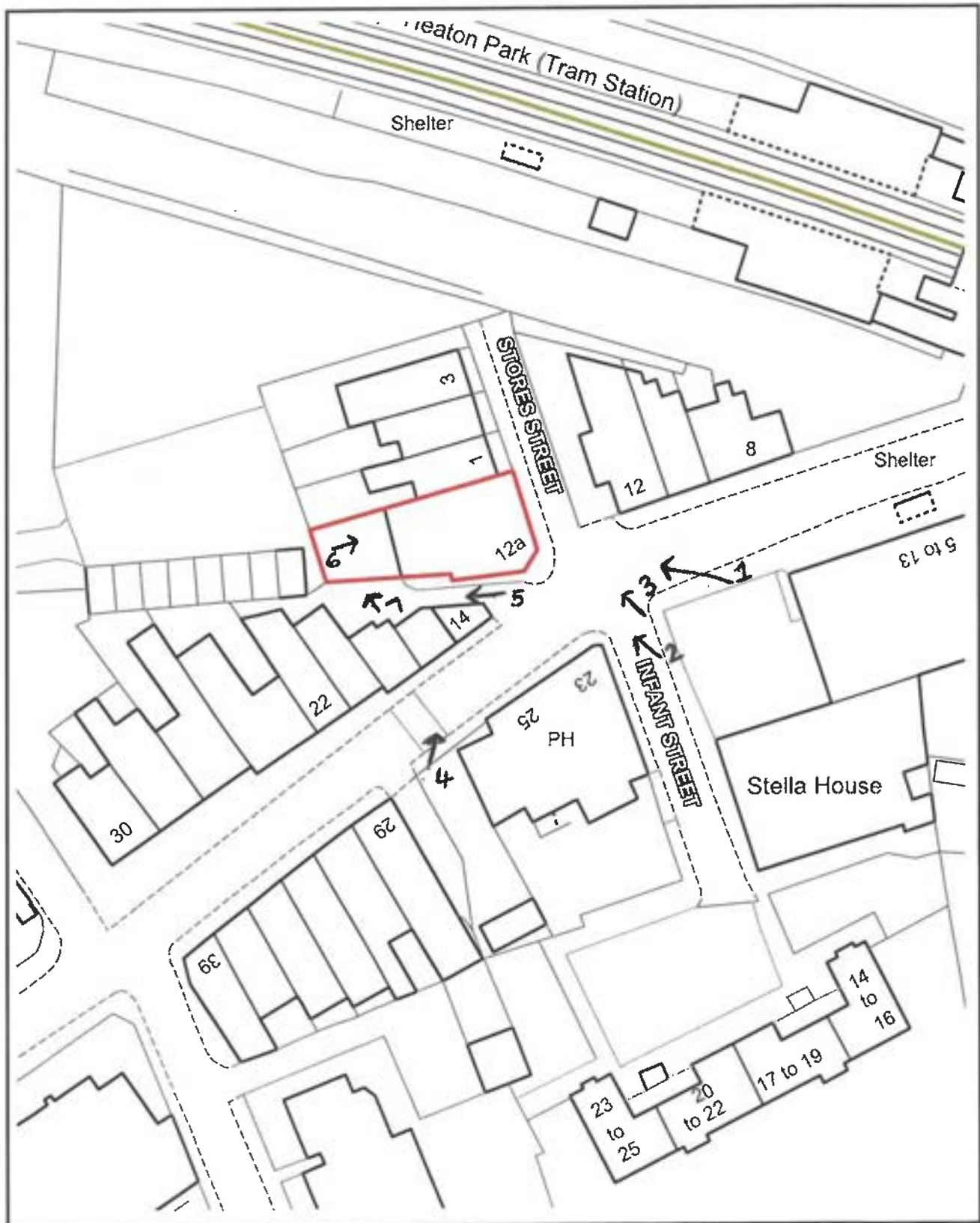
Reason. In order to ensure that the development would maintain adequate facilities for the storage of domestic waste, including recycling containers, in the interests of amenity and pursuant to Policy JP-C8: Transport Requirements of New Development of the Places for Everyone Development Plan.

5. Notwithstanding any details shown on the approved plans and the requirements of condition no.2 [approved plans] of this permission, within 3 months of development first taking place full details of the alterations proposed to the boundary wall of the rear yard area shall be submitted to and approved in writing by the Local Planning Authority. The details shall include, the materials being used to infill the existing yard gate opening and the siting, height, design, materials and finish of the boundary treatment for the new enlarged opening. The duly approved boundary treatments shall be constructed in full accordance with the approved details before the use is occupied, and shall be retained as such thereafter.

Reason. To ensure a satisfactory relationship with the character of surrounding buildings and the street scene in accordance with Policies EN1/2: Townscape and Built Design and H2/2: The Layout of New Residential Development and the National Planning Policy Framework.

For further information on the application please contact **Claire Booth** on **0161 253 5396**

VIEWPOINTS



PLANNING APPLICATION LOCATION PLAN

APPLICATION NO: 71330

ADDRESS: 12A Whittaker Lane, Prestwich



Bury
Council

Planning, Environmental and Regulatory Services

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71330

Photo 1



Photo 2



71330

Photo 3



Photo 4



71330

Photo 5



Photo 6



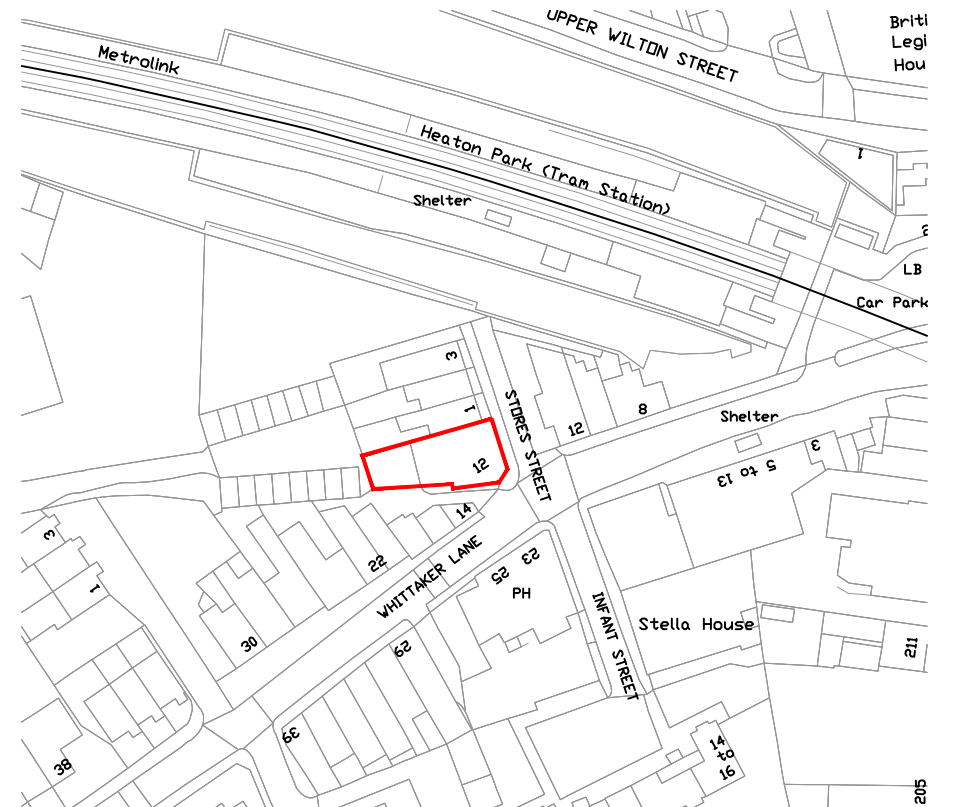
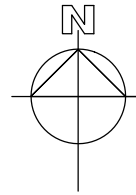
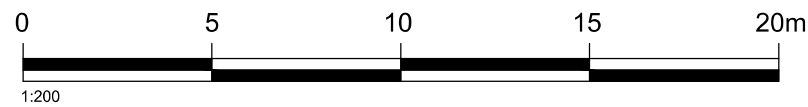
71330

Photo 7



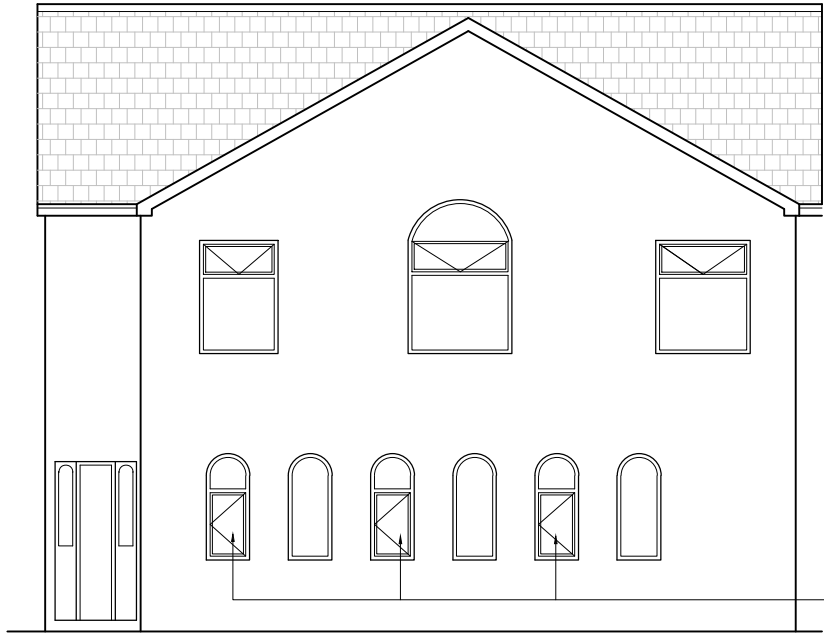


EXISTING BLOCK SITE PLAN
1:200@A3

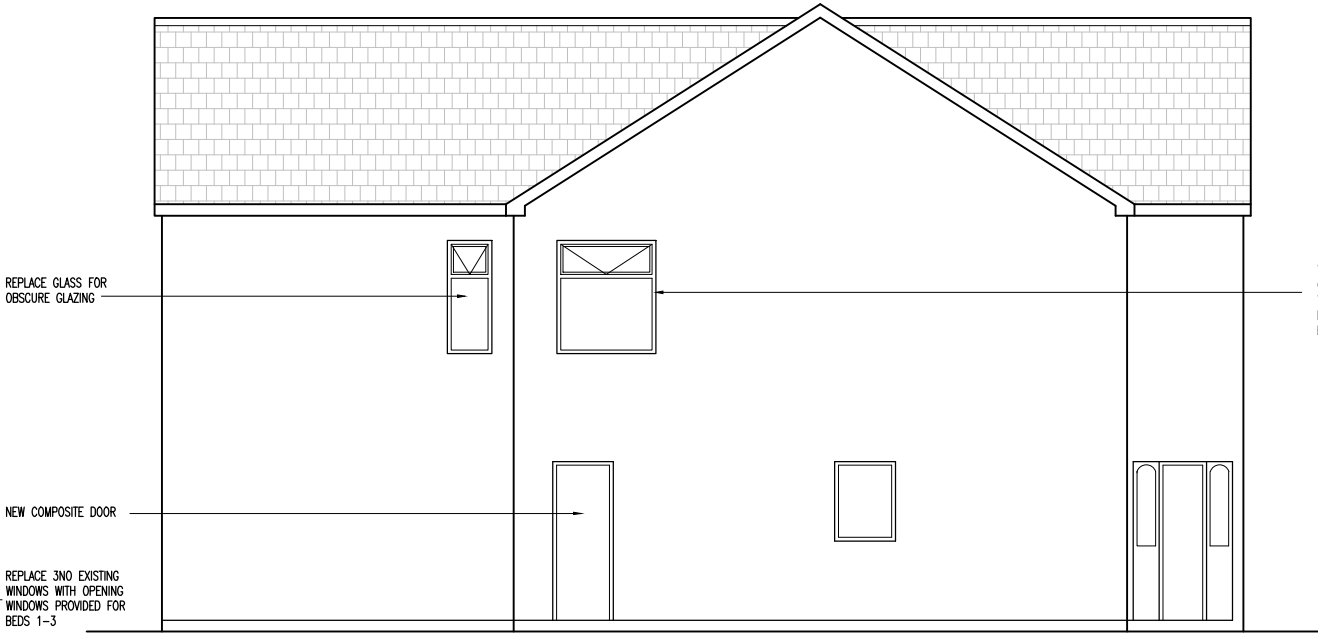


SITE LOCATION PLAN (184sqm)
1:1250@A3

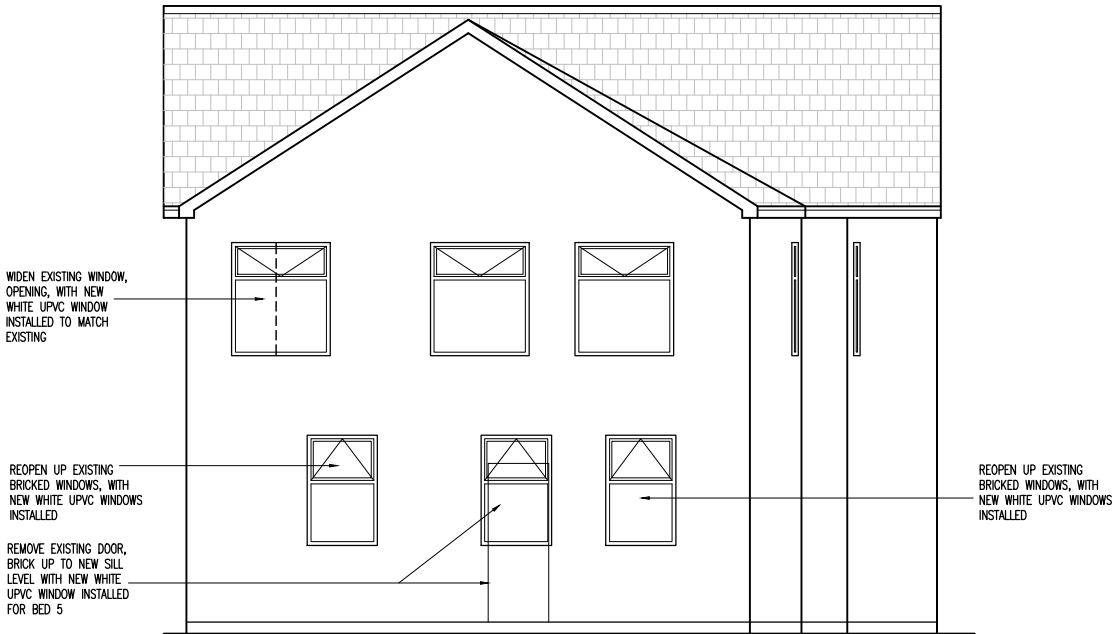
Rev	Amendments	Date	Ints
			
Project			
THE PRACHEE, 12 WHITTAKER LANE PRESTWICH, M25 1FX			
Drawing Title			
SITE LOCATION PLAN AND PROPOSED SITE PLAN			
Drawn	MG	Checked	—
Date	SEP 2024	Scale@A3	1 : 100
Drawing No.	12WL/199/PL		Rev.



