

Public Document Pack

AGENDA FOR PLANNING CONTROL COMMITTEE



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

To: All Members of Planning Control Committee

Councillors : G Staples-Jones (Chair), C Boles,
D Duncalfe, U Farooq, M Hayes, D Hill, B Ibrahim, D Quinn,
J Roith, M Rubinstein 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:	Wednesday, 1 st July 2026
Place:	Council Chamber, Bury Town Hall
Time:	7.00 pm
Briefing Facilities:	If Opposition Members and Co-opted Members require briefing on any particular item on the Agenda, the appropriate Director/Senior Officer originating the related report should be contacted.

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 28TH MAY 2026 (Pages 3 - 4)

The Minutes of the meeting held on Thursday the 28th May 2026 are attached.

4 PLANNING APPLICATIONS (Pages 5 - 76)

Reports attached.

5 DELEGATED DECISIONS (Pages 77 - 94)

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 95 - 106)

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: 28th May 2026

Present: Councillor G Staples-Jones (in the Chair)
Councillors C Boles, D Duncalfe, M Hayes, D Hill, B Ibrahim,
D Quinn, J Roith, M Rubinstein and M Walsh

Also in attendance: Councillors P. Davies, J. Sheppard and D Vernon.

Public Attendance: 3 members of the public and no members of the press were in attendance at the meeting.

PCC.1 APOLOGIES FOR ABSENCE

Apologies for absence were submitted by Councillor U Farooq
There was no substitute representative for Councillor Farooq.

PCC.2 DECLARATIONS OF INTEREST

There were no reported declarations of interest.

PCC.3 MINUTES OF THE MEETING HELD ON THE 21ST APRIL 2026

Delegated decision:

That the Minutes of the meeting held on the 21st April 2026 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 72692 and 72950.

The Committee heard representations from applicants and Ward Councillors 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 and the supplementary information submitted and subject to all other conditions included: -

22 Cockey Moor Road, Bury, BL8 2HB

Amendments to dwelling, approved under application 68038 including amended elevations and roof.

2. 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: -

Land at 41 Arthur Lane, Radcliffe, Bolton, BL2 5PR

Variation of condition no. 2 (approved plans) following grant of planning permission 67550 (Conversion of stable to dwelling with single storey extension): enclose the existing stables overhang into the internal space of dwelling

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

12 -14 Abden Street, Radcliffe, Manchester, M26 0AT

Change of use from commercial unit and dwelling to 6 bed, 6 person HMO (Class C4) with side render finish, roller shutters removed and changes to rear and front boundary treatment with 1 no. car space provided and 6 no. cycle storage unit provided

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 URGENT BUSINESS

The Committee were reminded of the Corporate Parenting Champion appointed from the Planning Committee at the start of the last municipal year and Councillor M Walsh was happy to remain in the position for another 12 months

COUNCILLOR G STAPLES-JONES
Chair

(Note: The meeting started at 7.00pm and ended at 7.55pm)

Title	Planning Applications
To:	Planning Control Committee
On:	01 July 2026
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:** Bury East - Moorside **App No.** 72863
- Location:** 1-3 Haslam Street, Bury, BL9 6EQ
Proposal: Change of use from 2 no. units (Class E) to 8 bedroom (single occupancy) House in Multiple Occupation (Class Sui Generis) with alteration to front elevations and change of roof style from hip to gable
Recommendation: Approve with Conditions **Site Visit:** N
-
- 02 Township Forum - Ward:** Prestwich - St Mary's **App No.** 72939
- Location:** High View, Kersal Road, Prestwich, Manchester, M25 9SN
Proposal: Conversion of bungalow to create 2no. flats
Recommendation: Approve with Conditions **Site Visit:** N
-
- 03 Township Forum - Ward:** Whitefield + Unsworth - Pilkington Park **App No.** 72968
- Location:** Whitefield Library, Pinfold Lane, Whitefield, Manchester, M45 7NY
Proposal: Change of use of former library (Use Class F1(d) to provide a health centre (Use Class E(e)), together with associated external alterations, car parking provision, landscaping, and engineering works
Recommendation: Approve with Conditions **Site Visit:** N
-

This page is intentionally left blank

Ward: Bury East - Moorside

Item 01

Applicant: Mr Ihsan Waris

Location: 1-3 Haslam Street, Bury, BL9 6EQ

Proposal: Change of use from 2 no. units (Class E) to 8 bedroom (single occupancy) House in Multiple Occupation (Class Sui Generis) with alteration to front elevations and change of roof style from hip to gable

Application Ref: 72863/Full

Target Date: 23/04/2026

Recommendation: Approve with Conditions

Description

The application relates to a double fronted property comprising 2 no units, nos. 1 & 3 located at the end of a row of terraced houses. The property was granted planning permission in 2019 for a mixed use comprising hairdressers/restaurant/cafe/bar/tattoo studio with storage at the rear. Since then the hairdressers has subsequently changed to a retail shop.

The surrounding area is predominantly residential. The north is characterised by terraced properties and there is a detached dwelling located to the south separated by a side street with residential properties to the rear. Directly opposite the site is an area of protected recreation provision with the area to the south comprising commercial and industrial units as part of Portland Industrial estate and Freetown Business Park.

The application seeks planning permission for a change of use from the 2 no. units (Class E) to an 8 bed House in Multiple (HMO) (single occupancy) with alterations to the front elevation and changes to the roof style from hip to gable.

At the ground floor there would be 4 no. bedrooms and communal kitchen/diner and at the first floor it is proposed to provide 4 no. bedrooms, communal kitchen and a separate utility room. Each bedroom would have an en-suite facility. Within the rear yard area would be a cycle store and bin store.

Relevant Planning History

64603 - Change of use from shop (Class A1) to mixed use comprising of hairdressers/restaurant/cafe/bar/tattoo studio with storage at rear (Classes A1/A3/A4/B8/Sui Generis); Alterations to shop front with timber cladding at 1 - 3 Haslam Street, Bury. Approved with conditions - 14 November 2019.

64604 - 2 No. non-illuminated projecting signs, 4 no. non-illuminated fascia signs and 2 no. lanterns at 1 - 3 Haslam Street, Bury. Approved with conditions - 3 December 2019.

Publicity

The neighbouring properties were notified by means of a letter on 3 March 2026 and site notices were posted on 6 March 2026.

25 objections received.

Summary of Objections

Parking, Traffic and Highway Safety

- The property has no parking or outdoor space, with no possibility to provide any.
- Surrounding streets already experience significant parking pressure, including issues with work vans and obstructive parking.
- An 8 bed HMO is expected to generate additional vehicles, worsening congestion.
- Concerns that the site sits near a busy blind bend, posing risks to drivers and pedestrians.
- Increased traffic and unfamiliar adults may compromise child safety and safeguarding.

Noise, Disturbance and Anti-Social Behaviour

- Fears of increased noise, disturbance at unsociable hours, and loitering.
- Concerns about potential anti-social behaviour, which would add to the existing issues in nearby areas.
- Concerns around noise, late-night activity and general disturbance which would be harmful to the amenity of neighbours.

Waste, Fly-Tipping and Maintenance

- HMO would generate excessive waste, with local streets already experiencing issues with overflowing bins and fly tipping.
- Lack of space for bin storage at the site is noted.
- Concerns that landlords of HMOs do not adequately maintain their properties.

Character and Community Impact

- Harm the quiet, residential character of the area.
- The area is a close knit community, with regular social gatherings and street events. An HMO would be inappropriate in the area.
- Further HMOs will erode community cohesion and make the area less welcoming.
- Unsuitable property for an HMO and should be limited to single occupancy or two separate single occupancy dwellings.
- Loss of potential family housing
- Over intensification of the occupation of the property and out of character with the area.

- Reduce the quality of life for those who live nearby.
- Would imbalance the local housing mix.
- The area is highly family oriented, close to schools, parks and play areas.
- The introduction of a high turnover population is inappropriate for a settled family neighbourhood.

Over concentration of HMOs

- Multiple HMOs nearby and that more are not needed.
- Cumulative impact of HMO's is already affecting parking, waste and litter and local amenity.

Property Values

- Devalue neighbouring homes.

Accuracy of Supporting Statements

- The property has not experienced vandalism or crime, disputing any suggestion that this is a justification for redevelopment.

Revised plans received to show obscure glazed windows (apart from to the first floor landing) replaced by clear glazed windows on the south elevation.

Neighbour notified on 8/4/26.

Comments received -

- Windows to habitable rooms at the first floor including bedrooms and bathroom would be overlooked as would the ground floor kitchen/living room which is a main habitable room.

Revised plans received to show obscure glazing to the side (south) elevation

Neighbour notified 14/5/26

No response received.

The objectors have been notified of the Planning Control Committee.

Statutory/Non-Statutory Consultations

Traffic Section - No objection subject to conditions

Environmental Health - Pollution Control - No response received

Strategic Planning & Infrastructure - No response received

Design for security - No objection subject to implementation of physical security measures.

Waste Management - No response received.

Housing - Public Protection - No objection subject to the requirement for a mandatory license.

Adult Care Services - No response received.