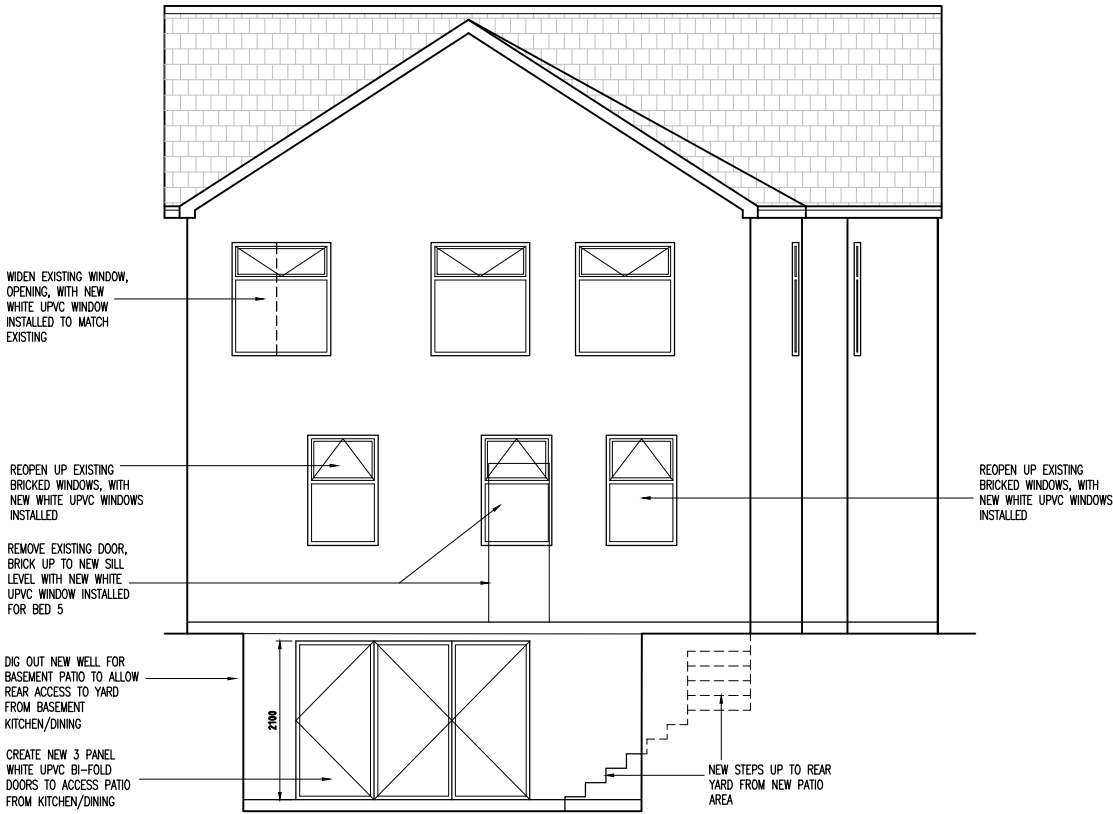
EXISTING FRONT ELEVATION
1:100 @ A3



EXISTING SIDE ELEVATION
1:100 @ A3



PROPOSED REAR ELEVATION
1:100 @ A3



PROPOSED REAR ELEVATION
1:100 @ A3



P2 Amendments to basement window to form 3 panel bi-fold doors		17.03.25	MG
P1 Amendments to front ground floor windows		22.02.25	MG
Rev	Amendments	Date	Ints

Project

THE PRACHEE,
12 WHITAKER LANE
PRESTWICH, M25 1FX

Drawing Title

PROPOSED ELEVATIONS

Drawn MG	Checked -
Date SEP 2024	Scale@A3 1 : 100
Drawing No. 12WL/204/PL	Rev P2

EXISTING 230mm MASONRY PARTY WALLS TAKEN
BACK TO BRICK, WITH 20mm VERTICAL TIMBER
BATTENS, FACED WITH 20mm ACOUSTIC INSULATION
BOARD, FACED WITH 2x15mm SOUNBLOC BOARD
AND SKIM FINISH, TO MEET MIN 53dB REQUIRED

NEW STEPS UP TO REAR
YARD FROM NEW PATIO
AREA _____

SECTION THROUGH LIGHT/ESCAPE WELL FROM BASEMENT COMMUNAL
1:50@A3

— FORM NEW PATIO WITH
STAGGERED WELL FORMED

— CREATE NEW 3 PANEL
WHITE UPVC BI-FOLD
DOORS TO ACCESS PATIO
FROM KITCHEN/DINING

RELOCATE POSITION OF
NEW DOUBLE TIMBER GATE,
WITH NEW SECURE KEY
CODED ACCESS

NEW STEPS
YARD FROM
AREA ———

REMOVE EXISTING DOOR, -
BRICK UP TO NEW SILL
LEVEL WITH NEW WHITE
UPVC WINDOW INSTALLED
FOR BED 5

REOPEN UP EXISTING _____
BRICKED WINDOWS, WITH
NEW WHITE UPVC WINDOWS
INSTALLED

CREATE OPENING IN WALL
TO ACCESS TOILETS AND
STORE

NEW STAIRCASE TO
BASEMENT FROM GROUND
FLOOR

EXISTING STAIRS
REMOVED, FILL IN FLOOR
VOID WITH TIMBER
FLOOR CONSTRUCTION
TO MATCH EXISTING
FLOOR BUILD UP

PROVIDE 1no G
WASTE STATION
1371x1085mm

TIMBER TWO TIER BIKE SHELTER FOR MIN 6NO CYCLES. WOODEN CLADDING WITH A POWDER COATED GALVANISED STEEL FRAME, WITH ROOF OVER AND SINGLE GATE. LOCKING HOPP PROVIDED FOR VERTICAL BIKE STORAGE, WITH RACKS BEING STAGGERED

WIDEN EXISTING WINDOW,
OPENING, WITH NEW
WHITE UPVC WINDOW
INSTALLED TO MATCH
EXISTING

LOW LEVEL PLANTING
BEDS IN LIGHTWELL

EXISTING STAIRS
REMOVED, FILL IN
VOID WITH TIMBER
FLOOR CONSTRUCTION

— REOPEN UP EXISTING
BRICKED WINDOWS, WITH
NEW WHITE UPVC WINDOW
INSTALLED

PROPOSED FIRST FLOOR PLAN
1:100 @ A3

— FORM NEW STAIRS FROM
BASEMENT TO GROUND
FLOOR AND GROUND FLOOR
TO FIRST FLOOR

PROPOSED BASEMENT FLOOR PLAN
1:100 @ A3

PROPOSED GROUND FLOOR PLAN
1:100 @ A3

DENOTES NEW STUD PARTITIONS

DENOTES EXISTING WALLS/
STRUCTURE TO BE DEMOLISHED



TIMBER TWO TIER BIKE SHELTER FOR MIN 6NO CYCLES. WOODEN CLADDING WITH A POWDER COATED GALVANISED STEEL FRAME, WITH ROOF OVER AND SECURE DOUBLE GATES. LOCKING HOPP PROVIDED FOR VERTICAL BIKE STORAGE. WITH RACKS BEING STAGGERED

P5	Amendments after planning comments	10.05.25	MC
P4	Acoustic treatment shown to party wall to no. 1 Stores Street	06.05.25	MC
P3	Amendments to basement window to form 3 panel bi-fold doors	17.03.25	MC
P2	Amendments to front ground floor windows	22.02.25	MC
P1	Amendments to recycling bins	30.01.25	MC
Rev	Amendments	Date	Inf

Mark Gordon
Design + Associates

Project

THE PRACHEE,
12 WHITAKER LANE
PRESTWICH, M25 1FX

Drawing Title

PROPOSED PLAN LAYOUTS

Drawn MC

	Checked
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Date SEP

Scale 1 : 100

Drawing No.

12WL/203/PL

	Re
	F

Ward: Bury West - Church (Historic)

Item 02

Applicant: HDC Properties Ltd

Location: 89 Wood Street, Bury, BL8 2QU

Proposal: Change of use from former hot food takeaway with first floor residential flat (Sui Generis/Class C3) to 3 no. bedroom (maximum 4 no. occupants) house in multiple occupation (HMO) (Class C4); External alterations

Application Ref: 71755/Full

Target Date: 30/05/2025

Recommendation: Approve with Conditions

Description

The application relates to a former hot food takeaway (chip shop which has now closed) and associated 2 bed flat above at the first floor. The property is a 2 storey end terrace with a rear yard area and internally accommodation comprises a basement, shop, store and kitchen at ground floor and lounge 2 bedrooms and bathroom at the first floor.

The property is located within a predominantly residential area which is characterised by similar 2 storey terraced houses and where parking for residents is largely on street.

The application seeks the change of use of the hot food takeaway and first floor residential flat to a 3 no. bedroom (maximum 4 no occupants) House in Multiple Occupation (HMO).

At the ground floor would be one bedroom en-suite (single occupier) and shared facilities of a kitchen and lounge/diner and at the first floor two bedrooms en suite (one single and one double occupancy). The basement would remain unused.

The rear yard would house 4 bins and cycle stand for bikes.

Relevant Planning History

N/a

Publicity

Letters sent to 16 properties on 7/4/25.

Site notice posted 9/4/25.

26 objections with the following issues -

- A busy residential street and already congested with parking on street.
- Parking problems would be exacerbated.
- Dangerous crossing the road with cars blocking visibility. Causes safety issues for children in the area.
- Concern too many HMO's in the area will bring the area down - way too many in Elton with no monitoring
- Increase in crime and antisocial behaviour
- The local infrastructure is not designed to support the increase in parking, pedestrians, waste collection, traffic flow
- Area will become more unsafe
- HMO's of no benefit to local residents
- There is going to be a fatal accident soon from all the cars in the area

- Why has work started when no planning approved yet?
- Environmentally, the development risks increased emissions, pressure on services, and reduced sustainability. This proposal would negatively impact the community, infrastructure, and environment, and should be rejected.
- Concerned that no planning notices have been posted at the site, nor have any leaflets or direct notifications been circulated to nearby residents. This is contrary to the principles of transparency and public engagement that underpin the planning process.
- The "consultation" with residents is hugely lacking with no letters to residents on Wood St through the letter box, only a single A4 letter tied to a lamppost which has now slipped down and folded in half, completely unacceptable.
- More and more local councils are implementing an Article 4 Direction to control the concentration of HMOs.
- Wood St is a quiet, family street and does not need a quick cash HMO.
- HMOs often lead to transient populations with little investment in the community, eroding social cohesion and accelerating neighbourhood decline. Property values are likely to fall, and it will add an increased burden on waste services.
- I appreciate they say its for young professionals but who is going to monitor this?
- Why won't Bury council follow Bolton's lead and withdraw permitted development of HMO's by the introduction of an Article 4 direction, at least this way it any application can be monitored?

Those who have objected have been informed of the Planning Control Committee meeting

Statutory/Non-Statutory Consultations

Adult Care Services - No response received

Traffic Section - No objection subject to a condition for the provision of bin store facilities.

Environmental Health - Pollution Control - No response received.

Greater Manchester Police - designforsecurity - No objection. Recommend Secure by Design measures are implemented.

Waste Management - No response received

Housing - Public Protection - HMO license not required for 4 occupants

Planning & Building Regs consultation Fire Protection Dept Bury Fire Station (Part B)
- No response received.

Pre-start Conditions - Not relevant

Development Plan and Policies

NPPF	National Planning Policy Framework
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/4	Conversions
EN1/2	Townscape and Built Design
EN7/2	Noise Pollution
HT2/4	Car Parking and New Development
SPD11	Parking Standards in Bury
SPD13	Conversion of Buildings to Houses in Multiple Occupation
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-S2	Carbon and Energy
JP-P1	Sustainable Places

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Policies

UDP Policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of New Residential Development takes into consideration factors relating to the height and roof type of adjacent buildings, the impact of developments on residential amenity, the density and character of the surrounding area and the position and proximity of neighbouring properties. Regard is also given to parking provision and access, landscaping and protection of trees/hedgerows and external areas.

UDP Policy H2/4 - Conversions, has regard to factors including effect on the amenity of neighbouring properties, impact on the general character of the area and existing concentration of flats, amenity of occupants, effect on the street scene of any changes to the external appearance and car parking and servicing requirements.

This is supported by SPD 13 - The Conversion of Buildings to Houses in Multiple Occupation, that seeks to ensure that properties are of a sufficient size to accommodate the proposals and are large enough to offer satisfactory levels of accommodation for future residents. This document also seeks to ensure that HMO's are located in suitable locations. PfE Policy JP-H3 - Type, Size and Design of New Housing seeks to provide an appropriate mix of dwelling types and sizes reflecting local plan policies and having regard to relevant local evidence. Development across the plan area should seek to incorporate a range of dwelling types and sizes, including for self-build.

Principle

The National Planning Policy Framework (NPPF) sets out the governments objective of significantly boosting the supply of homes in all kinds of size and tenures.

With regard to HMOs, the conversion of houses into flats or bedsits can make an important contribution to the local housing stock and can utilise vacant or underused space more efficiently.

At para 11, the NPPF is clear that decisions should be in favour of sustainable development and at para 61 states that the overall aim should be to meet an area's identified housing need, including with an appropriate mix of housing types for the local community.

Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses.

The site is located in an urban area and one which is characterised by residential dwellings. Like the application site, the majority of the surrounding housing stock are 2 storey terraced types and as such the proposal for a residential use is considered acceptable in this locality.

and would make a contribution to local housing needs in the area. The area is urban in character and within walking distance to local shops and amenities and several bus routes and is considered to be in a sustainable area.

The proposed development would therefore be acceptable in principle and in accordance with Policy H1/2, H2/4 and the principles of sustainable development in the Places for Everyone Joint Development Plan (JP-P1) and the principles of the NPPF.

Use

A dwellinghouse benefits from permitted development rights to function as an HMO for up to and including 6 people and therefore if this property was a dwellinghouse, planning permission would not be required for the change of use to a 4 bed HMO. (Permission is needed as it is currently a sui generis use).

Should an application be made to change the use of the hot food takeaway to a residential dwelling, without pre-determining such an application, it would be difficult to sustain a refusal of such a development, given the location, character, size and position of the property within this residential area.

Once implemented and occupied as a dwelling, permitted development rights would allow the use of the property to function as an HMO for up to 6 people without the need for planning permission or indeed a family of similar or higher numbers, space permitting.

In all the residential use of the property would be seen to be an appropriate use and given the scale of HMO and its similarity to a dwelling, there would be no sustainable reason to resist the use.

Layout

The applicant has revised the original scheme from a 5 person HMO to a 4 person HMO. Internally, the ground floor would provide a bedroom en suite for a single occupant and shared kitchen and separate shared dining/living room.

At the first floor would be a single bedroom en suite and double room en suite.

The basement would remain unused.

The bedroom and shared accommodation would comply with national space standards and the amount of shared space would be acceptable in providing separate kitchen and areas to eat and relax away from bedrooms.

The existing rear yard, similar in size to the other terraced houses in this area would provide 4 bins and a bike store which would adequately serve the number of occupants.

It is considered that 4 occupiers would be akin to an average sized family and would not be an unusually large household for a terraced house.

It is therefore considered that the proposed development would be acceptable in terms of number of occupiers and standard of accommodation and facilities and would comply with H2/4, EN1/2 and SPD13.

Character of the area

Policy H2/4 - Conversions takes into consideration the concentration of conversions for multiple occupation and the impact this can have on the character of an area.

According to the Bury Council register of licensed HMO's, there are no other HMO's on Wood Street or the surrounding connecting streets. Given the fact that the development would not need an HMO license and that the number of occupiers would be similar to a

family sized household and similarly function as a household, it is considered the change of use would not be fundamentally different to how a family house would operate.

It is therefore considered that the proposal would not result in an over concentration of multiple occupied development in the area or affect the character of the area in terms of maintaining a good mix of housing.

As such, the proposed development would comply with Policy H2/4.

Impacts on residential amenity

The property is an end terrace and sits within a residential setting of similar house types.

In terms of alterations, at the rear, a door would be blocked up and window inserted in place of a door opening and there would be no additional windows which would cause issues of overlooking or impacts on privacy of adjacent occupiers.

Comparative to a hot food takeaway, it is more likely the former use would have generated more intensive activity, noise and disturbance as a hot food takeaway business than that for a residential use for 4 occupiers which is considered akin to a family sized unit.

There is no reason or evidence to suggest that the proposed unit would result in antisocial behaviour or that there would be an increase of crime in the area.

It is therefore considered that the proposed development would therefore not have an adverse impact upon the residential amenity of the neighbouring properties and would be in accordance with Policy EN2/4.

Highway issues

There is no specific car parking standard for HMO's in SPD11 Parking Standards in Bury. SPD 13 The Conversion of Buildings to Houses in Multiple Occupation gives some general advice. It states that parking and road safety issues will be important considerations when assessing a planning application and any proposal that is considered to have a detrimental impact on highway safety or harm to amenity will not be permitted.

The property is an end terrace and like the other terraces in the area, does not have dedicated parking. There is on street parking on both sides of Wood Street and the surrounding street which are used by residents to park.

There are parking pressures in the area. However, it is generally recognised that car ownership tends to be lower for those who occupy an HMO compared to other types of residential households.

The site is considered to be in a sustainable area being located close to a Neighbourhood Shopping Centre and retail park at Crostons (approximately 230m to the east) where there are local amenities and shops and there is a bus stop directly opposite and bus stops on Crostons Road with services to Bury Town Centre

The development also proposes a cycle store with provision for each resident.

The property had operated as a fish and chip shop and whilst much of the custom would have been local, there would also have been passing trade and people living that bit further away who would drive.

Para 117 of the NPPF states that applications for development should give priority to pedestrian and cycle movements and facilitate access to high quality public transport. PfE Policy JP-P1 Sustainable Places advocates efficient uses of land and development which is well connected to local facilities and public modes of transport.

The Highway Authority have raised no objection subject to a condition for the provision of the cycle and bin store prior to commencement of the use.

It is therefore considered that given the benefits of contributing towards providing additional housing to residents in the Borough, a maximum of 4 occupants and access to good transport links and local services, it is considered the proposed development would be acceptable and comply with the principles of sustainable development in PfE and the NPPF.

Design for security

The Design for Security Team have been consulted and have made comment that it is advised the development be compliant with secure by design measures which would include sensors on the light fixtures, installation of an intercom system, a secure mail delivery system and secured cycle store.

The advise would be included as an informative to the applicant.

Response to objections

- 13 adjacent residents were notified by letter on 7/4/25 and a site notice posted 9/4/25. This would exceed the statutory publicity requirement.
- Any works which are being carried out in relation to the application would be at the applicant's own risk.
- Property valuation is not a material planning consideration.
- Other issues raised including parking, character of the area and concentration of HMO's have been covered in the above report.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered -

Location plan dated 24-Mar-2025
Existing site plan TDS-24-196-01
Existing floor plans and elevations TDS-25-196-02
Proposed site plan TDS-25-196-03 rev A
Proposed plans TDS-25-196-04 rev A
Proposed elevations TDS-25-196-05
Planning Statement - April 2025 - Digital connectivity and Carbon and energy

and 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 design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.

3. The basement shall be used as ancillary accommodation only and there shall be no bedroom located in the basement.

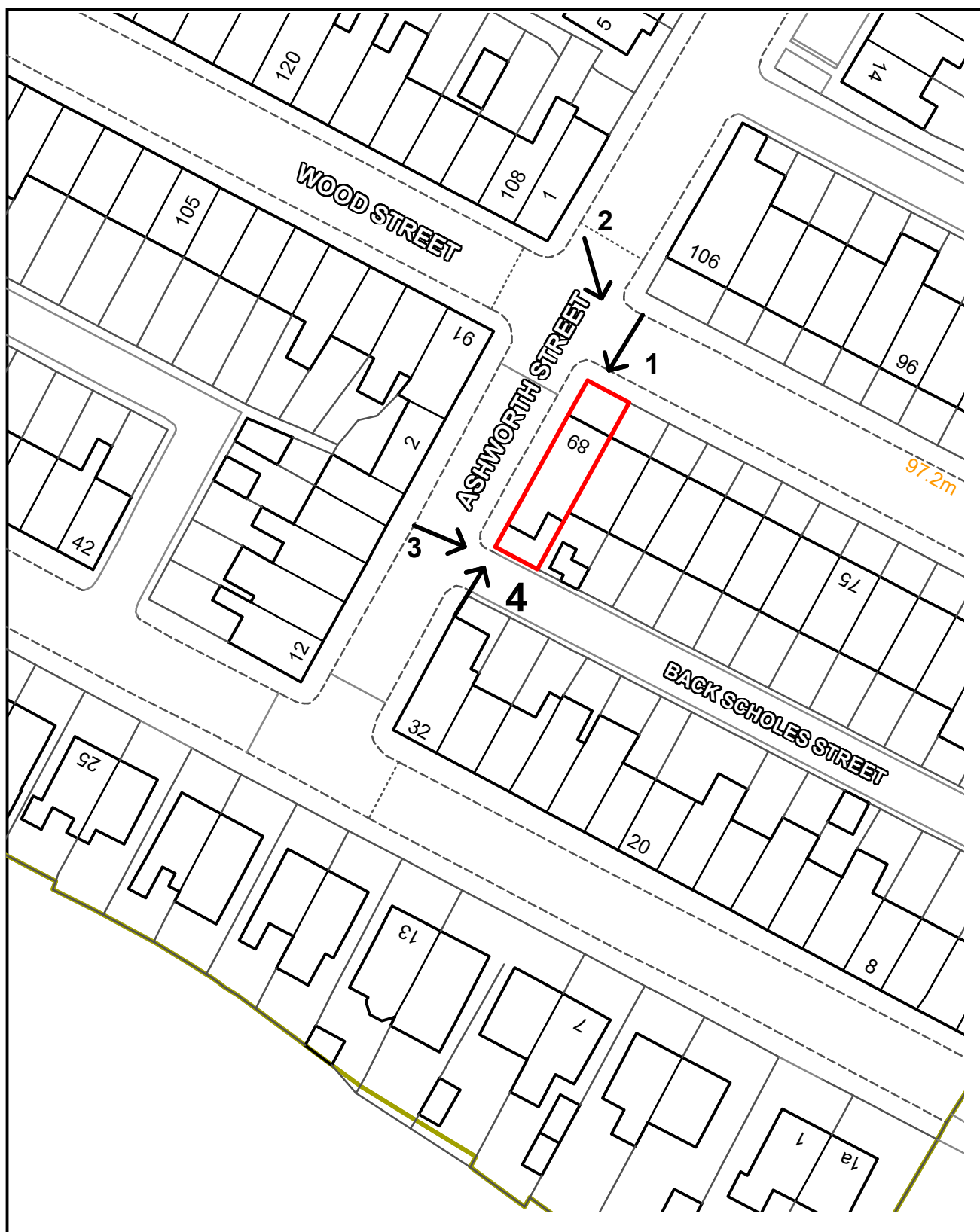
Reason. To ensure the development would not result in sub-standard living and accommodation conditions for existing or future occupiers pursuant to policies H2/4 - Conversions and SPD13.

4. The bin storage facilities indicated on the approved plans shall be made available to the satisfaction of the Local Planning Authority prior to the use hereby approved commencing and maintained thereafter.

Reason. To ensure adequate provision for the storage and disposal of refuse within the curtilage of the site, clear of the adopted highway, in the interests of highway safety pursuant to Policies EN1/2 and JP-C8.

For further information on the application please contact **Jennie Townsend** on **0161 253-5320**

VIEWPOINTS



PLANNING APPLICATION LOCATION PLAN

LOCATION PLAN: 71755

ADDRESS: 89 WOOD STREET BURY



Bury
Council

Planning, Environmental and Regulatory Services

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71755

Photo 1



Photo 2



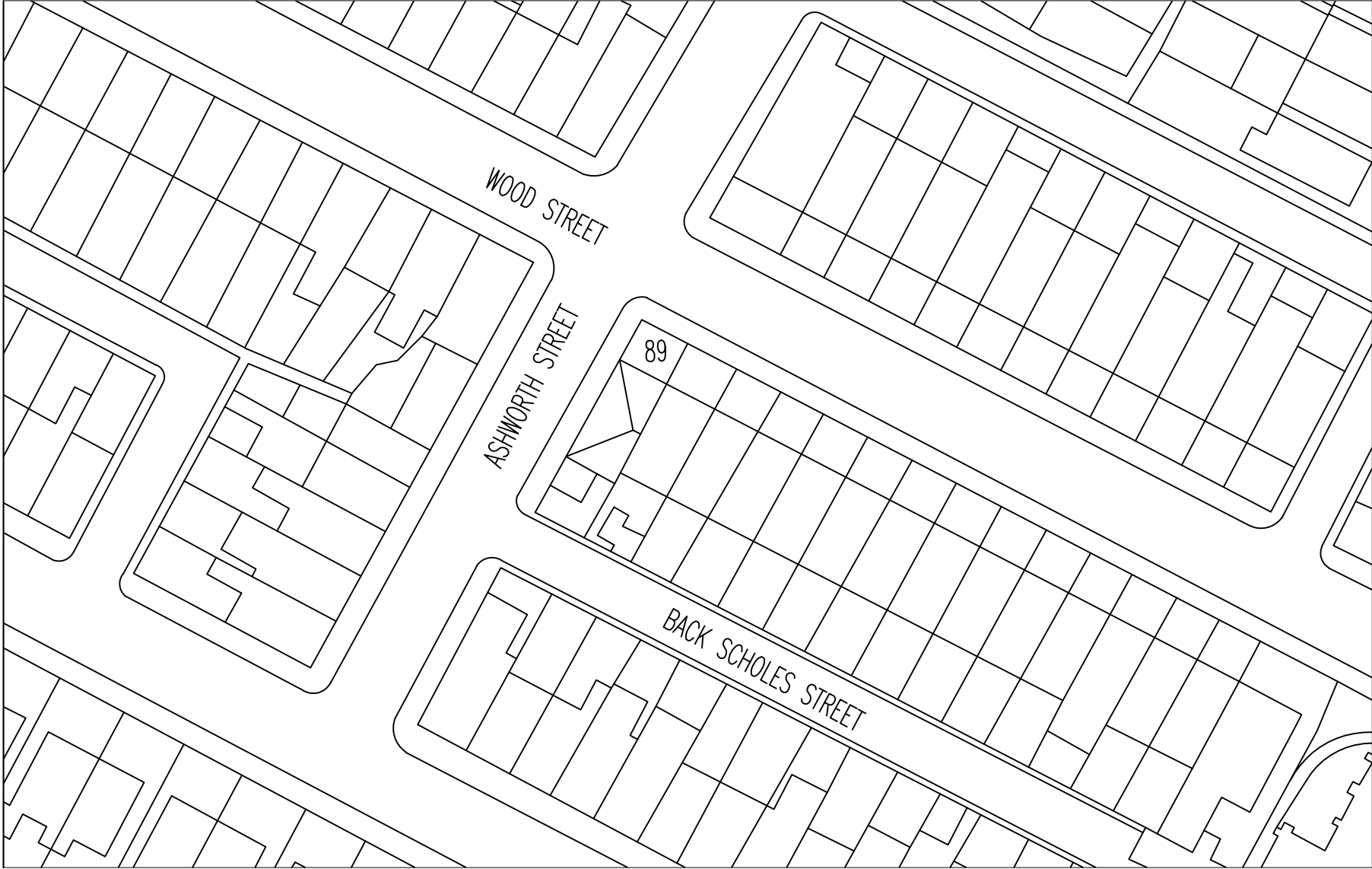
71755

Photo 3

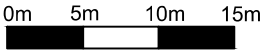


Photo 4





01 Existing Site Plan
Scale 1:500



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SURVEY ORIENTATED TO MAGNETIC NORTH

Rev	Description	Date	By	Chk
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Status		Purpose for Issue		
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Construction	<input checked="" type="checkbox"/>	As Built	<input type="checkbox"/>	

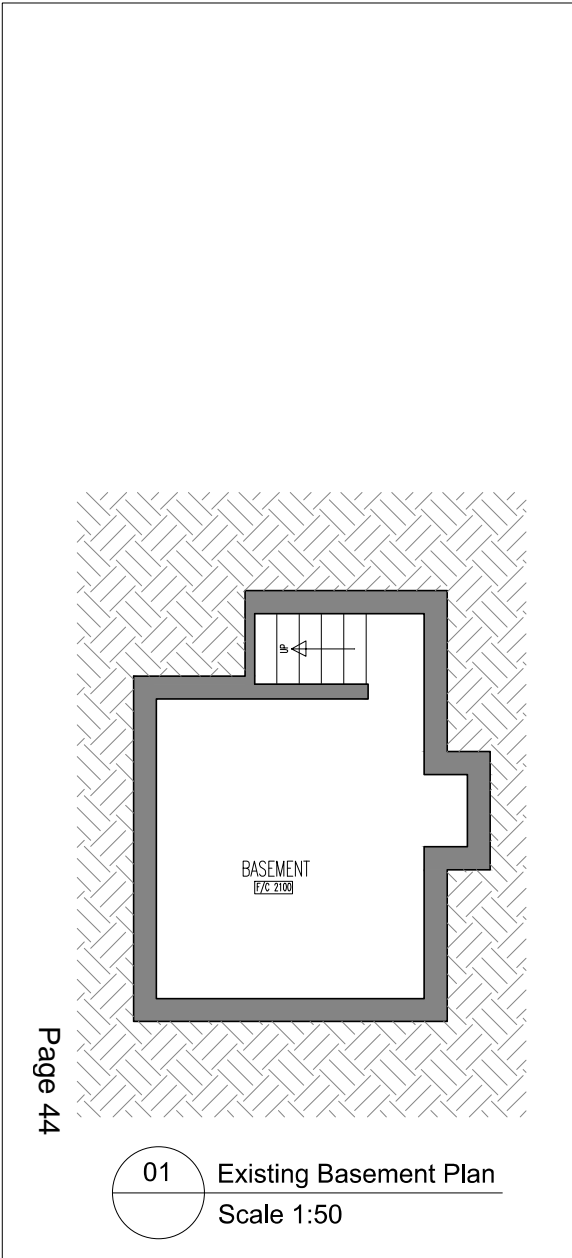
Client
Mark Houghton
89 Wood Street, Bury

Contract
Change of use of ground floor to residential and property split into 3x HMO Apartments.