Greater Manchester Ecology Unit - No objection

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-S1	Sustainable Development
JP-S2	Carbon and Energy
JP-P1	Sustainable Places
SPD6	Supplementary Planning Document 6: Alterations & Extensions

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 (HMO Sui Generis Use)

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.

UDP Policy H2/4, has specific regard to effects on amenity of neighbouring properties, general character of the area, amenity of occupants, effects from external changes on the street scene and car parking and servicing requirements. This is supported by SPD 13 - The Conversion of Buildings to Houses in Multiple Occupation that seeks to improve the standards of accommodation and reduce potential detrimental impacts on local communities.

This document is fairly dated with only small parts having relevance.

The Council has now produced an updated SPD 13 - Houses in Multiple Occupation. Consultation on the draft SPD has been completed and a limited number of representations were submitted. The updated SPD is due to be taken to the Council's Cabinet in June 2026 for Adoption. Due to the advanced stage of preparation, the emerging SPD 13 - Houses in Multiple Occupation is now considered to have significant weight in determining applications, but it will not have full weight until it has been adopted. The updated SPD 13 is discussed in more detail below.

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; families with 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.

For clarification, a house in multiple occupation is a form of housing tenure, where occupants live together form more than one household and where tenants share facilities such as kitchen, bathroom or bathrooms.

The conversion of properties to multiple occupation can often make an important contribution to local housing stock. However, it is recognised that such conversions can put pressures on buildings, sites and areas depending upon the amount of accommodation to be provided, demands created from parking etc and thus have an adverse effect on residential amenity and the character of an area.

The main issues in relation to this proposal is the consideration of the impact of the proposed accommodation in relation to the suitability of the site and location, impacts on amenity, nature of the local environment, surrounding land uses and highway issues. These issues are discussed in more detail below and in light of the policies set out above.

Character of the Area

In order to help ensure mixed and balanced communities and to ensure that new development does not have an unacceptable impact on amenity, quality of life and residential character of the surrounding neighbourhood, the draft SPD 13 sets out restrictions to limit the concentration of HMOs and manage the siting of HMOs relative to other HMOs. To achieve this the Council will apply three measures:

- A concentration threshold;
- Restricting the sandwiching of properties; and
- Restricting three adjacent HMOs

Concentration threshold

SPD 13 confirms that proposals for planning permission would not normally be granted for new HMOs where:

- Proposals would result in more than 10% of properties (residential and commercial) or more than four properties (whichever is the fewer) being classed as HMOs within a 100m buffer of the application property; or
- The number of HMOs already exceeds 10% of properties or four HMOs within a 100m buffer of the application property

The register of HMO's from March 2026 has therefore been reviewed. There is one registered HMO within the 100m radius and as such the proposal would not exceed the concentration threshold.

Sandwiching and adjacent HMO's

The proposed development would not result in sandwiching by HMO's nor create a row of 3 HMO's.

It is therefore considered the proposed development would not have a detrimental impact on the character of the surrounding area and would not result in an over concentration of HMO's in the vicinity.

The proposed development would therefore be acceptable and comply with policies H2/4 and draft SPD13.

Layout

There would be 8 no. bedrooms in total with a communal kitchen/diner at ground floor and kitchen and sperate utility room at the first floor which is considered to be a reasonable amount of shared accommodation for the 8 occupants.

All bedrooms would be en-suite and bedrooms would comply with Nationally Described Space Standards (NDSS).

Bedrooms 3 and 4 on the ground floor and the kitchen on the 1st floor would be part obscure glazed due to the proximity to the property opposite, Primrose Cottage. Bedrooms are classed as habitable rooms and obscure glazing is not generally acceptable in providing adequate outlook and light. In this situation, the windows to the bedrooms would be part obscure glazed in a partially obscure and clear glazing with clear glazing to the upper panes, thereby providing natural light and an outlook albeit restricted to the neighbouring property. The kitchen windows at the first floor would have a similar finish.

It is therefore considered that satisfactory standards of accommodation would be provided for future occupiers.

Externally, there would be a cycle store and enclosed bin store accessed from the rear of the property which would be acceptable. However, there would not be scope to provide outdoor amenity space.

HMO's are often created by converting existing properties and those which are located close or within town centres or are conversions of commercial and shop premises where outdoor space is limited and may not be provided at all. In this case, there is an area of

protected recreational land directly opposite the property and Clarence Park is within a short walkable distance to the north and as such there would be nearby facilities which residents could utilise.

It is therefore considered that in terms of layout and amount of accommodation to be provided, the proposed development would meet HMO space standards and NDSS and provide adequate shared facilities for each resident.

The Public Protection HMO Licensing Section have raised no objection subject to obtaining a mandatory HMO license.

All HMOs are subject to Management Regulations, including duties for fire safety, maintenance of common parts, and provision/management of waste.

It is therefore considered the proposed development would be acceptable and comply with policies H2/4, JP-H3 and SPD13.

Design and appearance

The application proposes alterations to the front elevations and change to the design of the roof from a hip to gable.

The existing roof at the front of the building is unusual in its design, being flat but with a staggered parapet frontage behind which is a roofline which gradually increases in its height and eaves height towards the rear of the building.

It is proposed to build up the front elevation and create a pitched roof whereby the roof and eaves level would match the existing row of terraces and windows would be inserted to follow the position and alignment of these attached neighbours, thereby creating a symmetry to reflect the character of the area.

Behind this, a pitched roof at a lower level would extend towards the rear of the building, which would have a uniform and consistent appearance comparative to the mix of roof designs which are currently in situ.

It is also proposed to insert new window openings on the side elevation facing the street and the rear elevation.

It is considered the extensions and alterations would be more in keeping and respect the respect the styles and design of the other properties on this row and area in general.

As such, the proposed development is considered to be acceptable and would comply with policies EN1/2, H2/4 and SPD6.

Impact on residential amenity

The property is located on the end of a row of terraces houses and there are two residential properties, No 2 Back Haslam Street and Primrose Cottage on Hudcar Road to the south. The front of these properties would face the side elevation of the application property.

SPD6 provides guidance on acceptable levels of separation between habitable rooms of directly facing dwellings and given this application proposes a residential use with the insertion of new windows, SPD6 is considered appropriate to assess potential impacts on privacy and outlook of neighbours and future occupiers of the HMO.

The proposed windows to the application property would be located on the south elevation but given their position within this elevation, windows would only face Primrose Cottage. In terms of separation distance to Primrose Cottage there would be a distance of 7.4m

between ground floor habitable room windows. However, the proposed ground floor windows to the HMO would be part obscure glazed and there is an intervening fence along the front boundary to the neighbour which screens the majority of their ground floor windows. The only visible parts of these windows are the upper part of the windows which are obscure glazed. As such the relationship between the ground floor of these two properties is considered acceptable.

The windows to the first floor of the proposed HMO would be to a kitchen which is a non-habitable room and these windows would be part obscure glazed. As such it is considered there would not be a significant or detrimental impact on the privacy of Primrose Cottage.

There would be no windows directly facing No 2 Back Haslam Street.

There are no properties at the rear which would be affected by the proposed development and no windows proposed on the northern elevation which would overlook or impact the privacy of the adjacent row of terraces.

As such, aspect standards and separation distances are considered to be compliant.

Neighbours have raised concerns that the use as an HMO would result in increased levels of noise, disturbances and anti social behaviour.

The property operated as a mixed use commercial premises comprising cafe, tattooist and shop. Longer opening times for the cafe permitted it to be open between 7am and up to 11pm at night. This use in itself would have generated a certain level of activity, noise and disturbance and at various time of the day and at night. Comparatively, a residential use for up to 8 no. people would be less likely to generate significant noise or disturbances. Residents also tend to have different routines and patterns of behaviour of comings and goings whereas a cafe/restaurant operation would more likely have peak times when customers would visit.

Given the proposed residential use and for no more than 8 no. occupiers, it is considered that the proposed development would be acceptable and not have an adverse or significant impact on the surrounding residential development.

The proposal would therefore comply with policies H2/4, JP-H3 and the principles of the NPPF.

Highways and parking

UDP Policy EN1/2 requires the consideration of the design and appearance of access, parking and service provision. Policy H2/4 requires consideration of the impact of parking areas on the amenity of neighbouring properties, and the consideration of car parking and servicing requirements. Policies JP-C5 and JP-C6 require streets to be well designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport.

There is no dedicated parking associated with the application property.

The site is located in Zone 3 under SPD11 - Parking Standards in Bury and for an HMO development for 8 occupiers would require a total of 4 parking spaces.

The existing mixed use required 7 spaces to be provided with demand for on-street parking likely at more concentrated times when the shops were open or at peak trading periods, comparative to a residential use where residents more typically travel at different times of the day. It is also generally recognised that car ownership tends to be lower for those who

occupy HMO's compared to other types of residential households.

The site is within walking distance of a Neighbourhood Centre on Chesham Road and beyond that at the Neighbourhood Centre on Walmersley Road which provide services and facilities to meet local needs. There are bus stops located on Salford Street opposite the site and Chesham Road which connect to Bury Town Centre. The development would also provide cycle storage for more sustainable modes of travel.

The applicant has submitted a Highway Statement which details the nearby alternative means of sustainable travel, the facilities and services provided nearby and located within walking distance and that there is less reliance on the car by HMO residents.

The NPPF advocated sustainable means of development and encourages alternative modes of transport to the car and also promotes the location of development in sustainable areas. The NPPF at para 117 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.

It is therefore considered the proposed development would be acceptable and comply with policies H2/4, JPC5, JP-C6 and JP-C8.

Ecology

The application proposes significant works to the roof and GMEU have recommended submission of a bat assessment which the applicant has provided.

No evidence of bats was recorded and the building was assessed as having negligible bat roosting potential. GMEU have no reason to doubt the findings of the report. Precautionary working measures have however been recommended and GMEU are satisfied the working measures can be secured by condition.

In terms of nesting birds, no evidence of nesting birds was recorded. As a precaution GMEU recommend an informative that if a birds nest is suspected work should cease immediately and a suitably experienced ecologist employed to assess how best to safeguard the nest(s).

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG) Section 187 of the NPPF 2024 states that the planning policies and decisions should contribute to and enhance the natural and local environment. 10% BNG is mandatory under Schedule 7A of the Town & Country Planning Act 1990 (as inserted by schedule 14 of the Environment Act 2021).

The development will result in no loss of vegetated habitats, with no known wildlife issues. GMEU are satisfied that the development is exempt from biodiversity net gain under the de minimis rule.

As enhancement GMEU recommend two house sparrow terraces on the western elevation. The details can be provided via condition.

Design for security

The Design for Security Team (DfS) have been consulted and the development has been assessed against the principles of 'Crime Prevention Through Environmental Design' (CPTED), in order to reduce the opportunities for crime and the fear of crime.

The DfS Team states that experience suggests that houses in multiple occupation tend to

attract a more transient group of residents who, if not sensitively managed, can both generate and attract crime and disorder problems that may directly impact on the amenity of neighbouring residents. It is therefore essential that robust security measures and a suitable management plan have been developed and then designed into the scheme from the outset, in order to clearly demonstrate that crime and disorder issues have been considered and reasonable measures implemented to ensure that the development provides a safe and secure place for future residents.

The DfS Team have confirmed that the layout of the proposed scheme is considered acceptable, as long as the issues discussed in more detail within Section 3.3 of the CIS are addressed which relate to the implementation of physical measures such as security compliant doors, intercom phone system, secure ground floor windows. The applicant would be advised by way of an informative to incorporate such measures for support by the DfS Team.

Policy JP-S2 - Carbon and energy

The applicant has provided a statement that the proposed development would adopt a fabric first approach to minimise energy demand in accordance with the hierarchy set out in policy JP-S2. The development would be a re-use and conversion of an existing building and as part of the refurbishment works, thermal performance will be enhanced through upgraded insulation to the roof, external walls, and floors where practicable, achieving or exceeding current Building Regulations standards and existing windows and doors will be replaced with high-performance double-glazed units. The development would also support long-term decarbonisation through all-electric systems and future-proofed design.

Policy JP-C2 - Digital connectivity

A statement has been submitted which states that as a former Class E use, the premises already benefits from established digital infrastructure including access to high speed broadband services. The internal layout will allow for the distribution of broadband connectivity to individual bedrooms and communal areas, supporting the needs of multiple occupants.

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

Response to objections

- There is no evidence to suggest that the proposed development would result in associated issues of noise, littering or anti social behaviour, which are covered in any event by other legislation and by council services.
- The HMO register has been consulted and there is one registered HMO within 100m and as such it is considered the character of the area would not be detrimentally affected.
- The NPPF and JP-H3 advocate a range of housing tenures and an HMO would provide a more affordable option for independent living.
- Devaluation of properties is not a material planning consideration.
- All other issues have been addressed 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 -

00 Existing and proposed site location plan rev D
04 Proposed building plan - Rev G
05 Proposed building elevation - Rev G
06 Proposed building elevation Rev G
07 Proposed streetscenes - Rev G

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 cycle storage arrangements indicated on the approved plans shall be implemented prior to the use hereby approved commencing and thereafter maintained at all times.

Reason. To ensure adequate off-street car and cycle parking provision, in the interests of road safety pursuant to policies JP-C5 and JP-C6.

4. The internal bin storage facilities indicated on the approved plans, incorporating the retention/provision of an external roller shutter door or similar approved type which does not project outwards into the adopted highway at any time during or after operation during operation, shall be made available 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 and compliance with the Highways Act 1980 and policies H2/4 and JP-C8.

5. The development hereby approved shall be carried out in accordance with section 5.1-5.4 of the Preliminary Ecological Survey by Echo Calls Bat Surveys 12th May 2026.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.

6. The development hereby approved shall provide two house sparrow terraces on the western elevation prior to first occupation which shall thereafter be maintained.

Reason. To contribute and enhance the natural and local environment pursuant to policies EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.

7. Before the first occupation of the development hereby approved, the ground and first floor windows on the south elevation shall be fitted with part obscure glazing at ground and first floor as shown on approved plan 05 proposed building elevation rev G and shall be permanently retained in that condition thereafter for as long as they serve the development hereby approved.

Reason. To protect the privacy of adjoining occupiers and to accord with Policies EN1/2, H2/4 and SPD13.

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

Viewpoints



72863

ADDRESS: 1-3 Haslam Street, Bury

Planning, Environmental and Regulatory Services

© Crown Copyright and database right (2023). Ordnance Survey 100023063.