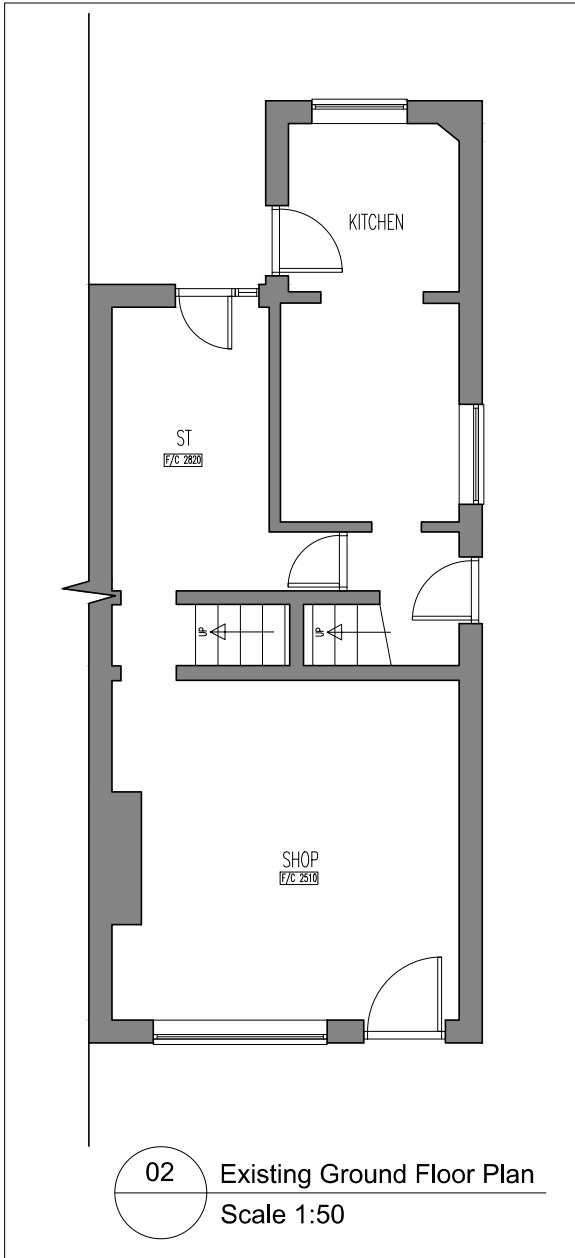
Drawing
Existing Site Plan

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Drawn	ZTT	Checked	

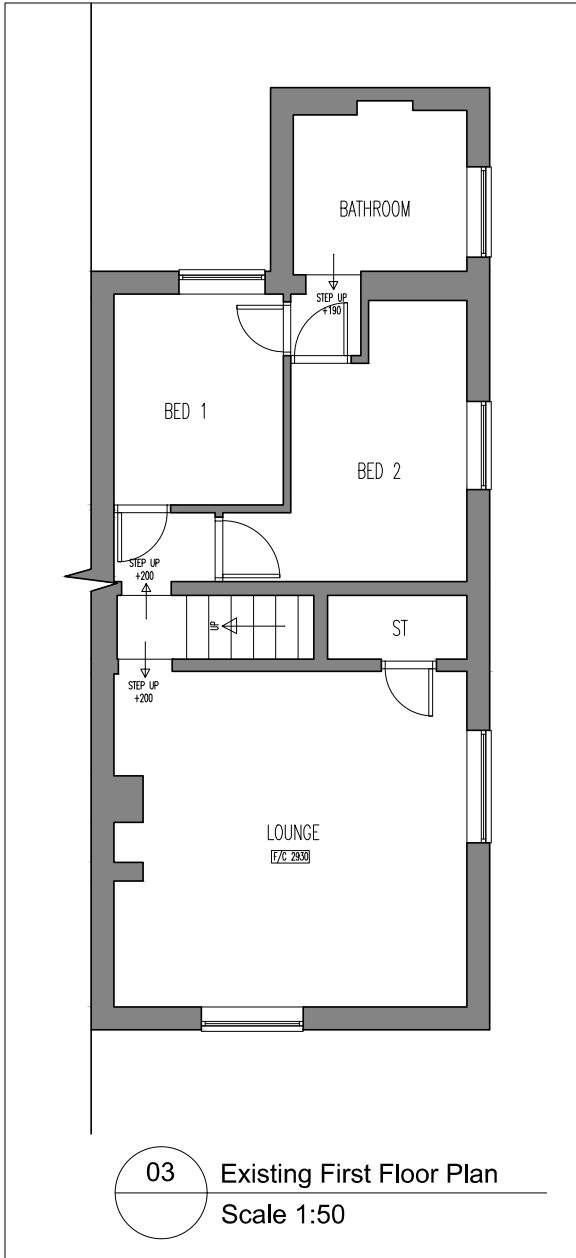




01 Existing Basement Plan
Scale 1:50



02 Existing Ground Floor Plan
Scale 1:50



03 Existing First Floor Plan
Scale 1:50



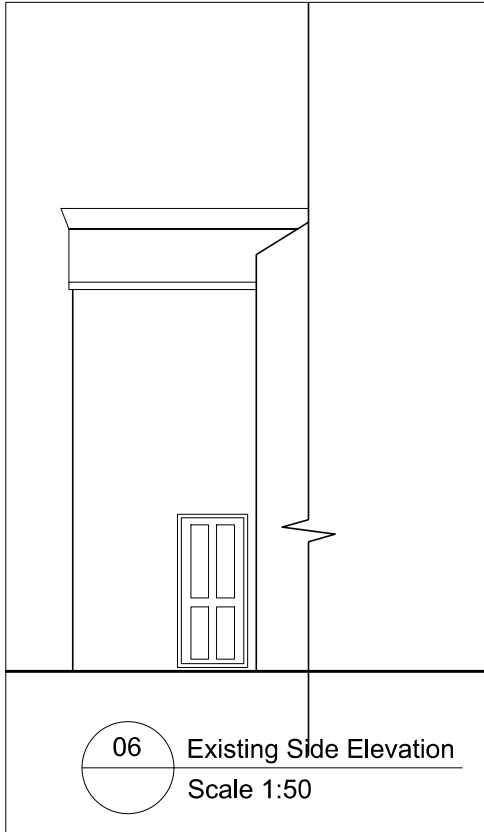
04 Existing Front Elevation
Scale 1:50



05 Existing Side Elevation
Scale 1:50



06 Existing Rear Elevation
Scale 1:50



06 Existing Side Elevation
Scale 1:50

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All relevant boundary positions are to be checked prior to proceeding

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Rev	Description	Date	By	Chk
Status		Purpose for Issue		
Survey	<input type="checkbox"/> Tender	<input type="checkbox"/>		
Construction	<input checked="" type="checkbox"/> As Built	<input type="checkbox"/>		
Client				
Mark Houghton				
89 Wood Street, Bury				
Contract				
Change of use of ground floor to residential and property split into 3x HMO Apartments.				
Drawing				
Existing Plans and Elevations				
Drawing No. TDS-25-196-02		Revision /		
Scales	1:50	Date	Feb '25	
Drawn	ZTT	Checked		

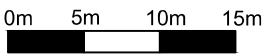


Page 45

01

Proposed Site Plan

Scale 1:500



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SURVEY ORIENTATED TO MAGNETIC NORTH

Rev	Description	Date	By	Chk
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Status		Purpose for Issue		
Planning	<input type="checkbox"/>	Tender	<input type="checkbox"/>	PLANNING
Construction	<input checked="" type="checkbox"/>	As Built	<input type="checkbox"/>	

Client
Mark Houghton
89 Wood Street, Bury

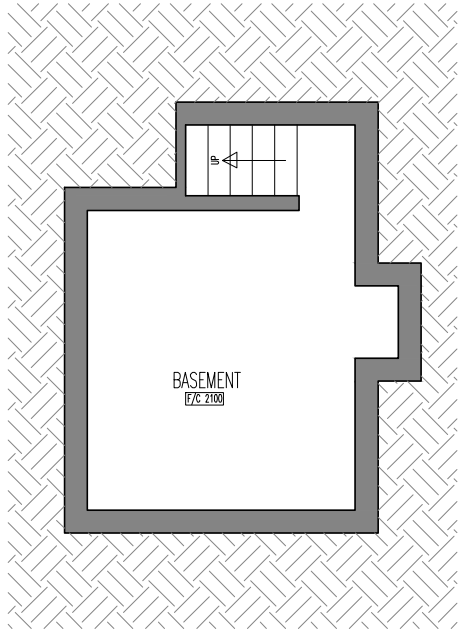
Contract
Change of use of ground floor to residential and property split into 3x HMO Apartments.

Drawing
Proposed Site Plan

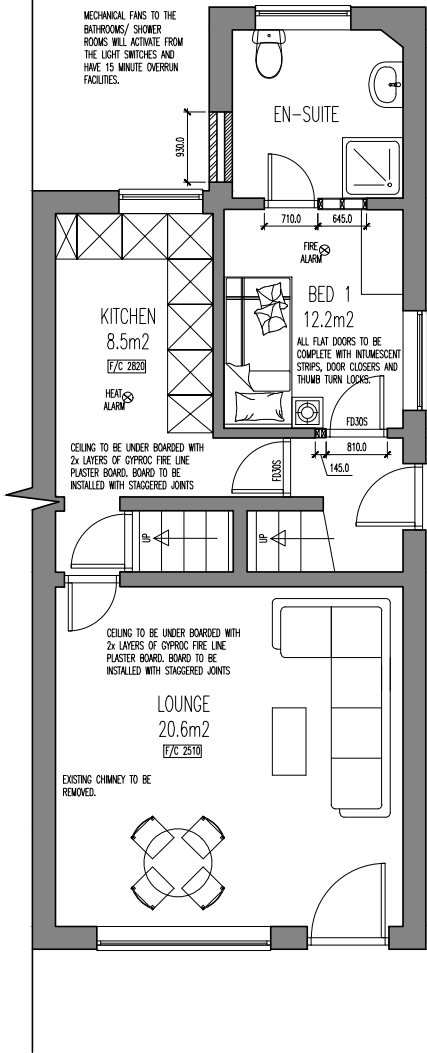
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Drawn	ZTT	Checked	



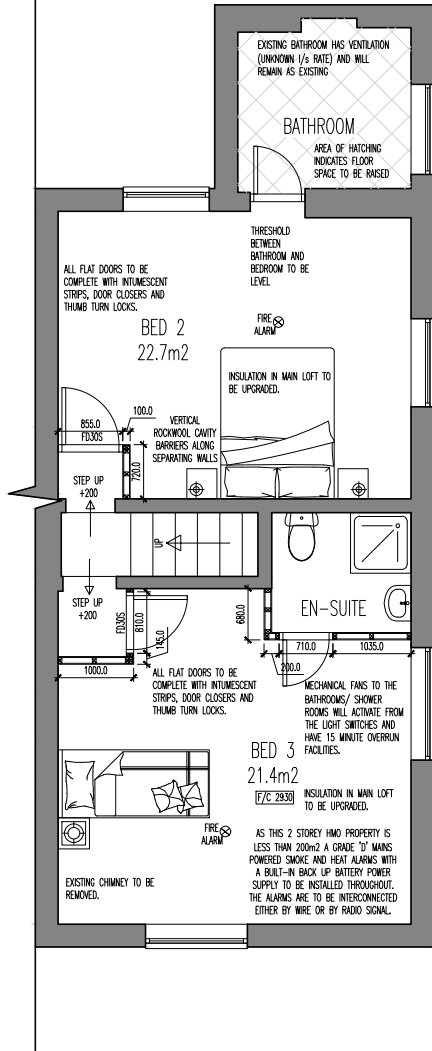
01 Proposed Basement Plan
Scale 1:50



02 Proposed Ground Floor Plan
Scale 1:50



03 Proposed First Floor Plan
Scale 1:50



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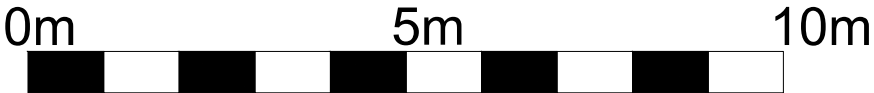
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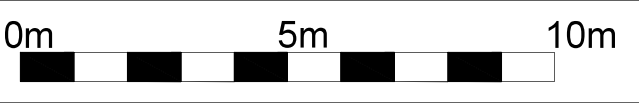
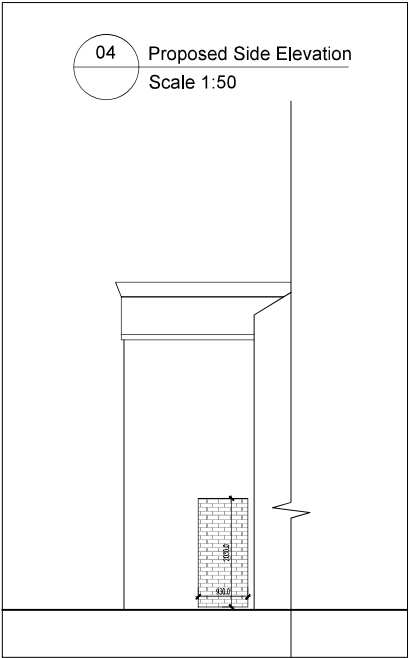
Client
Mark Houghton
89 Wood Street, Bury

Contract
Change of use of ground floor to residential and property split into 3x HMO Apartments.

Drawing
Proposed Plans

Drawing No.	TDS-25-196-04	Revision	A
Scales	1:50	Date	Feb '25
Drawn	ZTT	Checked	





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Rev	Description	Date	By	CHK
Status		Purpose for Issue		
Survey	<input type="checkbox"/> Tender	<input type="checkbox"/>		
Construction	<input checked="" type="checkbox"/> As Built	<input type="checkbox"/>		
Client				
Mark Houghton				
89 Wood Street, Bury				
Contract				
Change of use of ground floor to residential and property split into 3x HMO Apartments.				
Drawing				
Proposed Elevations				
Drawing No. TDS-25-196-05		Revision	/	
Scale 1:50		Date	Feb '25	
Drawn ZTT		Checked		

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Ward: Whitefield + Unsworth - Unsworth

Item 03

Applicant: Oak Learning Partnership

Location: Unsworth Primary School, Blackley Close, Bury, BL9 8LY

Proposal: Change of use from F1 to E(f) and reconfiguration of exiting classroom space to form new nursery rooms; Single storey rear extension; Erection of new front canopy with polycarbonate roof; Formation of new car parking area

Application Ref: 71578/Full

Target Date: 17/04/2025

Recommendation: Approve with Conditions

Description

The application relates to a primary school which is located at the end of a residential cul-de-sac.

There is a hardstanding playground to the south of the school building and playing fields to the east. The access to the site leads from the end of the cul de sac into the school grounds and an internal road, where there is parking for staff and visitors located along the perimeter of the site along the western boundary.

The application seeks new nursery provision, a replacement reception classroom and car park.

It is proposed to reconfigure existing classroom space to form a new nursery room and provide an external canopy to this classroom to facilitate outdoor play.

An existing conservatory located in the courtyard area of the school building would be demolished to provide a new reception classroom.

A new car park area for 10 cars (6 staff spaces, 3 visitor space and 1 accessible space) would be located to the south of the school building accessed from the internal road.

The applicant states that 26 children (3-4 years old) would attend the nursery with an additional 2 to 3 members of staff employed.

The proposed nursery is in response to increasing demand for early years education provision in the area. The introduction of the nursery would also provide a continuous educational pathway from early years through to primary education.

Relevant Planning History

52725 - Erection of conservatory within court yard of school - Approve with Conditions 02/08/2010

64438 - Single storey extension at rear - Approve with Conditions 02/09/2019

68066 - Proposed additional staff car parking (7 additional spaces) - Approve with Conditions 14/07/2022

69334 - Single storey extension for sensory and speech therapy room - Approve with Conditions 18/04/2023

Publicity

Letters sent to 50 properties on 26/2/25 and 7/4/25

Six objections received (2 addresses)

- The traffic on Chadderton Drive and Blackley Close is already excessive at school times
- Totally inconsiderate parking on the nearby streets is a real problem.
- Congestion will just become worse and the safety of the school children will be further put at risk. stress when accessing our own houses at school times affecting our mental health and wellbeing.
- Traffic causes safety issues for children to the school
- Parents clogging Blackley Close with their vehicles is becoming dangerous, putting the Children, Teachers/Staff and Local Residents in danger.
- How can Emergency Services get to the School or to the Local Residents?
- The bin men couldn't get into our cul-de-sac to collect our rubbish and a resident's delivery struggled to get through
- I wonder if another route from the School can be created to reduce congestion in Blackley Close

Revised plans received to change the location of the proposed car park within the playground area and provide a total of 10 spaces

Letters sent to 25 properties on 25/4/25 to those closest to and more affected by the proposed development on Blackley Close, Alkington Close, Chadderton Close and Monsall Close plus those who have objected.

One objection with the following comments -

- Increasing the current heavy traffic flow on Blackley Close is not only an accident waiting to happen due to the severe congestion, but highly inconsiderate to all residents on Blackley Close.
- For an ambulance to not get through as mentioned on another comment is a very serious issue, and should be prioritised over extending the school car park.
- Ideally you need a car park at another entrance point to the school.

One petition with 36 signatures received with the following comments -

- Increased traffic flow will have an environmental impact with the increased emissions which would impact the health of the children and local residents
- Forming a new car park would result in the loss of trees that are important to our mental health
- Increase in pollution
- Traffic congestion would put the safety of children, teachers/staff, local residents in danger and obstruct access for emergency services
- Restrict access for waste collections on the cul de sac.

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to conditions

Children's Commissioning Team - No response received

United Utilities (Water and waste) - No response received

Pre-start Conditions - Not relevant

Development Plan and Policies

NPPF	National Planning Policy Framework
EN1/2	Townscape and Built Design
HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs
CF1/1	Location of New Community Facilities

JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-S2	Carbon and Energy
JP-P5	Education, Skills and Knowledge

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Principle

The proposed development would facilitate a new nursery to support the growing early years need for education in the area and would provide a natural progression through a child's primary education within the existing school environment.

The initiative would align with the Borough's aspirations to enhance early years education and childcare provision to ensure accessibility to education for all.

In principle, the proposed development is therefore considered to be acceptable and would comply with UDP Policy CF1/1 and PfE Policy JP-P5.

Layout and siting

The proposed extension to provide a reception classroom and resource room would cover a floor area of approximately 67 sqm and would be sited in a space and on part of the footprint of the conservatory (to be demolished) which is centrally located within the school buildings.

The extension would infill a relatively small gap in materials to match the existing building and would not be visible from outside the school grounds and as such considered an acceptable addition.

The proposed canopy would be attached to part of the western elevation of the school building where the reception classroom would be located to facilitate outdoor covered play.

The canopy would be 15m long and project 5.3m from the wall and constructed with a translucent sheeted roof supported by on aluminium poles. The canopy would be visible from the internal school road but not widely from outside the site and considered to be a lightweight and ephemeral addition and an acceptable solution to providing outdoor education and play for the school.