Bury
Council

72863

Photo 1



Photo 2



72863

Photo 3



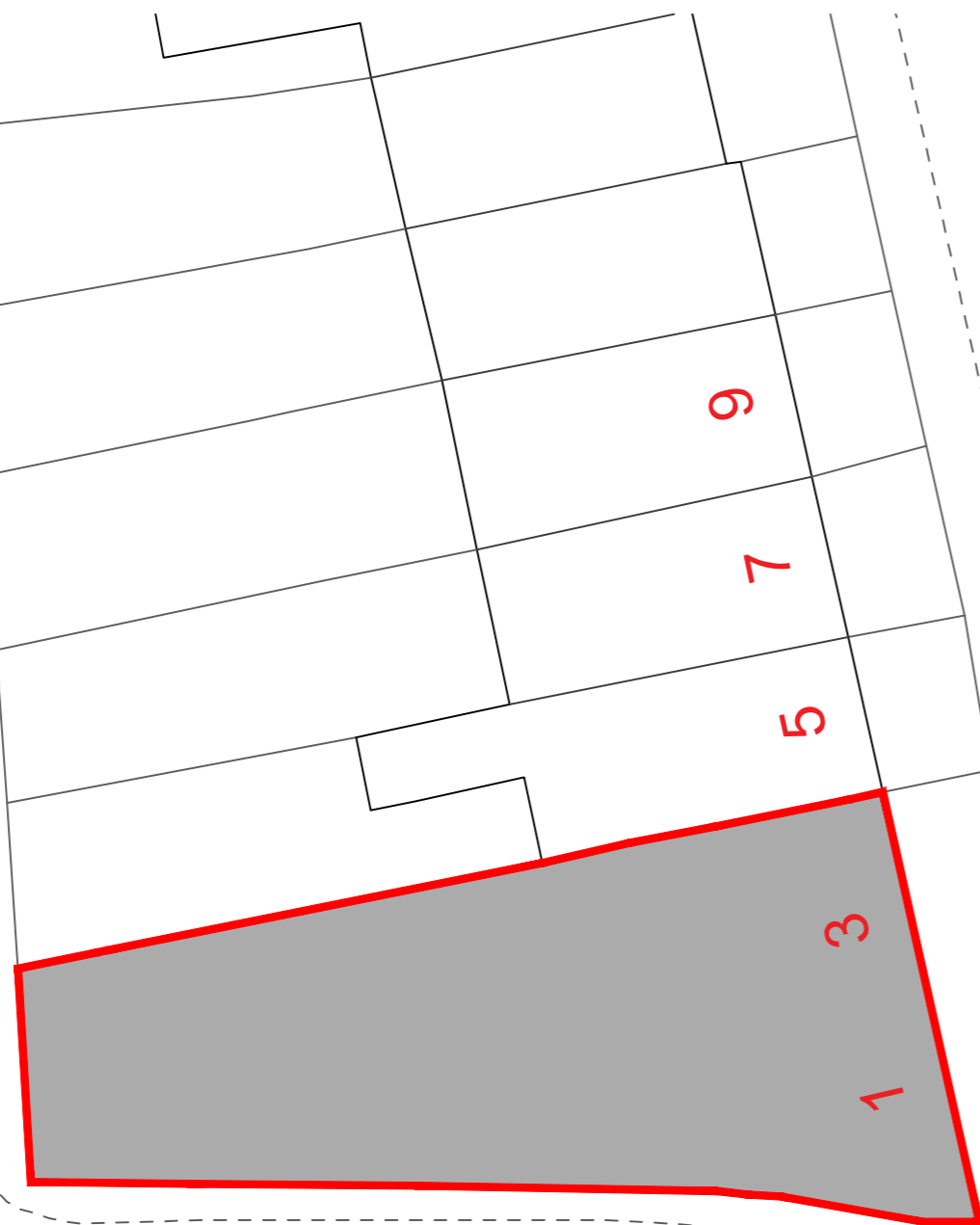
Photo 4



72863



Photo 5



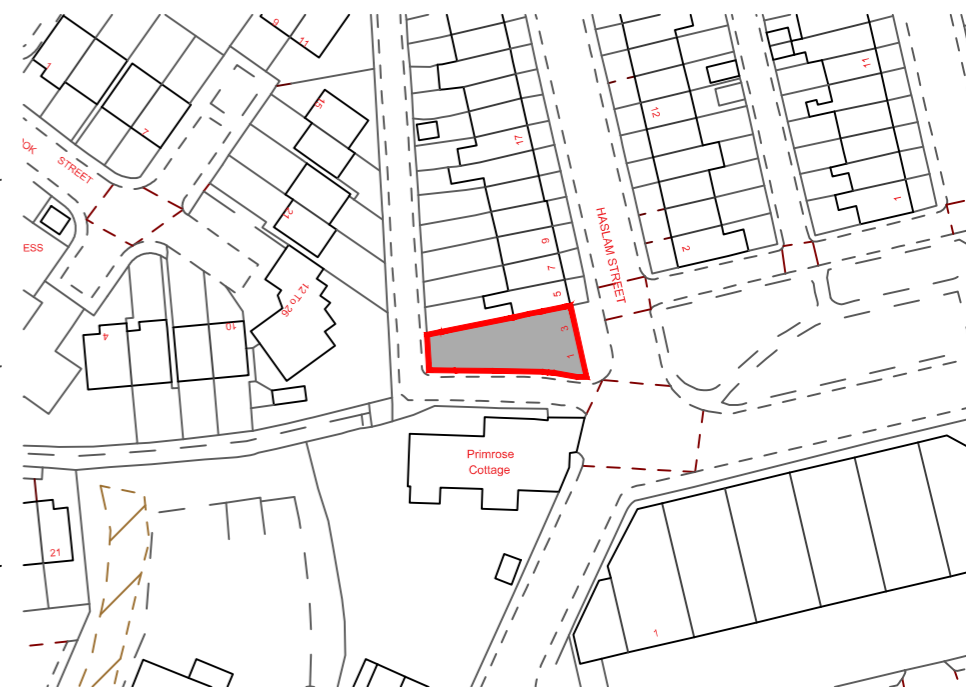


Proposed Site Plan
Scale 1:200 @ A3



Site Area - 46 SqM/ 495 SqFt

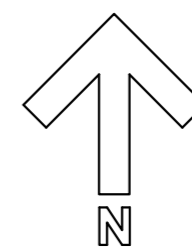
Existing Building 
Proposed Extension 

Site Boundary 



Existing Site Location Plan
Scale 1:1250 @ A3

Site Boundary 
Existing Building 



NOTES:

Scaling and dimensions to be used for planning approval purposes only.
All dimensions to be checked on site.

This drawing is for use at the named location and for Planning Permission purposes only and as such should not be used at any other location or for any other purposes

Project Location:

1 and 3 HASLAM STREET,
BURY,
BL9 6EQ

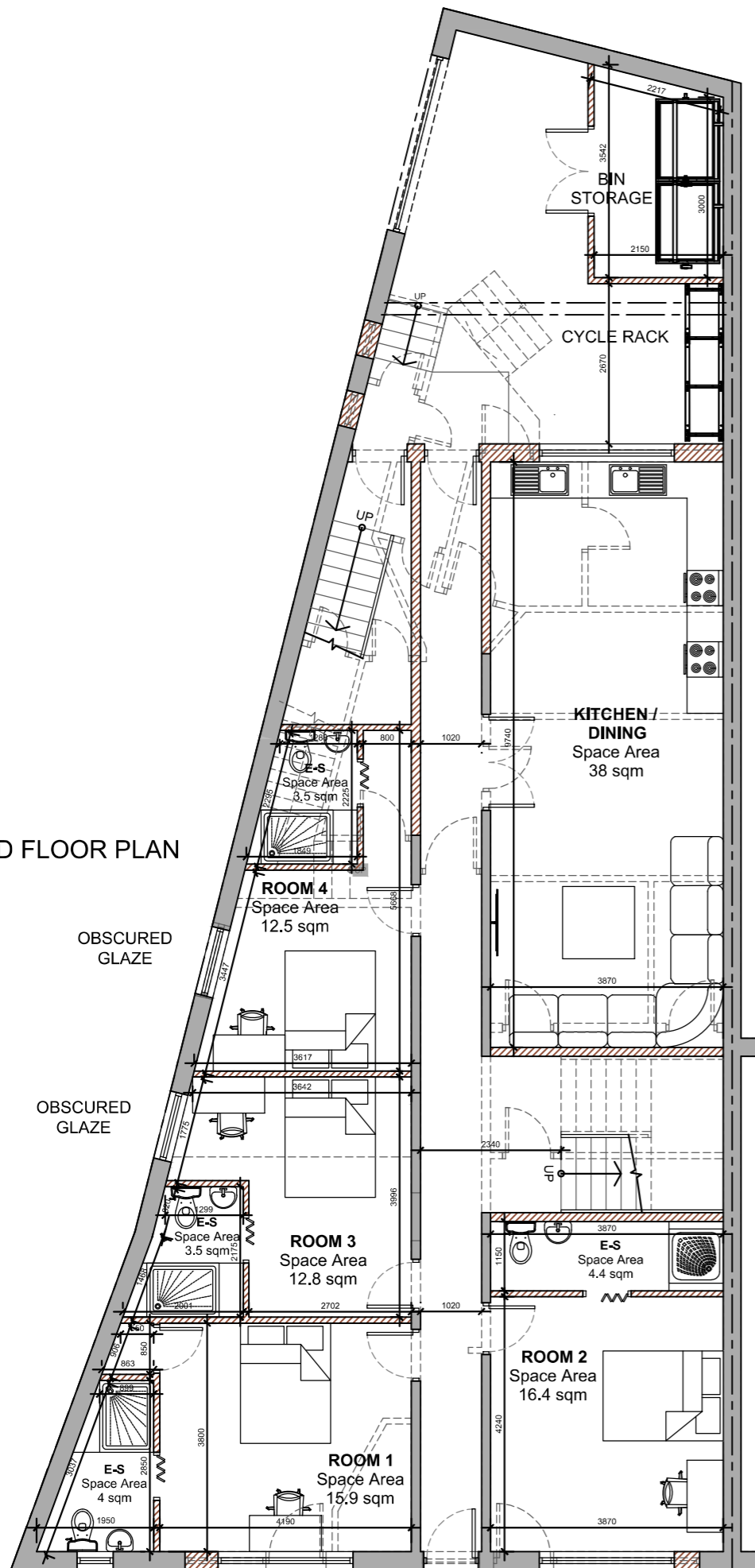
Drawing:

00 Site Location
- REV D

Scale:	Size:	Date:
Varies	A3	12/25

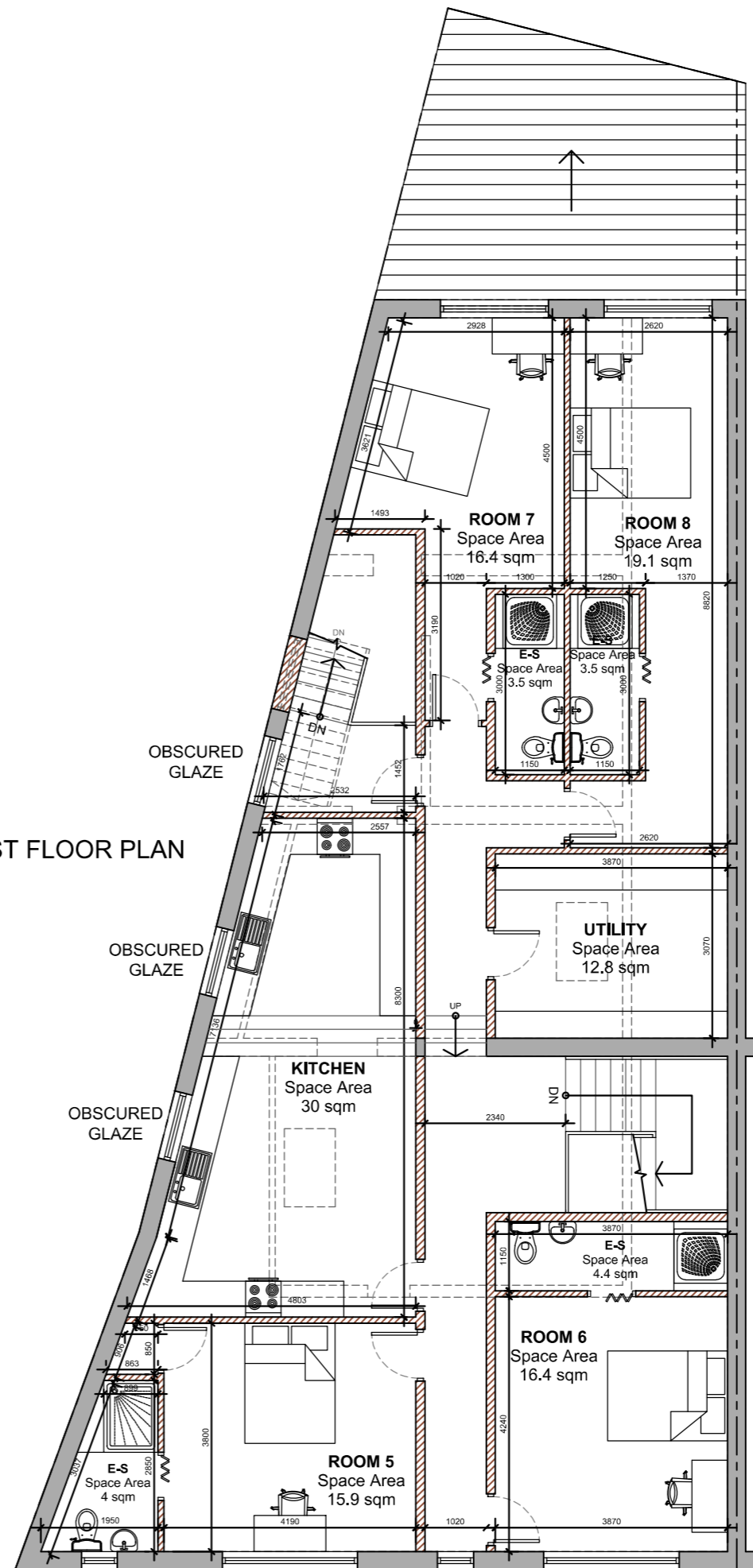
GROUND FLOOR PLAN

1:100



FIRST FLOOR PLAN

1:100



Scale 1:100



NOTES:

Scaling and dimensions to be used for planning approval purposes only.
 All dimensions to be checked on site.

This drawing is for use at the named location and for Planning Permission purposes only and as such should not be used at any other location or for any other purposes

Project Location:

1 and 3 HASLAM STREET,
 BURY,
 BL9 6EQ

Drawing:

04 Proposed Building Plan - REV G

Scale: 1:100	Size: A3	Date: 05/26
------------------------	--------------------	-----------------------



FRONT ELEVATION
1:100

Page 26



SIDE ELEVATION
1:100

Scale 1:100



NOTES:

Scaling and dimensions to be used for planning approval purposes only. All dimensions to be checked on site.

This drawing is for use at the named location and for Planning Permission purposes only and as such should not be used at any other location or for any other purposes

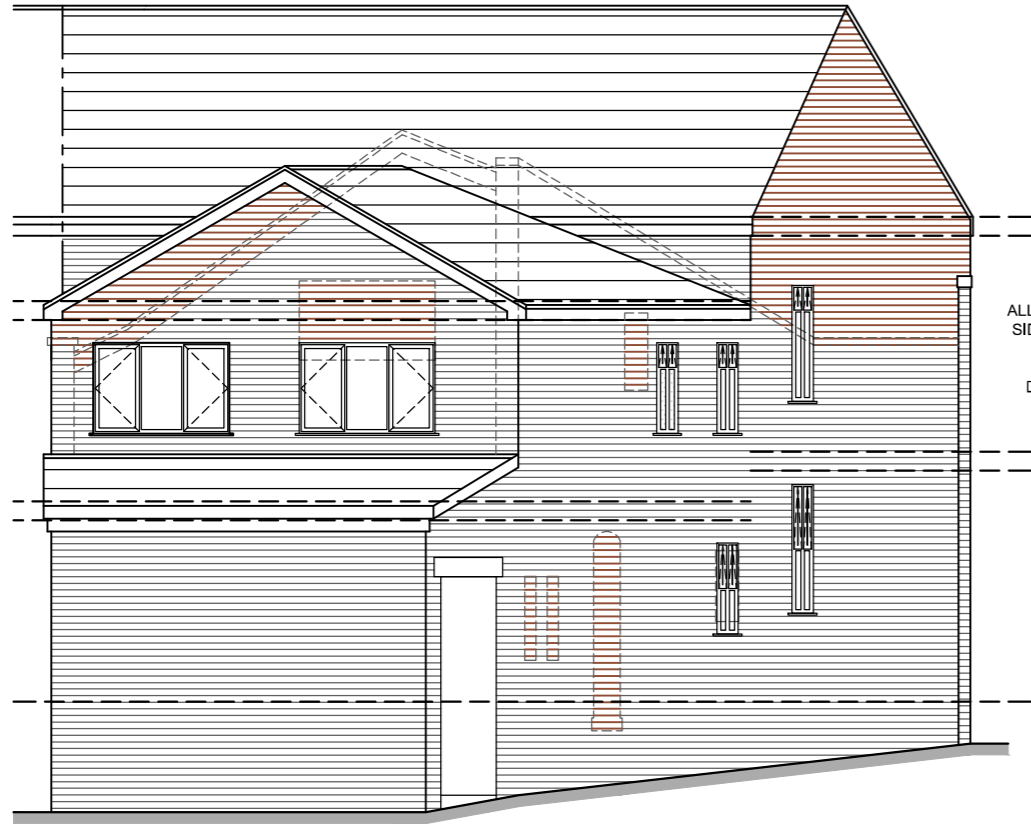
Project Location:

1 and 3 HASLAM STREET,
BURY,
BL9 6EQ

Drawing:

05 Proposed Building
Elevation - REV G

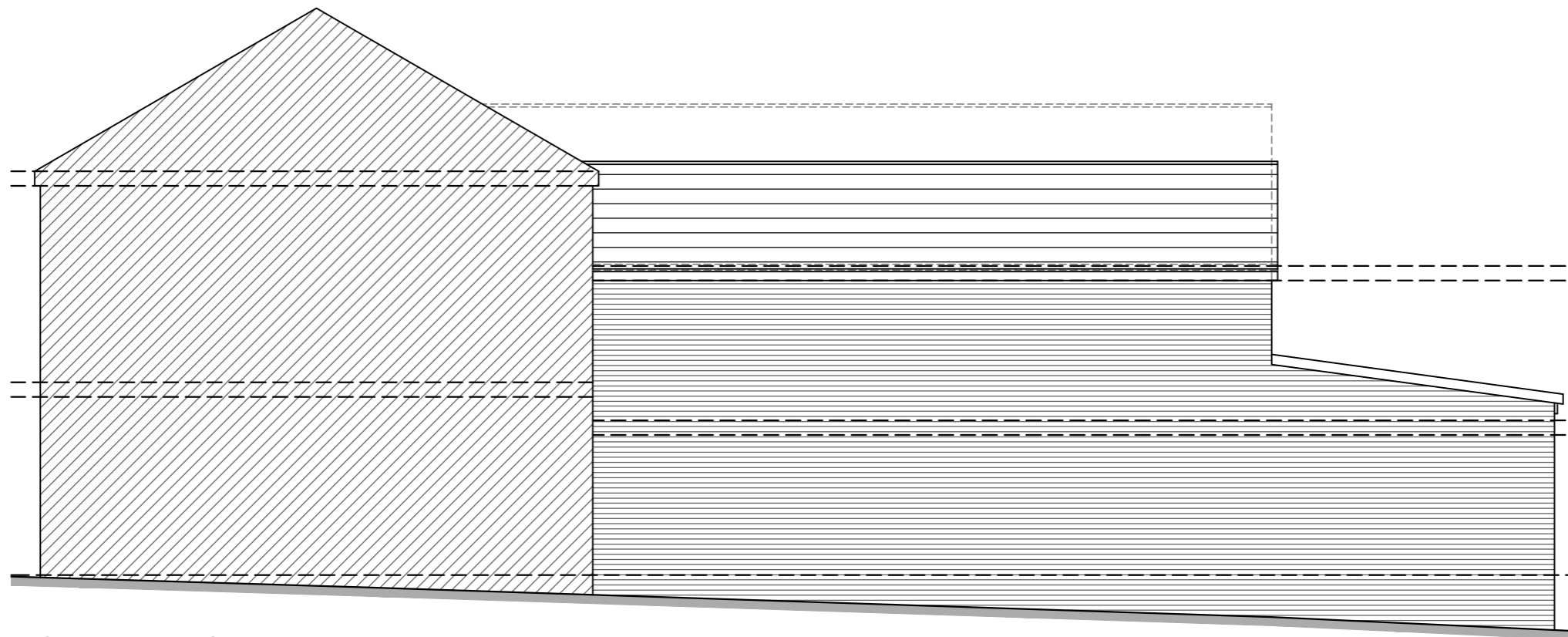
Scale: 1:100	Size: A3	Date: 05/26
------------------------	--------------------	-----------------------



ALL WINDOWS ON
SIDE ELEVATION
TO BE TOP
OPENING
DIAGONALLY
OBSCURED
GLAZE

REAR ELEVATION

1:100



SIDE ELEVATION

1:100

NOTES:

Scaling and dimensions to be used for planning approval purposes only. All dimensions to be checked on site.