The proposed car park would be located directly to the south of the school buildings on part of the playground and would provide a total of 10 spaces - 6 staff, 3 visitor and 1 accessible space. The entrance/exit would be from the internal road and a pedestrian walkway separated by a mesh security fence around the car park would facilitate safe access to the school playground and other parts of the school grounds.

Located close to the site entrance, the proposed car park would not restrict or prevent

access to the existing car park or any part of the school grounds and would be acceptable in supporting the increased floorspace and nursery use at the school. Visual impacts are considered to be limited and not significantly harmful from outside the school grounds.

The proposed layout and siting are therefore considered to be acceptable and would comply with Policies CF1/1, EN1/2 and JP-P5.

Impact on residential amenity

In terms of the location of the extension, this would infill part of a courtyard area which is located centrally within the school grounds and would be screened from views by existing buildings.

The canopy to the new nursery would also be located far enough away from residential properties not to impact on outlooks and visual amenity.

The car park would be located in part of the playground which is next to the school entrance but would be set back into the site by approximately 14m and away from these properties which are also positioned side on to the school.

For all intents and purposes, the only change would be that 20 cars would be parked in this area and a mesh fence erected to separate traffic from pedestrians footways.

Given the separation distances and relatively small scale area of development it is considered the proposed car park would not cause undue harm to the amenity of local residents in terms of its layout and siting.

Matters relating to highway issues and traffic which have been raised in some of the objections are covered in the section below.

Highway issues

The main consideration is the potential increase in volume of traffic and trips made to the school as a result of the proposed nursery.

Objections received to the application refer to existing traffic and parking issues which arise in the area. The location of the school at the end of a residential cul de sac is not ideal in terms of how the school is accessed and how this affects residents but it is an historic and existing situation.

It is anticipated that the majority of families who would use the nursery would live locally and within walking distance as the school serves a local catchment area. Some of the nursery children would already have siblings at the school and therefore trips to drop off and pick up would be minimised.

The school have stated that any trips would be organised outside of normal school start and finish time to minimise any potential traffic disruptions and sustainable modes of travel including car sharing, walking and public transport would be strongly encouraged.

The development proposes to provide a car park for 10 spaces which would comfortably facilitate the 3 or so additional staff plus visitors and any parents/carers who may need to call into the school. The car park would be located within the school gates and this would allow cars to turn round so as not to block or obstruct the main access or the internal lane which would aide in safeguarding children and pedestrians from vehicular traffic. the designated and fenced footway around the car park would also provide a safe and accessible route around the school grounds.

An additional facility, the nursery would address an educational need in the area and could be provided within the existing educational establishment without the need for planning permission. It is the displacement of the reception classroom and need to find additional accommodation of the construction of an classroom extension which need consent.

Given the nursery would serve the local community where the majority of trips would be by foot, linked trips with siblings, children or friends who already attend the school and the parking and access to it which would be provided, it is considered the proposed development would not cause significant highway safety issues.

The Highway Authority have been consulted on the proposals and have raised no objections subject to conditions to provide construction materials within the school site and make available the parking and segregated pedestrian arrangements.

the proposed development is therefore considered acceptable and in compliance with policies CF1/1, HT2/4, JP-P5 and JP-P8.

Ecology

The application proposes development on areas of hardstanding and would be exempt from providing Biodiversity Net Gain.

The Greater Manchester Ecology Department have recommended that in order to provide some ecological enhancement, a bird box be provided in an existing tree.

This would be conditioned.

JP-S2 - Carbon and energy

The applicant has submitted a statement to demonstrate how the proposal would comply with Policy JP-S2.

The design of the proposed development would follow key sustainable energy practices:

- exceed minimum Building Regulations in terms of thermal insulation, ensuring a high level of energy efficiency and reducing heating demands
- incorporating energy efficient lighting
- utilise effective heating systems and minimise reliance on mechanical cooling
- prioritise the use of natural light and reduce reliance on artificial lighting
- explore the integration of solar panels
- integrate EV chargepoints

It is therefore considered the proposal would comply with JP-S2.

JP-C2 - Digital connectivity

The applicant has submitted a statement to demonstrate how the proposal would meet the requirements of JP-C2.

- Provide high speed fibre optic broadband
- Future proof infrastructure
- Incorporate smart technologies to promote digital literacy and enhance educational outcomes.

The proposed development would therefore comply with Policy JP-C2.

Response to objections

- The revised plans now show the trees within the school grounds would be retained and there would be an increase in parking spaces to 10. no in total.
- Access, parking and highway safety issues have been covered in the above report.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings numbered -

Location plan dated 29/1/25
Site plan - proposed car parking received 25/4/25
Existing and proposed floor layouts 001 rev A
Existing and proposed layout plan 002 rev B
Existing and proposed building elevations 003 rev A
Places for Everyone statement - Carbon and energy and Digital Connectivity

and 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 design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.
3. The development hereby approved shall not be commenced unless and until facilities for the storage of construction materials have been provided within the curtilage of the site, clear of the existing parking facilities. The facilities shall be retained for the intended purpose and the area identified shall not be used for any other purposes other than the storage of construction materials for the duration of the construction period.
Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, 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 and JP-C8.
4. The revised segregated pedestrian access arrangements and car parking and drop-off facilities indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the use hereby approved commencing and thereafter maintained at all times.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the

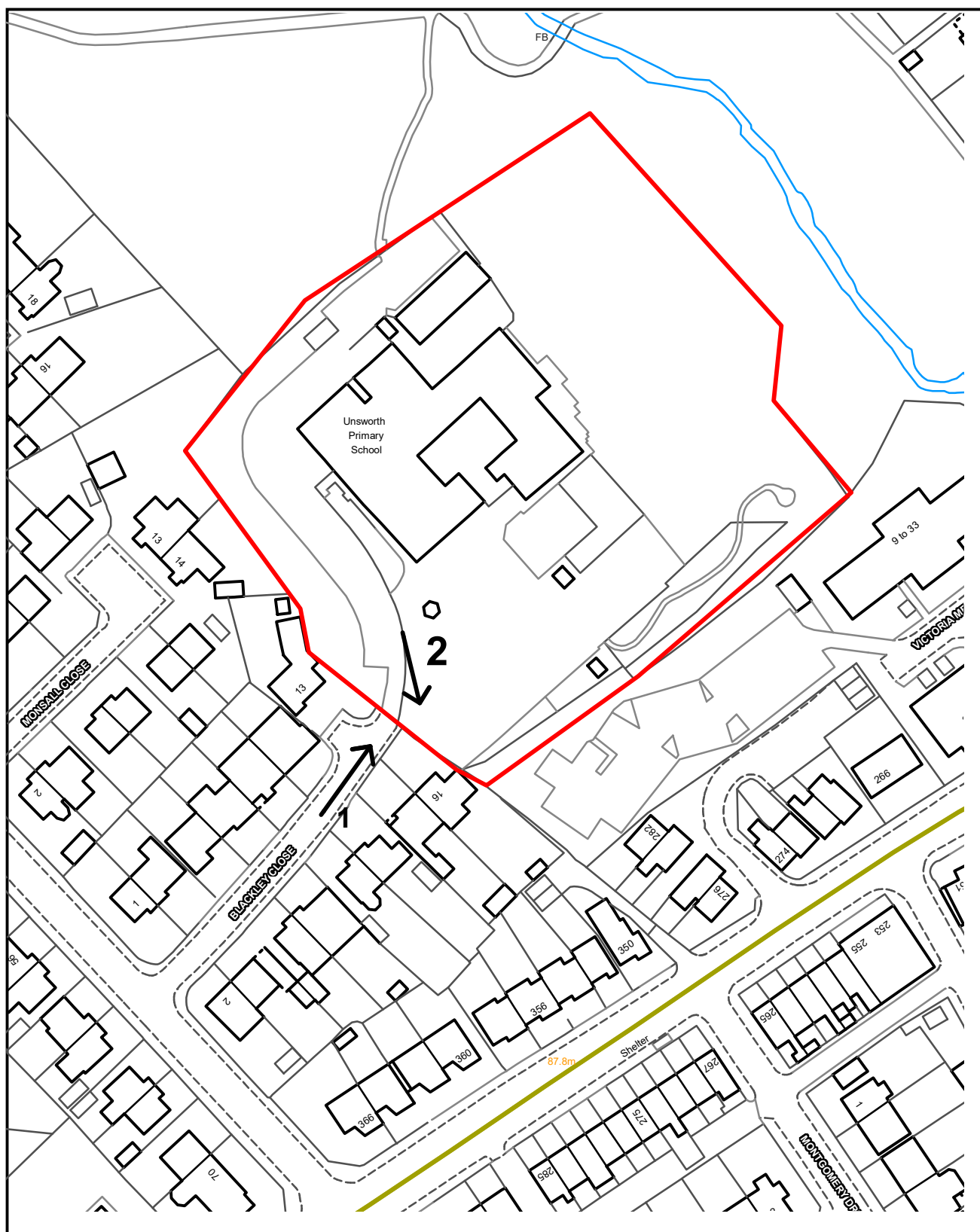
Bury Unitary Development Plan.

5. The development hereby approved shall incorporate one bird box to be installed on an existing semi-mature/mature tree within the school grounds prior to the first use of the development hereby approved and shall thereafter be maintained.

Reason. To secure the satisfactory development of the site and in the interests of ecological enhancement pursuant to PfE Policy JP-G8 and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

For further information on the application please contact **Jennie Townsend** on **0161 253-5320**

VIEWPOINTS



PLANNING APPLICATION LOCATION PLAN

LOCATION PLAN: 71578

ADDRESS: Unsworth Primary School



Bury
Council

Planning, Environmental and Regulatory Services

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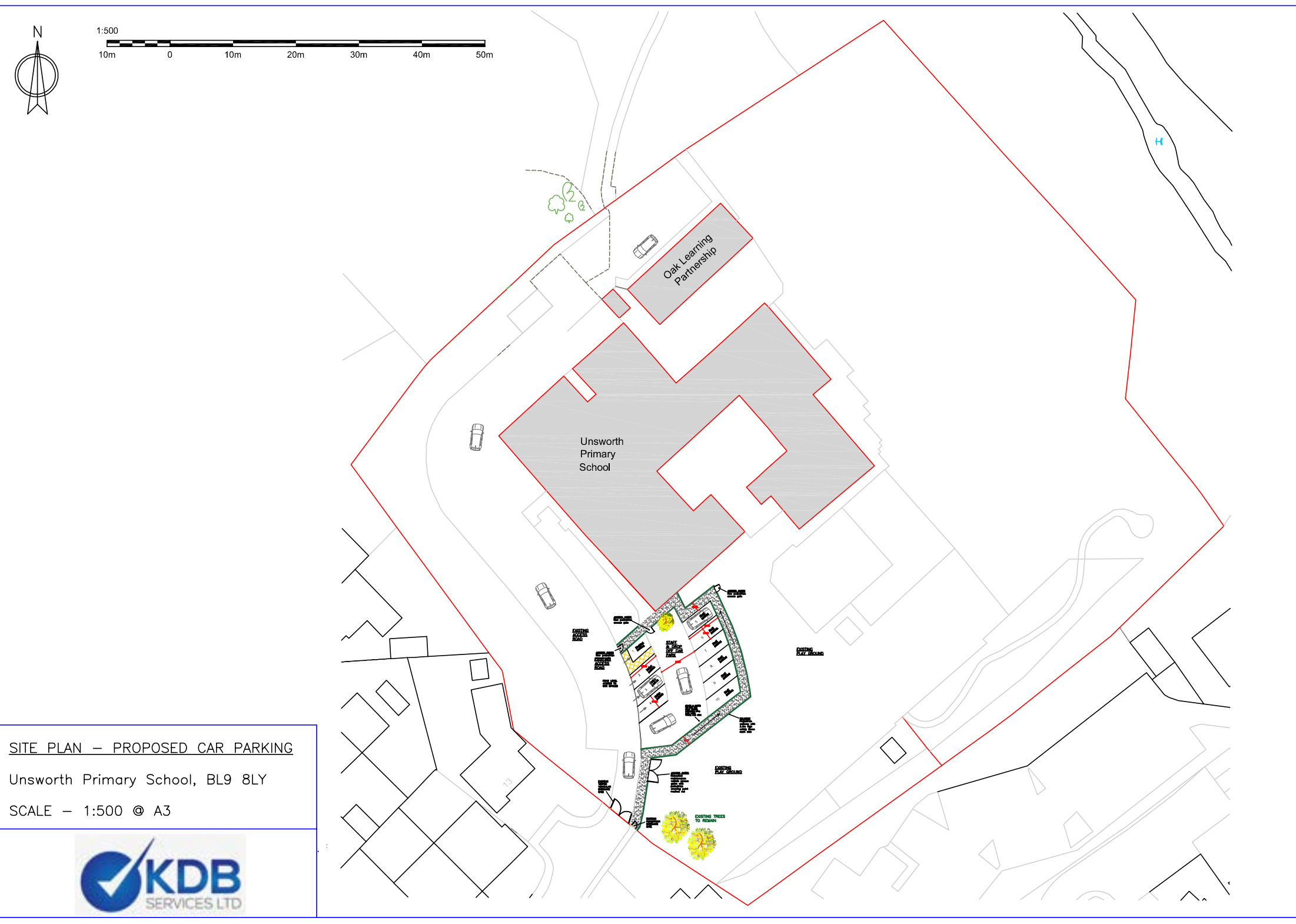
71578

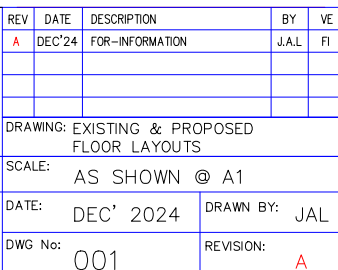
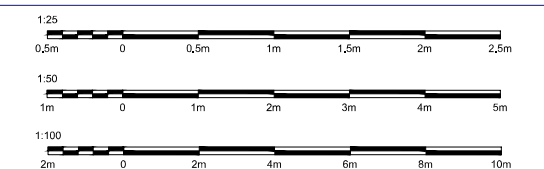
Photo 1



Photo 2

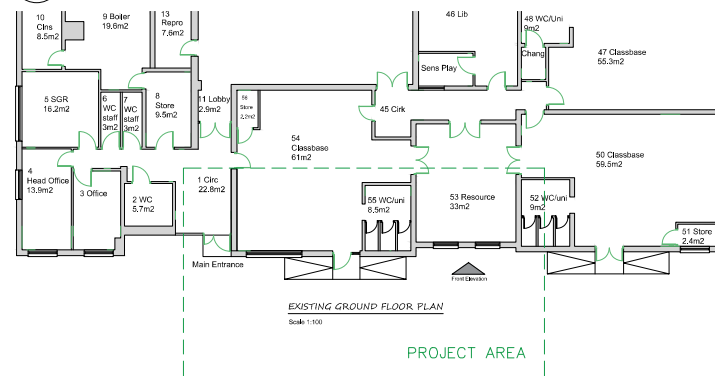




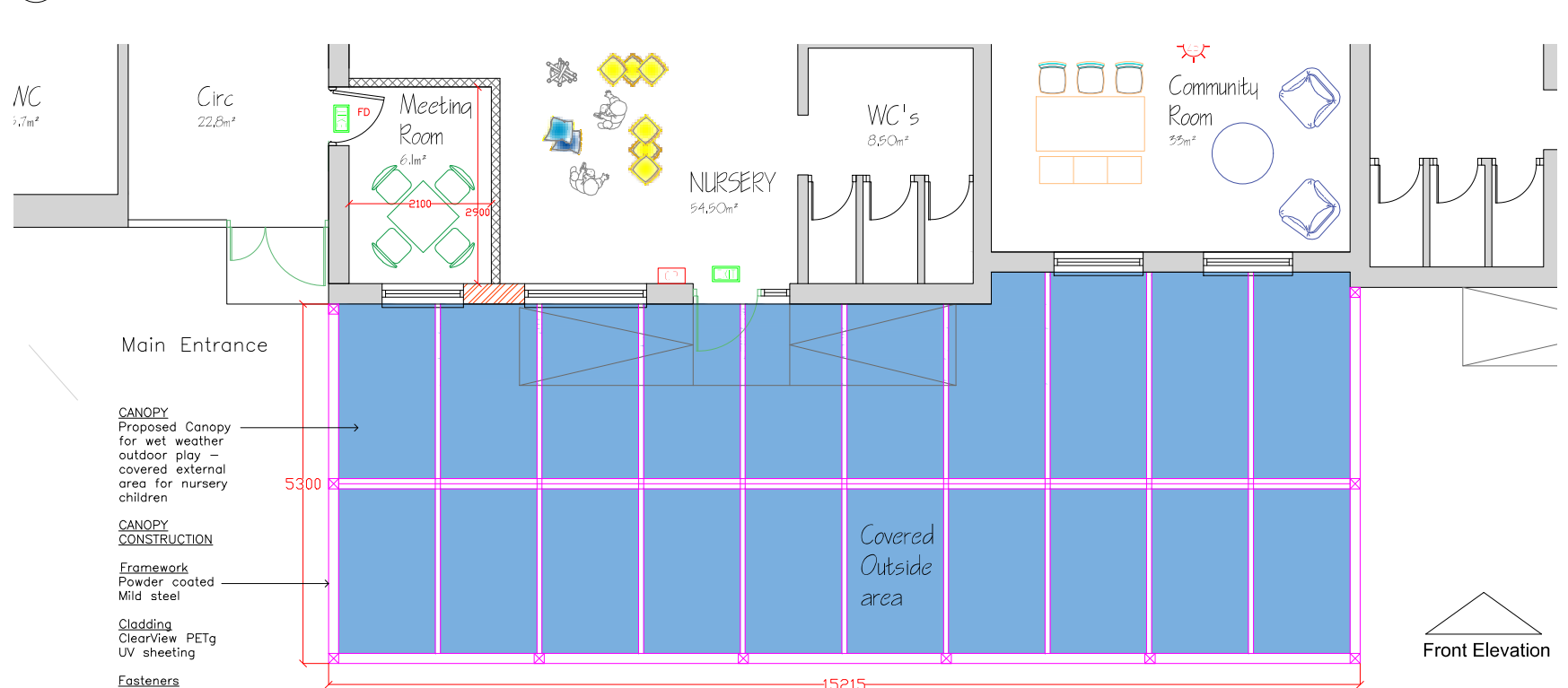




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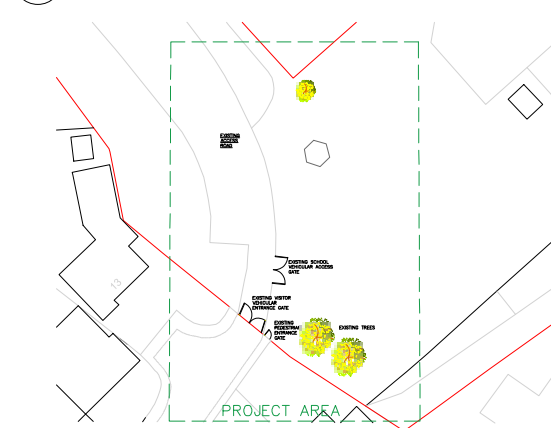


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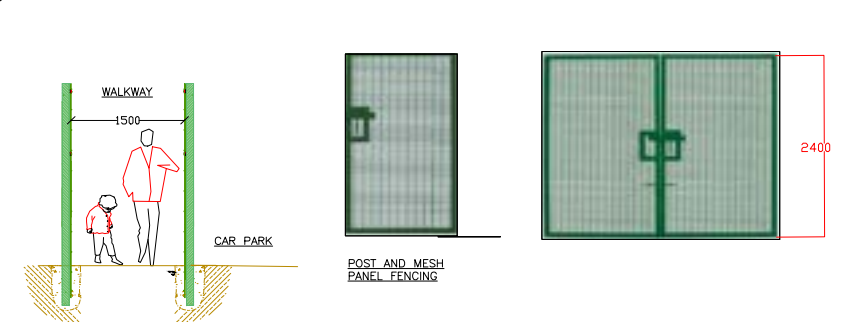


CANOPY COVERED EXTERNAL PLAY AREA
scale - 1:50

4 _____ Scale: 1:500



6 _____ Scale: 1:50



5 Scale: 1:50

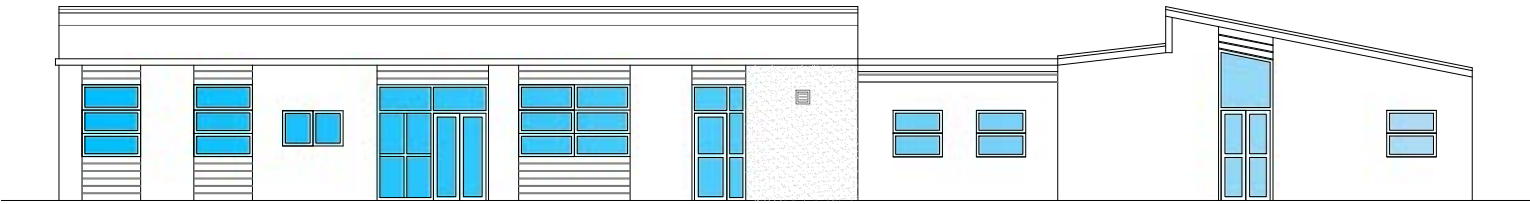
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1:50
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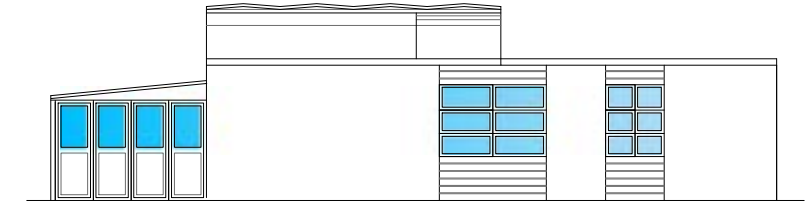
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1 EXISTING ELEVATIONS

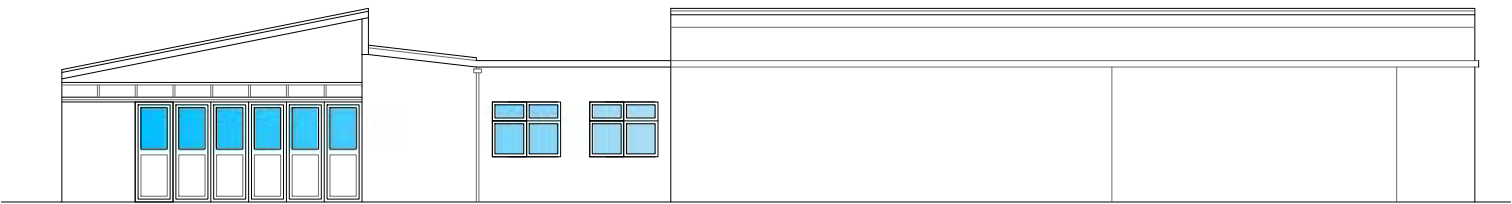
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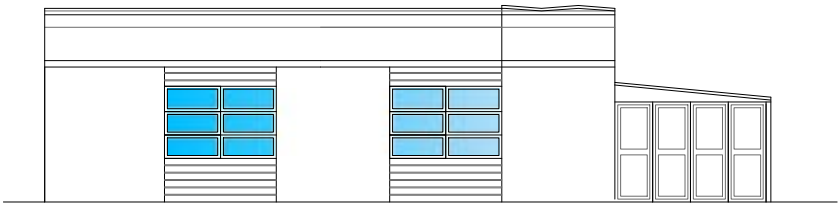
EXISTING FRONT ELEVATION
scale - 1:100



EXISTING SIDE A ELEVATION
scale - 1:100



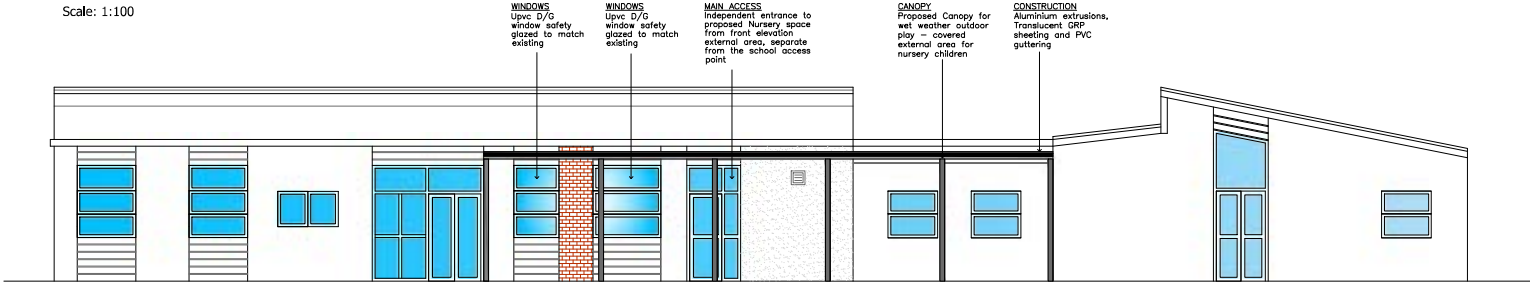
EXISTING REAR ELEVATION
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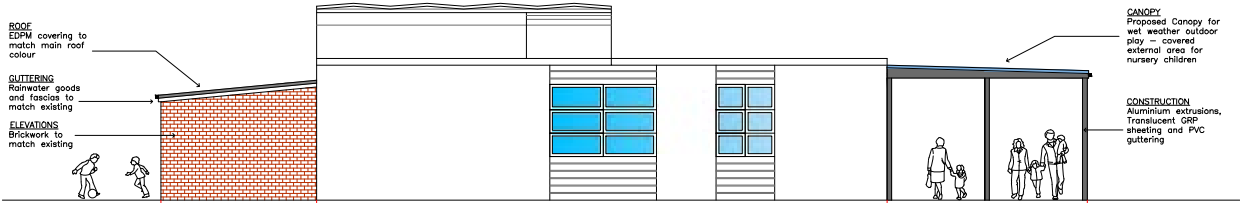
EXISTING SIDE B ELEVATION
scale - 1:100

2 PROPOSED ELEVATIONS

Scale: 1:100



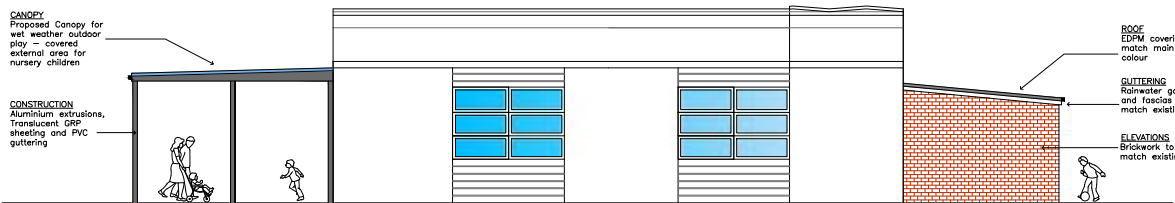
PROPOSED FRONT ELEVATION
scale - 1:100



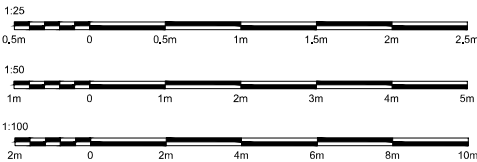
PROPOSED SIDE A ELEVATION
scale - 1:100



PROPOSED REAR ELEVATION
scale - 1:100



PROPOSED SIDE B ELEVATION
scale - 1:100



CLIENT:	OAK LEARNING PARTNERSHIP	SCALE:	AS SHOWN @ A1
PROJECT:	UNSWORTH PRIMARY SCHOOL BURY	DATE:	FEB' 2025
	CANOPY & CAR PARK	DWG No:	003

REV	DATE	DESCRIPTION	BY	VE
A	FEB'25	FOR-INFORMATION	J.A.L	FI
DRAWING: EXISTING & PROPOSED BUILDING ELEVATIONS				
DRAWN BY: JAL				
REVISION: A				

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REPORT FOR NOTING

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	29 May 2025
SUBJECT:	DELEGATED DECISIONS
REPORT FROM:	HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER:	DAVID MARNO
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	The report lists: Recent delegated planning decisions since the last PCC
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to the note the report and appendices
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No
Considered by Monitoring Officer:	N/A
Wards Affected:	All listed
Scrutiny Interest:	N/A

TRACKING/PROCESS**DIRECTOR:**

Chief Executive/ Strategic Leadership Team	Executive Member/Chair	Ward Members	Partners
Scrutiny Committee	Committee	Council	

1.0 BACKGROUND

This is a monthly report to the Planning Control Committee of the delegated planning decisions made by the officers of the Council.

2.0 CONCLUSION

That the item be noted.

List of Background Papers:-None**Contact Details:-**

David Marno, Head of Development Management
Planning Services, Department for Resources and Regulation
3 Knowsley Place
Bury BL9 0EJ

Tel: 0161 253 5291

Email: d.marno@bury.gov.uk

Planning applications decided using Delegated Powers **Between 11/04/2025 and 19/05/2025**



Ward: Bury East

Application No.:	71664	App. Type:	ADV	30/04/2025	Approve with Conditions
Location:	Knowsley Hotel, Haymarket Street, Bury, BL9 0AY				
Proposal:	Installation of replacement signs to include: 1x Externally illuminated double sided pictorial projecting sign, 2x Externally illuminated fascia signs, 2x amenity boards, 2x poster cases and 1x sign written logo				
Application No.:	71681	App. Type:	FUL	02/05/2025	Approve with Conditions
Location:	Unit F18/19, 7 South Street, Bury, BL9 0JS				
Proposal:	Installation of fire exit door and ancillary works to front elevation				
Application No.:	71696	App. Type:	FUL	06/05/2025	Approve with Conditions
Location:	43 East Street, Bury, BL9 0RX				
Proposal:	Two storey/single storey rear extension				
Application No.:	71698	App. Type:	FUL	16/05/2025	Approve with Conditions
Location:	Fairfield General Hospital, Rochdale Old Road, Bury, BL9 7TD				
Proposal:	Alterations to existing building to accommodate 2 no. internal generators and 2 no. fuel tanks with surrounding fence, including new exhaust flues 1m above roof height				
Application No.:	71721	App. Type:	GPDE	24/04/2025	Prior Approval Not Required - Extension
Location:	53 South Cross Street, Bury, BL9 0RS				
Proposal:	Prior approval for single storey rear extension				

Ward: Bury East - Moorside

Application No.:	71590	App. Type:	LDCP	14/05/2025	Lawful Development
Location:	13 Milner Avenue, Bury, BL9 6NG				
Proposal:	Lawful development certificate for proposed change of use from dwellinghouse (Class C3a) to a care home for three children aged 7-17 with up to two staff working on a rota basis(Class C2)				
Application No.:	71695	App. Type:	GPDE	22/04/2025	Prior Approval Not Required - Extension
Location:	26 Cateaton Street, Bury, BL9 5AW				
Proposal:	Prior approval for proposed single storey rear extension				
Application No.:	71701	App. Type:	GPDE	02/05/2025	Prior Approval Required & Granted - Ext
Location:	181 Walmersley Road, Bury, BL9 5DF				
Proposal:	Prior approval for proposed single storey rear extension				

Application No.: 71704 **App. Type:** FUL 15/05/2025 Approve with Conditions
Location: Former HSS Hire Unit, 121-131 Bell Lane, Bury, BL9 6BB
Proposal: Installation of new front door and windows to all elevations

Ward: **Bury East - Redvales**

Application No.: 71631 **App. Type:** FUL 17/04/2025 Approve with Conditions
Location: 12 Rhiwlas Drive, Bury, BL9 9DD
Proposal: Two storey side/rear extension; Single storey rear extension with steps into rear garden;
Single storey front extension

Application No.: 71641 **App. Type:** FUL 25/04/2025 Refused
Location: 17 Belle Vue Terrace, Bury, BL9 0SY
Proposal: Change of use of existing 6 bed house in multiple occupation (HMO) to 8 bed (single occupancy) HMO (Sui Generis)

Application No.: 71725 **App. Type:** FUL 09/05/2025 Approve with Conditions
Location: 185 Parkhills Road, Bury, BL9 9AF
Proposal: Two storey side extension