This drawing is for use at the named location and for Planning Permission purposes only and as such should not be used at any other location or for any other purposes

Project Location:

1 and 3 HASLAM STREET,
BURY,
BL9 6EQ

Drawing:

06 Proposed Building
Elevation - REV G

Scale 1:100



Scale:	Size:	Date:
1:100	A3	05/26



1 AND 3 HASLAM STREET

5 HASLAM STREET

7 HASLAM STREET

9 HASLAM STREET

PROPOSED FRONT STREETSCENE

1:100



9 HASLAM STREET

7 HASLAM STREET

5 HASLAM STREET

1 AND 3 HASLAM STREET

ALL WINDOWS ON
SIDE ELEVATION
TO BE TOP
OPENING
DIAGONALLY
OBSCURED
GLAZE

PROPOSED REAR STREETSCENE

1:100

Scale 1:100



NOTES:

Scaling and dimensions to be used for planning approval purposes only. All dimensions to be checked on site.

This drawing is for use at the named location and for Planning Permission purposes only and as such should not be used at any other location or for any other purposes

Project Location:

1 and 3 HASLAM STREET,
BURY,
BL9 6EQ

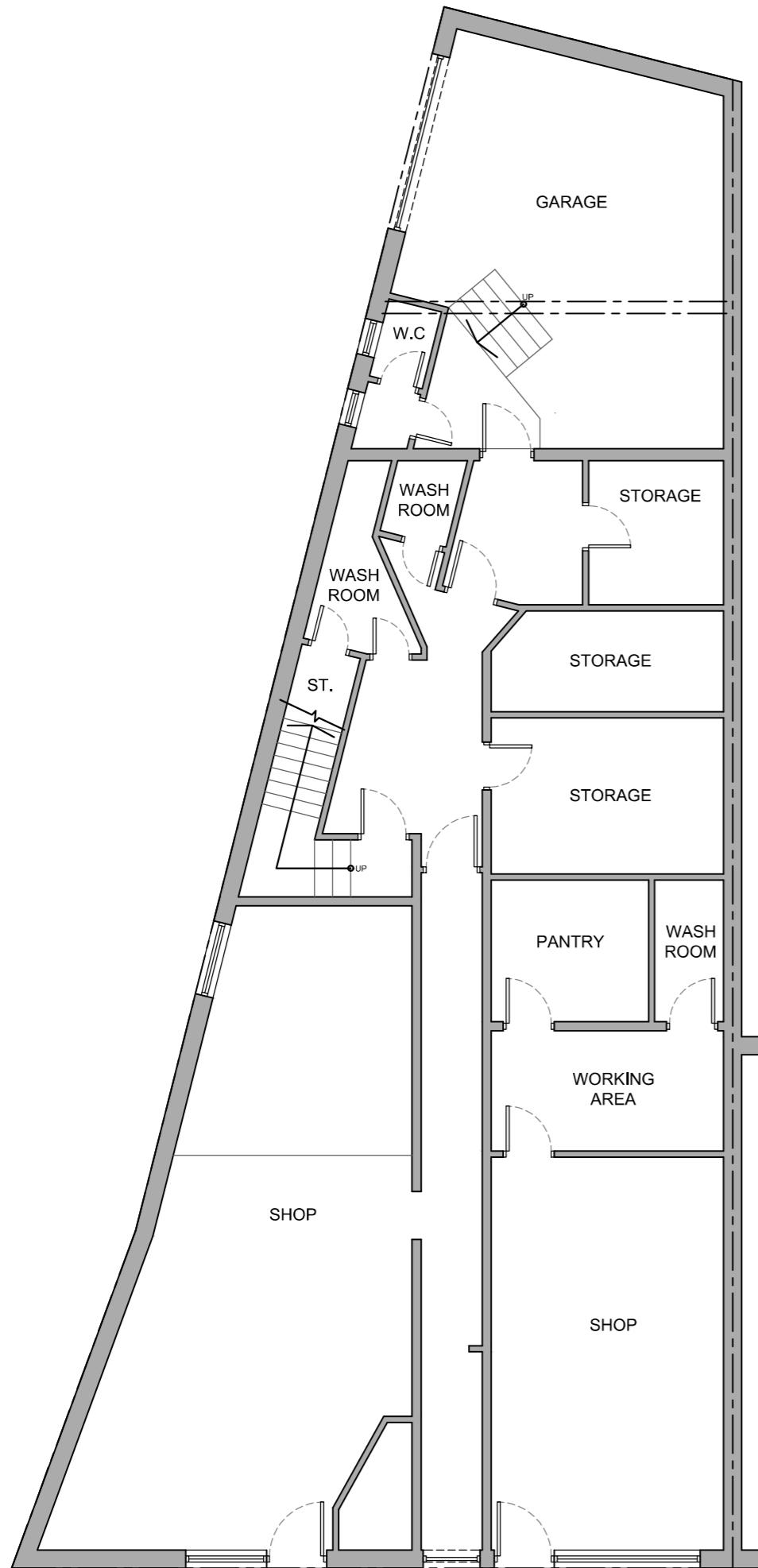
Drawing:

07 Proposed
Streetscenes - REV G

Scale:
1:100

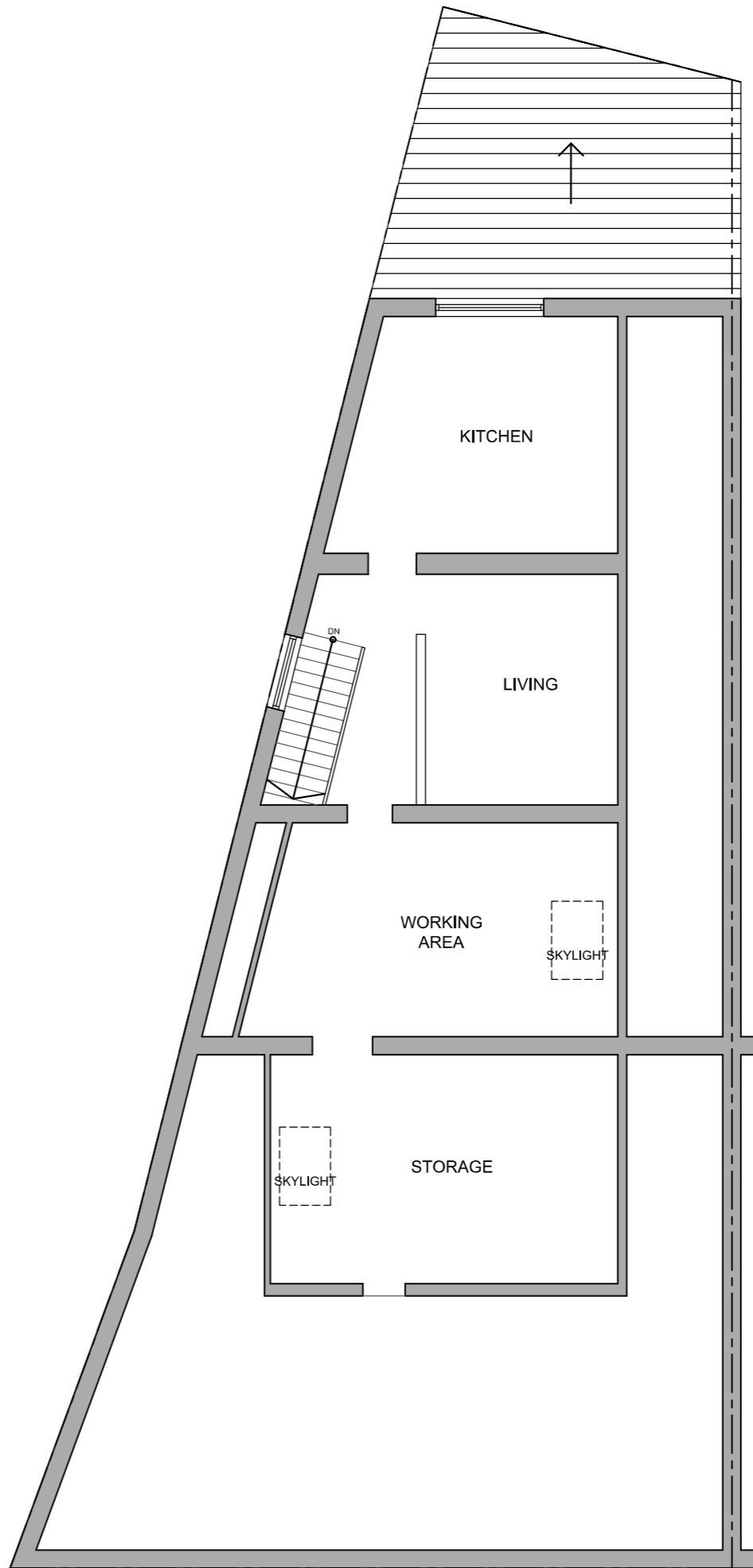
Size:
A3

Date:
05/26



GROUND FLOOR PLAN

1:100



FIRST FLOOR PLAN

1:100

NOTES:

Scaling and dimensions to be used for planning approval purposes only. All dimensions to be checked on site.