Application No.: 71759 **App. Type:** FUL 19/05/2025 Approve with Conditions
Location: 142 Parkhills Road, Bury, BL9 9AW
Proposal: Front porch, first floor extensions at sides/rear and single storey rear extension

Ward: **Bury West**

Application No.: 71521 **App. Type:** LDCEP 02/05/2025 Lawful Development
Location: 240 Bolton Road, Bury, BL8 2PA
Proposal: Lawful development certificate for proposed loft conversion with hip to gable roof extension
solar panels at front and rooflights at rear

Application No.: 71599 **App. Type:** FUL 08/05/2025 Refused
Location: Land off Leigh Lane, Bury, BL8 1RJ
Proposal: Erection of 1 no. dwelling with new public footpath

Application No.: 71684 **App. Type:** FUL 13/05/2025 Approve with Conditions
Location: 497 Bolton Road, Bury, BL8 2DJ
Proposal: Two storey side extension and single storey extension at side/rear

Application No.: 71748 **App. Type:** FUL 15/05/2025 Approve with Conditions
Location: 357 Ainsworth Road, Bury, BL8 2LU
Proposal: Two storey extension at rear/side to convert bungalow into 2 storey dwellinghouse with two
storey front porch & balcony at rear/side

Ward: **Bury West - Elton**

Application No.:	70942	App. Type:	FUL	14/05/2025	Approve with Conditions
Location:	The Poplars, 1 Brandlesholme Road, Bury, BL8 1HR				
Proposal:	Change of use from dwelling (Class C3) to a Children's Residential Home (Class C2) for up to 2 children, aged 8-18 years old, including the conversion of the existing garage into an office and store				
Application No.:	71218	App. Type:	P3JPA	12/05/2025	Prior Approval Required and Granted
Location:	Cadworks UK Ltd, Unit 1, Woodhill Street, Bury, BL8 1AT				
Proposal:	Prior approval for change of use of ground floor office (Class E) to 1no. dwellinghouse (Class C3)				
Application No.:	71434	App. Type:	FUL	11/04/2025	Approve with Conditions
Location:	2 Arundel Close, Bury, BL8 1YB				
Proposal:	First floor side extension, part two/part single storey rear extension and dropped kerb				
Application No.:	71694	App. Type:	FUL	13/05/2025	Approve with Conditions
Location:	34 Woodhill Fold, Bury, BL8 1UY				
Proposal:	Two storey side/front extension with render; Timber cladding to front elevation; Front porch canopy				
Application No.:	71745	App. Type:	FUL	15/05/2025	Approve with Conditions
Location:	12 Tamworth Drive, Bury, BL8 1DP				
Proposal:	Two storey extension at side and single storey extension at rear.				

Ward: North Manor

Application No.:	71690	App. Type:	FUL	09/05/2025	Approve with Conditions
Location:	3 North View, Summerseat, Bury, BL9 5QF				
Proposal:	Replacement of existing conservatory with single storey rear extension				
Application No.:	71711	App. Type:	FUL	19/05/2025	Refused
Location:	Rowlands House, Rowlands Road, Summerseat, Ramsbottom, Bury, BL9 5NF				
Proposal:	Installation of automated gate at entrance				
Application No.:	71713	App. Type:	FUL	07/05/2025	Approve with Conditions
Location:	12 Hillstone Close, Tottington, Bury, BL8 4EZ				
Proposal:	Erection of detached garden building at rear				
Application No.:	71718	App. Type:	FUL	30/04/2025	Approve with Conditions
Location:	Burrs View, Touch Road, Bury, BL9 5QS				
Proposal:	Porch and single storey extension linked to existing detached garage and conversion of garage to living accommodation				
Application No.:	71751	App. Type:	FUL	19/05/2025	Approve with Conditions
Location:	18 Avon Drive, Bury, BL9 6SN				

Proposal: Demolition of existing single storey side/rear extensions and erection of single storey front porch extension, two storey side extension, single storey rear extension with part first floor balcony above with screen/balustrade and new raised patio at rear with balustrade/steps to garden level

Application No.: 71803 **App. Type:** GPDE 24/04/2025 Prior Approval Not Required - Extension
Location: 865 Walmersley Road, Bury, BL9 5LE

Proposal: Prior approval for proposed single storey rear extension

Ward: **Prestwich - Holyrood**

Application No.: 71732 **App. Type:** FUL 12/05/2025 Approve with Conditions
Location: 73A Simister Lane, Prestwich, Manchester, M25 2SU

Proposal: First floor side extension, Two storey rear extension, Reposition existing front porch and push back ridge line of main roof

Application No.: 71804 **App. Type:** GPDE 09/05/2025 Prior Approval Not Required - Extension
Location: 113 Heywood Old Road, Rochdale, Manchester, M24 4QG

Proposal: Prior approval for proposed single storey rear extension

Ward: **Prestwich - Sedgley**

Application No.: 71354 **App. Type:** FUL 19/05/2025 Refused
Location: 72 Park Road, Prestwich, Manchester, M25 0FA

Proposal: Erection of 6 no. semi detached dwellings and associated driveways

Application No.: 71436 **App. Type:** FUL 02/05/2025 Refused
Location: 21 East Meade, Prestwich, Manchester, M25 0JJ

Proposal: Two storey side and rear extension

Application No.: 71490 **App. Type:** FUL 25/04/2025 Approve with Conditions
Location: 10-12 Salisbury Drive, Prestwich, Manchester, M25 0HU

Proposal: Combining two dwellings to one, raise ridge height; first floor extension at rear; hip to gable loft conversion; front and rear dormers and front porch.

Application No.: 71549 **App. Type:** FUL 24/04/2025 Approve with Conditions
Location: 106 Kings Road, Prestwich, Manchester, M25 0FY

Proposal: Single storey rear extension and rebuild existing external wall of existing side extension

Application No.: 71601 **App. Type:** FUL 11/04/2025 Approve with Conditions
Location: 17 Hereford Drive, Prestwich, Manchester, M25 0JA

Proposal: Two storey side extension; Two storey/single storey rear extension

Application No.: 71680 **App. Type:** FUL 30/04/2025 Approve with Conditions
Location: 12 Windsor Road, Prestwich, Manchester, M25 0DZ

Proposal: Two storey rear extension

Application No.:	71682	App. Type:	FUL	24/04/2025	Approve with Conditions
Location:	36 Meade Hill Road, Prestwich, Manchester, M25 0DJ				
Proposal:	First floor extension at front/side, two storey side extension and first floor rear extension; Loft conversion with hip to gable roof extension and rear dormer; Render to external elevations				
Application No.:	71693	App. Type:	FUL	24/04/2025	Approve with Conditions
Location:	10 Windsor Road, Prestwich, Manchester, M25 0DZ				
Proposal:	Single storey side extension				
Application No.:	71733	App. Type:	LBC	30/04/2025	Approve with Conditions
Location:	6 The Stables, Scholes Lane, Prestwich, Manchester, M25 0NH				
Proposal:	Listed building consent to replace 6 no. existing non original mock sash windows. 3 no. front elevation & 3 no rear elevation				
Application No.:	71741	App. Type:	FUL	15/05/2025	Approve with Conditions
Location:	79 Bishops Road, Prestwich, Manchester, M25 0AS				
Proposal:	Hip to gable roof extension with loft conversion and dormers at front and rear				
Application No.:	71832	App. Type:	GPDE	15/05/2025	Prior Approval Not Required - Extension
Location:	3 Belfield Road, Prestwich, Manchester, M25 0FN				
Proposal:	Prior approval for proposed single storey rear extension				

Ward: Prestwich - St Mary's

Application No.:	70384	App. Type:	LBC	17/04/2025	Approve with Conditions
Location:	The Rectory, 41 Church Lane, Prestwich, Manchester, M25 1AN				
Proposal:	Listed building consent for remedial works and internal alterations.				
Application No.:	71593	App. Type:	LDCP	11/04/2025	Lawful Development
Location:	29 Dashwood Road, Prestwich, Manchester, M25 3AE				
Proposal:	Lawful development certificate for proposed single storey rear extension				
Application No.:	71640	App. Type:	FUL	09/05/2025	Approve with Conditions
Location:	7 Byron Avenue, Prestwich, Manchester, M25 9LT				
Proposal:	New front porch; single storey / two storey extension at side and two storey extension at rear				
Application No.:	71646	App. Type:	FUL	24/04/2025	Approve with Conditions
Location:	6 Pinfold Drive, Prestwich, M25 3EQ				
Proposal:	Demolition of existing outbuilding and erection of replacement outbuilding with covered seating area				
Application No.:	71647	App. Type:	FUL	12/05/2025	Approve with Conditions
Location:	36 Agecroft Road East, Prestwich, Manchester, M25 9RT				
Proposal:	Two storey extension at side/rear; New front porch; Loft conversion with rear dormer; 1 rooflight to the front and 2 rooflight/balconies				

Ward: Radcliffe - East

Application No.: 71622 **App. Type:** FUL 02/05/2025 Approve with Conditions
Location: Hardy's Gate Bridge, Dumers Lane, Bury, BL9 9UR
Proposal: Installation of flood gates

Ward: Radcliffe - North and Ainsworth

Application No.: 71717 **App. Type:** LDCP 08/05/2025 Lawful Development
Location: Dearden Fold Cottage, Bury Old Road, Ainsworth, Bolton, BL2 5PL
Proposal: Lawful development certificate for proposed rear extension to dwelling and detached store

Ward: Radcliffe - West

Application No.: 70922 **App. Type:** FUL 30/04/2025 Refused
Location: 70 Ringley Road West, Radcliffe, Manchester, M26 1DN
Proposal: Demolition of existing dwelling and erection of 6 no. detached dwellings with associated access and landscaping

Application No.: 71643 **App. Type:** LDCP 12/05/2025 Lawful Development
Location: 4 Red Bank Close, Radcliffe, Manchester, M26 3GH
Proposal: Lawful development certificate for proposed single-storey 3m rear extension

Application No.: 71679 **App. Type:** GPDE 11/04/2025 Prior Approval Not Required - Extension
Location: 70 Greendale Drive, Radcliffe, Manchester, M26 1UQ
Proposal: Prior approval for proposed single storey rear extension

Application No.: 71722 **App. Type:** FUL 15/05/2025 Approve with Conditions
Location: 55 Normandy Crescent, Radcliffe, Manchester, M26 3TD
Proposal: Side extension to infill ground floor area (car port) below existing first floor extension

Ward: Ramsbottom

Application No.: 71609 **App. Type:** FUL 24/04/2025 Approve with Conditions
Location: 391 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0ER
Proposal: Partial demolition of existing rear outrigger and erection of two storey rear extension with first floor Juliet balcony and decking area; External alterations and new first floor window to side elevation

Application No.: 71611 **App. Type:** FUL 15/05/2025 Refused
Location: Twine Valley Farm, Church Road, Shuttleworth, Ramsbottom, Bury, BL0 0EH
Proposal: Application for the removal of a condition no. 2 (keeping of animals) on allowed appeal ref: APP/T4210/C/18/3195131

Application No.: 71709 **App. Type:** FUL 15/05/2025 Refused
Location: The Stone House, off Dorothy Street, Ramsbottom, Bury, BL0 9WG
Proposal: Change the use of land to a garden area to serve the property and erection of 1.8 & 2.4 metre high boundary fence (Retrospective)

Ward: **Tottington**

Application No.: 71692 **App. Type:** FUL 16/05/2025 Approve with Conditions
Location: The Dunes, Moorside Road, Tottington, Bury, BL8 3HW
Proposal: Single storey rear extension with render

Application No.: 71702 **App. Type:** FUL 30/04/2025 Approve with Conditions
Location: 13 Parkgate, Tottington, Bury, BL8 3DA
Proposal: Two storey side extension; Single storey rear extension

Application No.: 71726 **App. Type:** LDCP 08/05/2025 Lawful Development
Location: 118 Booth Way, Tottington, Bury, BL8 3JT
Proposal: Lawful development certificate for proposed single storey side extension

Ward: **Whitefield + Unsworth - Besses**

Application No.: 71710 **App. Type:** LDCP 07/05/2025 Lawful Development
Location: 34 Livsey Street, Whitefield, Manchester, M45 6AE
Proposal: Lawful development certificate for proposed single storey rear extension

Application No.: 71793 **App. Type:** GPDE 09/05/2025 Prior Approval Not Required - Extension
Location: 5 Ashby Grove, Whitefield, Manchester, M45 6EX
Proposal: Prior approval for proposed single storey rear extension

Ward: **Whitefield + Unsworth - Pilkington Park**

Application No.: 71264 **App. Type:** FUL 09/05/2025 Approve with Conditions
Location: 131 Radcliffe New Road, Radcliffe, Manchester, M45 7RP
Proposal: Erection of detached dwelling

Application No.: 71513 **App. Type:** FUL 23/04/2025 Approve with Conditions
Location: 13 Pine Avenue, Whitefield, Manchester, M45 7EQ
Proposal: Two storey extension at side

Application No.: 71604 **App. Type:** FUL 30/04/2025 Approve with Conditions
Location: 4 Parkstone Avenue, Whitefield, Manchester, M45 7QH
Proposal: Raising of roof ridge height with loft conversion; Single storey extensions at side and rear and new front porch; External alterations/render/cladding to external elevations; Alterations to existing driveway/new vehicular access

Application No.: 71729 **App. Type:** FUL 19/05/2025 Approve with Conditions
Location: 81 Ringley Road, Whitefield, Manchester, M45 7LH
Proposal: First floor side extension; garage conversion; raise external ground levels to provide level access and erection of front canopy

Application No.: 71752 **App. Type:** FUL 09/05/2025 Approve with Conditions
Location: 3 Ringley Drive, Whitefield, Manchester, M45 7BX
Proposal: Variation of condition no. 2 (approved plans) of planning permission 70762: Amendments to extension roof at rear and windows to front elevation

Application No.: 71767 **App. Type:** FUL 19/05/2025 Approve with Conditions
Location: 8 Hillingdon Road, Whitefield, Manchester, M45 7QN
Proposal: First floor side extension

Ward: Whitefield + Unsworth - Unsworth

Application No.: 71399 **App. Type:** FUL 12/05/2025 Refused
Location: 17 Bloomfield Drive, Bury, BL9 8JX
Proposal: Extension to rear gable end roof; 2m fence to side boundary

Application No.: 71627 **App. Type:** FUL 17/04/2025 Approve with Conditions
Location: 45 Ennerdale Drive, Bury, BL9 8HY
Proposal: Hip to gable loft conversion with rear dormer

Application No.: 71648 **App. Type:** FUL 07/05/2025 Approve with Conditions
Location: 378 Parr Lane, Bury, BL9 8LU
Proposal: Single storey side extension to existing newsagents shop

Application No.: 71669 **App. Type:** FUL 23/04/2025 Approve with Conditions
Location: 6 Monsall Close, Bury, BL9 8NS
Proposal: First floor extension at side

Application No.: 71674 **App. Type:** FUL 07/05/2025 Approve with Conditions
Location: 41 Malton Avenue, Whitefield, Manchester, M45 8PG
Proposal: Single storey rear extension to replace existing conservatory

Application No.: 71683 **App. Type:** LDCP 02/05/2025 Lawful Development
Location: Bury Hebrew Congregation, Sunny Bank Road, Bury, BL9 8ET
Proposal: Lawful development certificate for proposed dual use of the premises as a school (Class F1) and place of Worship (Class F1)

Application No.: 71685 **App. Type:** LDCP 02/05/2025 Lawful Development
Location: Bury Hebrew Congregation, Sunny Bank Road, Bury, BL9 8ET
Proposal: Lawful development certificate for proposed Internal mezzanine floor to create internal first floor area

Application No.: 71736 **App. Type:** LDCP 12/05/2025 Lawful Development
Location: 55 Stanley Road, Whitefield, Manchester, M45 8QW
Proposal: Lawful development certificate for proposed conversion of attached garage to habitable room

Total Number of Applications Decided: 74

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REPORT FOR NOTING

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	29 May 2025
SUBJECT:	PLANNING APPEALS
REPORT FROM:	HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER:	DAVID MARNO
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	<p>Planning Appeals:</p> <ul style="list-style-type: none"> - Lodged - Determined <p>Enforcement Appeals</p> <ul style="list-style-type: none"> - Lodged - Determined
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to the note the report and appendices
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No
Considered by Monitoring Officer:	N/A

Wards Affected:	All listed
Scrutiny Interest:	N/A

TRACKING/PROCESS

DIRECTOR:

Chief Executive/ Strategic Leadership Team	Executive Member/Chair	Ward Members	Partners
Scrutiny Committee	Committee	Council	

1.0 BACKGROUND

This is a monthly report to the Committee of the Planning Appeals lodged against decisions of the authority and against Enforcement Notices served and those that have been subsequently determined by the Planning Inspectorate.