This drawing is for use at the named location and for Planning Permission purposes only and as such should not be used at any other location or for any other purposes

Project Location:

1 and 3 HASLAM STREET,
BURY,
BL9 6EQ

Drawing:

01 Existing Building
Plan

Scale:

1:100

Size:

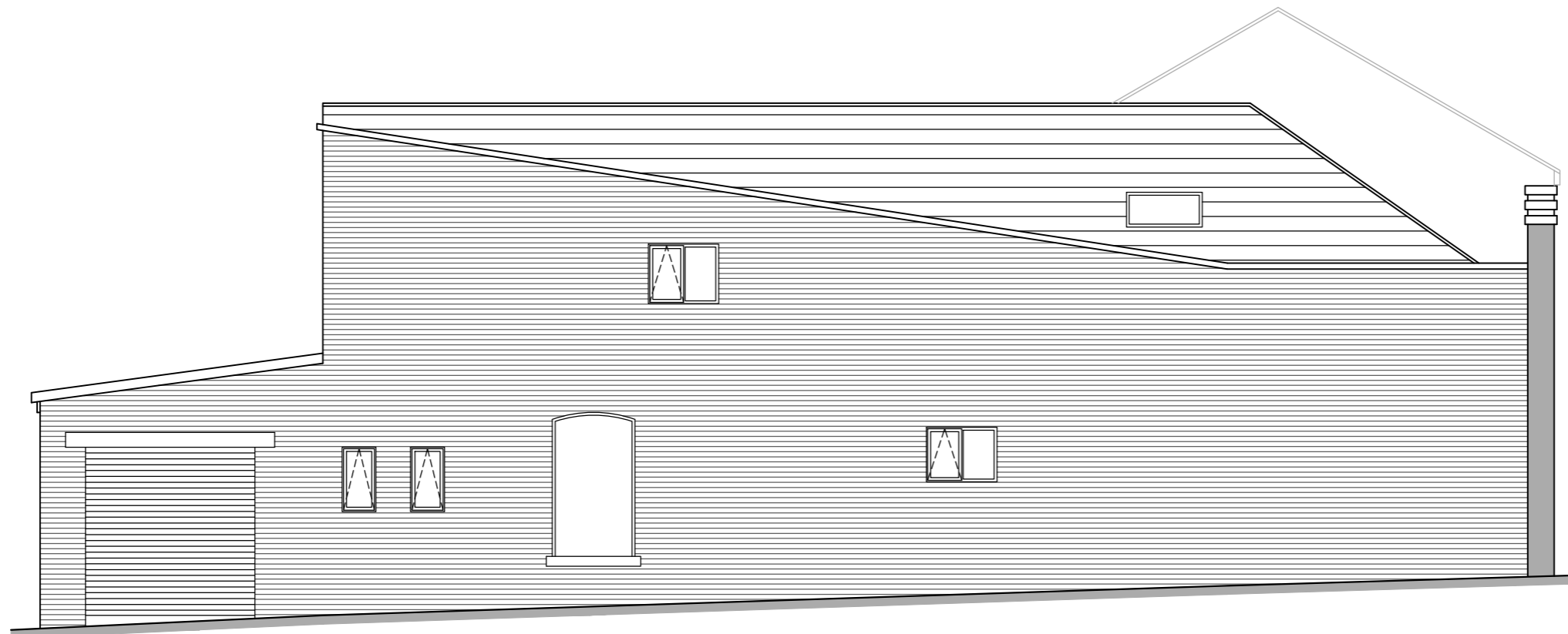
A3

Date:

05/24



FRONT ELEVATION
1:100



SIDE ELEVATION
1:100

NOTES:

Scaling and dimensions to be used for planning approval purposes only.
All dimensions to be checked on site.

This drawing is for use at the named location and for Planning Permission purposes only and as such should not be used at any other location or for any other purposes

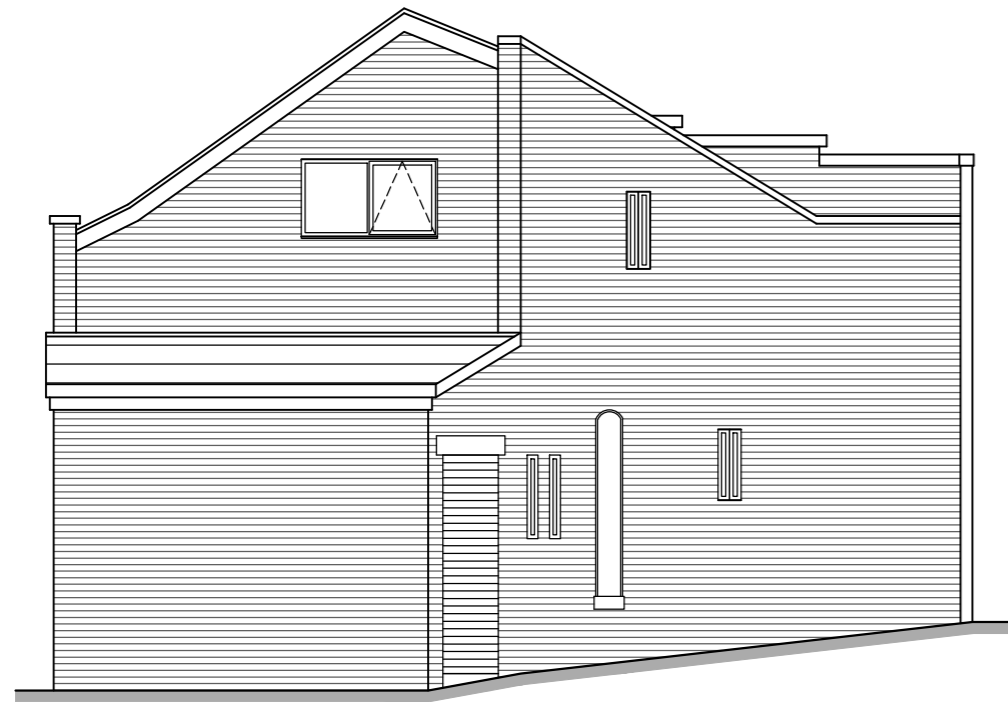
Project Location:

1 and 3 HASLAM STREET,
BURY,
BL9 6EQ

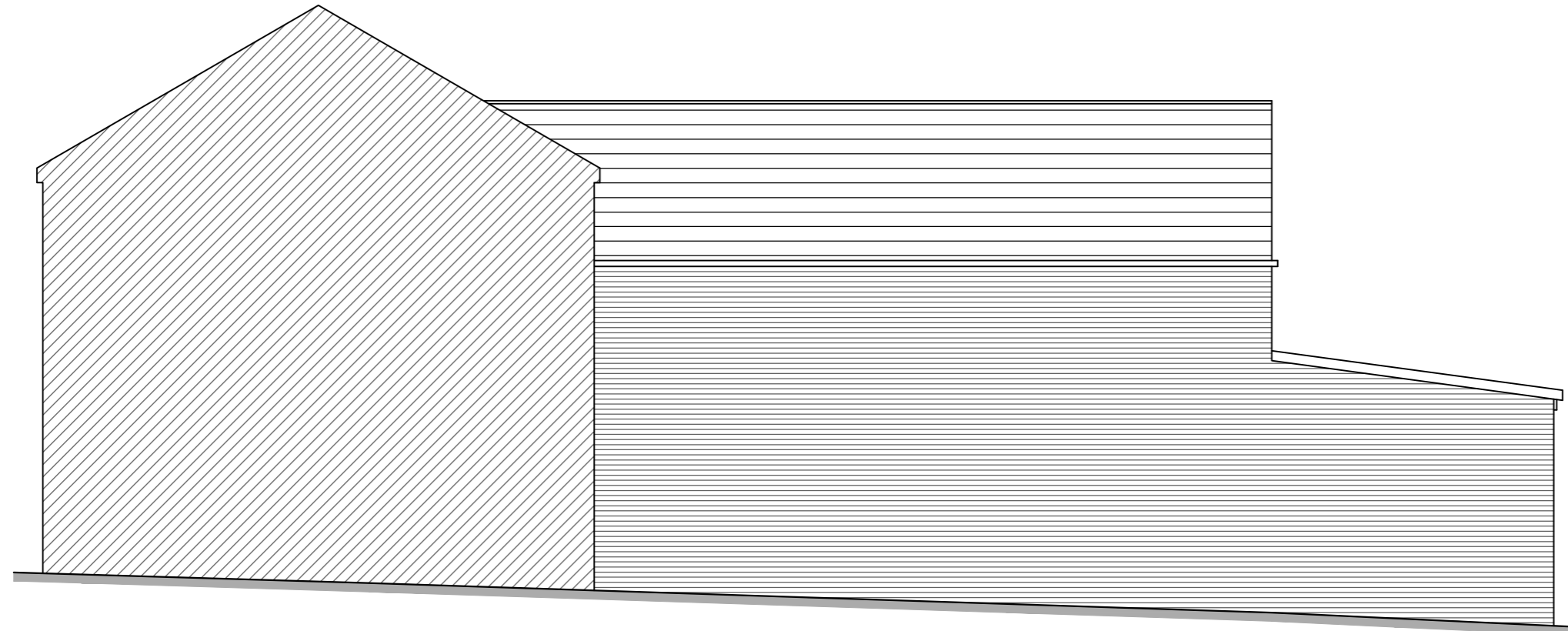
Drawing:

**02 Existing Building
Elevation**

Scale:	Size:	Date:
1:100	A3	05/24



REAR ELEVATION
1:100



SIDE ELEVATION
1:100

NOTES:

Scaling and dimensions to be used for planning approval purposes only.
All dimensions to be checked on site.