Attached to the report are the Inspectors Decisions and a verbal report will be presented to the Committee on the implications of the decisions on the Appeals that were upheld.

2.0 CONCLUSION

That the item be noted.

List of Background Papers:-

Contact Details:-

David Marno, Head of Development Management
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**Planning Appeals Lodged
between 11/04/2025 and 19/05/2025**



Application No.: 71222/FUL

Decision level: DEL

Recommended Decision: Refuse

Applicant: Mr Hopley

Location 21 Philips Drive, Whitefield, Manchester, M45 7PY

Appeal lodged: 14/05/2025

Appeal Type: Informal Hearing

Proposal First floor extension

Total Number of Appeals Lodged: 1

**Planning Appeals Decided
between 11/04/2025 and 19/05/2025**



Application No.: 70776/FUL

Decision level: DEL

Recommended Decision: Refuse

Applicant: In Focus Ltd

Appeal Decision: Allowed

Date: 11/04/2025

Appeal type: Written Representations

Location: Pedestrian area adj 2 Central Street/4 Clerke Street, The Rock, Bury, BL9 0JN

Proposal: Installation of multifunctional communication hub including defibrillator and advertisement display

Application No.: 70777/ADV

Decision level: DEL

Recommended Decision: Refuse

Applicant: In Focus Ltd

Appeal Decision: Allowed

Date: 11/04/2025

Appeal type: Written Representations

Location: Pedestrian area adj 2 Central Street/4 Clerke Street, The Rock, Bury, BL9 0JN

Proposal: Internally illuminated advertisement display comprising of LCD portrait screen integrated into communication hub

Appeal Decisions

Site visit made on 26 March 2025

by **A Veevers BA(Hons) PGDip(BCon) MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 11th April 2025

Appeal A Ref: APP/T4210/W/24/3353200

Pedestrian area adj 2 Central Street / 4 Clerke Street, The Rock, Bury BL9 0JN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Nathan Still of In Focus Limited against the decision of Bury Council.
 - The application Ref is 70776.
 - The development proposed is the installation of a multifunctional communication hub including defibrillator and advertisement display.
-

Appeal B Ref: APP/T4210/H/24/3353202

Pedestrian area adj 2 Central Street / 4 Clerke Street, The Rock, Bury BL9 0JN

- The appeal is made under Regulation 17 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended) (the 2007 Regulations) against a refusal to grant express consent.
 - The appeal is made by Mr Nathan Still of In Focus Limited, against the decision of Bury Council.
 - The application Ref is 70777.
 - The advertisement proposed is the installation of a multifunctional communication hub including defibrillator and advertisement display.
-

Decisions

Appeal A Ref: APP/T4210/W/24/3353200

1. The appeal is allowed and planning permission is granted for the installation of a multifunctional communication hub including defibrillator and advertisement display at pedestrian area adj 2 Central Street / 4 Clerke Street, The Rock, Bury BL9 0JN in accordance with the terms of the application, Ref 70776, subject to the conditions set out in Schedule 1 to this decision.

Appeal B Ref: APP/T4210/H/24/3353202

2. The appeal is allowed and express consent is granted for the installation of a multifunctional communication hub including defibrillator and advertisement display at pedestrian area adj 2 Central Street / 4 Clerke Street, The Rock, Bury BL9 0JN in accordance with the terms of the application, Ref 70777. The consent is for five years from the date of this decision and is subject to the five standard conditions set out in Schedule 2 of the 2007 Regulations and the additional conditions set out in Schedule 2 to this decision.

Preliminary Matters

3. In both appeals I have taken the description of the proposal from the Council's decision notice as this is a more accurate description. Appeal A seeks planning permission for the proposed hub whereas Appeal B seeks advertisement consent for the digital advert screen on the hub. I have dealt with the appeals on their

individual merits, but as the advert screens are an integral part of the hub and the issues raised are similar, it is appropriate to consider the appeals together, except where otherwise indicated. To avoid duplication, I have combined both decisions into a single decisions letter.

4. In its decision notice for Appeal A, the Council refer to Policy EN5/1 of the Bury Unitary Development Plan (1997) (UDP) in the first and second reasons for refusal, but this concerns flood risk and is not relevant to this appeal. However, the Council have referred to Policy HT5/1 of the UDP in their officer report and the appellant has also referred to this policy in their appeal statement. I have been provided with details of Policy HT5/1 with the Council's appeal documentation and note that it relates to accessibility, which I consider is relevant to Appeal A. I have therefore had regard to Policy HT5/1 in my decision and consider that no party would be prejudiced by my so doing.
5. During the appeal, a new version of the National Planning Policy Framework (the Framework) came into effect. However, as the Framework's policy content insofar as it relates to the main issues has not been significantly changed there is no requirement for me to seek further submissions on this latest version. I am satisfied no party would be prejudiced by determining the appeal accordingly.
6. In respect of Appeal B, the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (the Regulations) stipulate that control may be exercised only in the interests of amenity and public safety. Therefore, whilst the development plan policies referred to by the Council are not determinative, I have taken them into account where relevant.

Main Issues

7. The main issues in Appeal A are:
 - the effect of the proposal on the character and appearance of the area;
 - the effect of the proposal on the safety and movement of pedestrians and other footway users; and,
 - whether the proposal would accord with local policies with regard to the need for defibrillators.
8. The main issues for Appeal B are the effect of the proposed advertisement on visual amenity and public safety.

Reasons

Character and appearance / Visual amenity (Appeals A and B)

9. The proposed multifunctional communications hub unit (hub) would be located within a pedestrianised area of Bury town centre, in the relatively recently constructed 'The Rock' development. The hub would be positioned within a wide and open section of the pedestrianised street which lies between The Rock to the north and Clerke Street to the south, in front of the triangular-shaped JD retail shop, where Rock Place meets Central Street.
10. The area is predominantly commercial with a mix of shops, cafes, restaurants and leisure uses commonly found in town centres. There are flats above commercial units on Central Street. The wide pedestrianised area upon which the proposed

hub would be located is an attractive open space that incorporates varied street paving patterns, lighting columns that are of relatively low height and laid out in linear form, seating and a directional finger post sign. Street trees front a single storey glazed block of restaurants that have outdoor seating on the west side of the pedestrianised area. Along the southern edge, forming the boundary with Clerke Street, are several low bollards and cycle stands. The boundary with The Rock, which is also pedestrianised, includes planters, bins and seating.

11. The hub would be approximately 2.6m tall and 1.3m wide and would display an internally illuminated digital LED screen which would take up the vast majority of one face of the hub. The other face of the hub would include a canopy with solar panels to light the hub, touchpad, free calls to landlines, free wi-fi, interactive wayfinding, access to local webpages and news, device charging, an emergency services call button, and built in CCTV monitoring. It would also include a defibrillator.
12. The hub would be next to the existing fingerpost sign and thus would not harm the regimented arrangement of the lighting columns. Due to its height and width, it would be clearly apparent in views taken from Central Street when looking towards the restaurants to the west. It would also be clearly visible on the approach to the pedestrianised area along Central Street from the town centre to the west. However, it would be off-set from the central alignment of Central Street. While the proposed advertisement screen and projecting hood would highlight the presence of the hub due to its illumination and sequencing, it would be seen in the context of large contemporary buildings, modern paving, other street furniture and signage associated with surrounding shops, cafes and restaurants.
13. As a hub structure of a comparable size to other similar installations I saw elsewhere in the town centre and of a colour that reflects that of the nearby lighting columns, it would not appear unusual or conspicuous within this environment or detract from the character or appearance of the area, even though there are other communication hubs nearby.
14. I note from the evidence that the pedestrianised area is used for promotional and entertainment events. Nonetheless, I am satisfied that a large open area would remain and the proposed development would not interfere with or cause an obstruction to such events.
15. With regard to Appeal A, for the reasons given above, the hub would not cause harm to the character and appearance of the area. Accordingly, there would be no conflict with Policies EN1/2, EN1/4 and EN1/9 of the UDP. There would also be no conflict with Policies JP-C5 or JP-C6 of the Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2022 to 2039 (March 2024) (PFE). Collectively these policies seek to ensure, amongst other things, that the external appearance of new development, including street furniture, would be well-designed and not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns.
16. With regard to Appeal B, for the reasons given, the advertisement would not cause harm to the visual amenity of the area. Therefore, insofar as it is material, the proposal would accord with Policy EN1/9 of the UDP which requires advertisements to have regard to the characteristics of the local neighbourhood.

Pedestrian Movement / Public Safety (Appeals A and B)

17. The area in the vicinity of the proposed hub was, at the time of my site visit on a week day lunchtime, generally bustling with pedestrians. Policy HT5 of the UDP states that the Council will encourage the provision of satisfactory access to, amongst other places, pedestrian areas for the mobility impaired and those with special needs. Policies EN1/2, EN1/4 of the UDP also require that access and safety for the mobility impaired is considered in the design of development, and that street furniture does not interrupt main pedestrian flows.
18. The proposed hub would be in a prominent location adjacent to a slim directional fingerpost sign. I disagree with the Council's assertion that the immediate area is free from street furniture. Whilst the pedestrianised area is sizable, the fingerpost sign, a lighting column and seating are located in proximity to each other. Despite this, I observed there would be sufficient space surrounding the hub, sign and column to allow for the free movement and active travel of all pedestrians, including those on foot, with a mobility, visual or cognitive impairment or those with prams. Due to the large extent of paving in the immediate area, I consider that the siting of the proposal in this particular location would not create excessive street clutter. Neither would it be a significant obstruction or notably restrict pedestrian movement, even if people were using the smart hub. Furthermore, due to its off-set position in relation to Central Street, it would not reduce the coherence of the pedestrian routes in the area or interfere with pedestrian desire lines.
19. The Council's second reason for refusal in relation to this matter also refers to there being no agreement for the siting of the proposal on the adopted highway with the Highway Authority. The appellant claims that they are a registered statutory undertaker responsible for installations on publicly maintained land and I have no evidence to the contrary. Regardless, the 2007 Regulations set out standard conditions, one of which is that no advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site.
20. In terms of Appeal A, for the reasons given above, I conclude on this main issue that there would be no harm to the safety and movement of pedestrians and other footway users. Consequently, the proposal would comply with Policies EN1/2, EN1/4 and HT5/1 of the UDP which together, amongst other matters including those aims set out above, seek to ensure that development, including street furniture, has regard to its relationship with the surrounding area, and that pedestrians are not hindered in their movement. The proposal would also comply with Policies JP-C5 and JP-C6 of the PfE which both seek to ensure that streets respond to the needs of those with reduced mobility and to maximise the ability of pedestrians and cyclists to navigate easily, safely and without delay, minimising barriers and obstacles to their movement.
21. Furthermore, the proposal would not conflict with the guidance at paragraph 115 of the Framework that developments ensure that safe and suitable access can be achieved for all users.
22. With regard to Appeal B, there would be no harm to public safety. Therefore, insofar as it is material, the proposal would accord with Policy EN1/9 of the UDP which requires advertisements are controlled in the interests of public safety, including the safety of pedestrians.

Need (Appeals A and B)

23. With regard to the third reason for refusal for both appeals, notwithstanding no information regarding the Council's wider strategy for the provision of defibrillators has been provided by either party, demonstration of need for defibrillators is not a requirement of Policy EN1/9 of the UDP. In any event, even though there may be other defibrillators close to the appeal site, I find the provision of an additional potentially life-saving facility within a busy town centre would be a benefit of the proposal. I note that the appellant is working in partnership with the Community Heartbeat Trust, a registered charity that promotes greater access to defibrillators in public spaces and that the Council recognises the benefit of a defibrillator. As such, in itself, even if there are other defibrillators close to the appeal site, I find no planning harm in the provision of an additional defibrillator at the appeal site.
24. In relation to Appeal A, neither Policy EN1/9, nor guidance in the Framework, specifically prohibit the delivery of defibrillators. Therefore, the proposal would not conflict with Policy EN1/9 of the UDP which is concerned with the control of advertisements.
25. Furthermore, matters that do not relate to amenity and public safety fall outside the scope of Appeal B, as defined in the 2007 Regulations.

Other Matters

26. My attention has been drawn by an interested party to the potential replacement of an existing screen in the area to one similar to the appeal proposal. However, there is little information before me to substantiate this claim and no guarantee that such a proposal would be forthcoming. In any event, I have had regard to the presence of other digital screens in the area in my consideration of this appeal.

Conditions

27. I have had regard to the suggested conditions, which I have considered against the tests in the Framework and the advice in the Planning Practice Guidance. I have undertaken some minor editing and rationalisation of the conditions proposed by the Council in the interests of precision and clarity.
28. In relation to Appeal A, in the interests of certainty it is necessary to impose conditions requiring the development to be implemented within 3 years and to be carried out in accordance with the approved plans. To ensure the satisfactory character and appearance of the area, a condition is necessary to require that any paving disturbed during its installation is reinstated. In the event that the hub ceases to be used, a condition is necessary to secure its removal and that the site is returned to a satisfactory condition in the interests of the appearance of the area.
29. I have also attached a condition relating to the management of the hub, the details of which have been provided by the appellant. This is necessary to ensure the development is managed and maintained in the interests of visual amenity and public safety.
30. With regard to Appeal B, as well as the standard conditions set out in the 2007 Regulation, the Council's suggested conditions relating to the maximum luminance levels and provision of an automatic switch off to a blank screen in the event of a fault in the display are necessary in the interests amenity and public safety. For the

same reasons conditions relating to the need for images to be static with no special visual effects, images not resembling traffic signs, a minimum display time and almost instantaneous change of images are all reasonable and necessary.

Conclusions

Appeal A

31. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal is allowed.

Appeal B

32. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal is allowed.

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INSPECTOR

SCHEDULE 1

SCHEDULE OF CONDITIONS APPEAL A

1. The development hereby permitted shall begin not later than three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan and Images, Document A02528 and Hub Unit Detail, Appendix B of JCDecaux letter to Bury Council dated 20 May 2024.
3. If, during the installation of the development hereby permitted, any part of the surface paving immediately surrounding the installation is dislodged or broken, matching paving material shall be reinstated within three months of the date of this permission.
4. Within three months of the date when the development hereby permitted ceases to be used, the installation, and/or works undertaken to it in connection with its use, shall be removed and the land shall be restored to its condition before the development took place.
5. The development hereby permitted shall be managed in accordance with the Unit Management Plan v2 September 2022, for the lifetime of the development.

SCHEDULE 2

SCHEDULE OF CONDITIONS APPEAL B

The following conditions are attached to this consent, in addition to the five standard conditions set out in the Regulations, which are not repeated in this schedule.

1. The intensity of the illumination of the advertisement permitted by this consent shall be no greater than 2500 candela per square metre during daylight hours or 600 candela per square metre at any other time. The display panel shall be fitted with a light sensor, designed to adjust to the brightness to changes in ambient light levels.
2. There shall be no special effects (including animated, flashing, scrolling, intermittent, video elements) of any kind, or any images that resemble traffic signs or signals during the time that any message is displayed.
3. The minimum display time for each piece of content on the display screens shall be 10 seconds.
4. The interval between successive displays shall be instantaneous (no greater than 1 second), the complete screen shall change and there shall be no visual effects (including fading, swiping or other animated transition methods) between successive displays.
5. In the event of a fault with the installation and/or display screen, the screen must be automatically programmed to switch to a blank screen.

END OF SCHEDULES AND CONDITIONS

**Details of New Enforcement Appeals Lodged
between 11/04/2025 and 19/05/2025**



Case Ref: 24/0323

Date of Appeal: 04/01/2025
Appeal Type: REP

Location: 1 Pitt Street, Radcliffe, Manchester, M26 3TF

Issue: Balcony on top of existing rear single storey extension with obscure glazed balustrade

Total Number of Appeal Cases: 01