This drawing is for use at the named location and for Planning Permission purposes only and as such should not be used at any other location or for any other purposes

Project Location:

1 and 3 HASLAM STREET,
BURY,
BL9 6EQ

Drawing:

**03 Existing Building
Side Elevation**

Scale:	Size:	Date:
1:100	A3	05/24

This page is intentionally left blank

Ward: Prestwich - St Mary's

Item 02

Applicant: Ms Kataryna Grobelna

Location: High View, Kersal Road, Prestwich, Manchester, M25 9SN

Proposal: Conversion of bungalow to create 2no. flats

Application Ref: 72939/Full

Target Date: 22/05/2026

Recommendation: Approve with Conditions

Description

This application relates to a bungalow property located off Kersal Road, Prestwich, on its north-eastern side in a long and thin plot. The site is located to the rear of nos. 59 Kersal Road which, along with no 57 Kersal Road appears to be in use as apartments. It sits on a plot of land located between Carlton Court and 61 Kersal Road and properties accessed from Summerfield Drive, namely, Summerfield Cottage and Summerfield Bungalow.

The site is accessed via a driveway running at the north-east side of no. 57/59 Kersal Road. The site is between properties on Carton Court and Summerfield Bungalow, Summerfield Drive. The properties on Summerfield Drive are set at a lower level than the application site.

The property has a part landscaped, part hardstanding frontage and a long rear garden area. A tree exists at the rear It has a few trees close to the rear boundary of the site which contributes to the group/ woodland of trees on Prestwich Golf Course that boarder the rear boundary of the site.

Between the elevation of the property facing towards the rear of 59 Kersal Road is a modern outbuilding that is included within this application. This building appears to be newly erected and is in unlawful use as a short term let/ Air B&B. This building is too small to meet the national prescribed space standards to be classed as a dwelling.

Planning permission is sought retrospectively to subdivide the existing bungalow property into two dwellings, for fenestration alterations to change some horizontal windows on the side elevations of the property to triangular windows and for the external cladding of the building. Planning permission is also sought to use the existing outbuilding, being let out as a short term let, as an outbuilding for the two proposed properties and for two additional car parking spaces on the southern side of the outbuilding.

Refuse bins to serve both proposed households are to be stored within the rear garden area against the rear shared boundary with Summerfield Bungalow.

Internal works have already been carried out to convert the bungalow to 2no. separate units and recently these units have been advertised on a short-term let basis. However, the Applicant has confirmed that there has been a notable downturn in interest and demand for the property on a short-term let basis and they seek to secure tenants on a long-term rental basis. On this basis, the correct Use Class of the premises will remain as is the current lawful planning use of C3(a) Dwellinghouse, and the application therefore seeks to regularise the conversion of the bungalow from a single dwelling to the two proposed apartments.

Relevant Planning History

None.

Publicity

47 neighbours were notified on the 01/04/2026.

Four representations have been received raising the following objections and issues:

- Applicant owns neighbouring Summerfield Bungalow, operated as an Airbnb with a long history of anti-social behaviour.
- Latest incident (17-18 April 2026): ~50 youths caused severe disturbance by late-night noise, littering (glass, drug waste, bedding), and objects thrown at homes.
- Residents, especially elderly, felt unsafe; nearby care home visitors affected.
- Ongoing pattern over several years, not an isolated case.
- Existing use harms residential amenity, safety, and local character; management controls ineffective.
- Proposal likely to worsen problems, therefore request refusal.
- Development concerns:
 - Works reportedly underway for months (retrospective nature).
 - Utilities already split; bungalow being subdivided.
 - Possible third unit from garage not shown in plans,
- Parallels with Summerfield Bungalow:
 - Same ownership, alleged disregard for planning control
 - Previous application for Summerfield Bungalow withdrawn, yet development proceeded
- Impacts of similar units:
 - Short-term lets (approx. 6 occupants each).
 - Noise, waste overflow, suspected criminal activity, police presence.
- Strong concern property will be poorly managed like existing one.
- Request Council intervention to prevent further decline.
- Ongoing issues driving residents to consider leaving the area.

Objectors have been informed of the Planning Control Committee meeting.

Statutory/Non-Statutory Consultations

Traffic Section - No recommendation received following receiving a query over the discrepancy between the car parking stated on the application form to that shown on the submitted plans. Any finalised response shall be put in the Supplementary Report.

Waste Management - No objections.

Pre-start Conditions - Not applicable.

Development Plan and Policies

H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/4	Conversions
EN7/2	Noise Pollution
JP-S1	Sustainable Development
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-H3	Type, Size and Design of New Housing
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
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.

Principle of Development

The proposal to convert an existing detached bungalow dwelling into two apartments.

The application site is accessed from Kersal Road and is walking distance from the Rainsough Brow Neighbourhood Centre, as allocated within the adopted Plan that extends from the T-junction of Kersal Road with Rainsough Brow and Hilton Lane. Whilst this adopted Neighbourhood Centre has only a handful of businesses and is dominated by residential property, the application site is located off Kersal Road close to its junction with Rainsough Brow and Hilton Lane. Kersal Lane is a bus route for three buses; numbers 90, 93 and 95 travel back and forth from Bury through Whitefield and Redvales to Manchester, Car Clough and Pendleton and vice versa. In addition, there is also an hourly bus service to and from Eccles from a bus stop on Rainsough Brow to the south of the junction of Kersal Road.

Overall, as a residential use, the site is considered to be suitably located for the incorporation of one dwelling into two residential apartments. The proposal therefore accords with the locational requirements of PfE Policies JP-S1: Sustainable Places and JP:C1: An Integrated Network. For these reasons, the proposal is therefore acceptable in principle.

Layout and Design

The National Planning Policy Framework and National Design Guide both seek to secure well-designed development.

UDP Policy EN1/2: Townscape and Built Design, seeks to ensure that development proposals would not have a detrimental effect on the visual amenity and character of a particular area.

UDP H2/4: Conversions provides the assessment criteria in relation to, amongst other things, the general character of the area, the concentration of flats and the effect of proposals on the street scene of any changes to the external appearance of the building(s).

UDP Policies H2/1: The Form of New Residential Development and H2/2: The Layout of New Residential Development provide the assessment criteria for detailed matters relating to height, appearance, and character, aspects and finishing materials for new residential developments.

PfE Policy JP-H3: 'Type, Size and Design of New Housing' seeks to provide an appropriate mix of dwelling types and sizes. Given that the application involves the conversion of an existing dwelling rather than new housing delivery, it is considered that some of this policy does not directly apply. However, the proposal supports the overarching objectives of PfE Policy JP-H3 by contributing to housing diversification within the borough, providing smaller units suited to a range of occupiers.

This policy also requires all new dwellings to:

1. Comply with the nationally described space standards and
2. Be built to the 'accessible and adaptable standard in Part M4(2) of Building Regulations
unless specific site conditions make this impracticable.

The proposals would accord with the nationally prescribed space standards and being a bungalow property with a level access from the main access door on the side elevation of the property the proposal appears to also to provide accessible accommodation.

Given the above, the proposal therefore accords with PfE Policy JP-H3.

In terms of the concentration of flat/ apartment developments in this locality, this proposal would effectively square off the apartment developments present at Carlton Court and within 57/59 Kersal Road. Family housing exists beyond this group of properties along Kersal Road and thus the nature of the development in this detached bungalow, which would still appear externally as a single dwelling, would not harm the character of this area.

In terms of Layout, the layout of each dwelling would provide a good standard of accommodation. In addition, a parking area exists between an outbuilding and the elevation of the bungalow that faces towards the properties on Kersal Road that is wide enough to accommodate two cars, in accordance with the requirements laid out within SPD11.

Moreover, the site is large enough to accommodate another set of refuse bins within its grounds without compromising the main external amenity area; the existing rear garden of the property.

The dwelling also has a long rear garden area containing trees and which borders a Woodland within the grounds of Prestwich Golf Course which would provide future occupiers of the property with valuable external amenity space.

Overall, the layout and design of the proposed subdivision of this bungalow, in this plot, accords with the aforementioned policies and the character of this property being changed

into two flats/ apartments would not demonstrably harm the wider residential character of this part of Prestwich.

Turning to the elevational changes proposed retrospectively. The external changes including the provision of both the external cladding to the bungalow and the change in window fenestration on the eastern side elevation and to the outbuilding do not harm the street scene or visual amenities of this locality. The proposal therefore also accords with the criteria referenced above contained within UDP Policy H2/4.

Parking and Highway Safety

The existing property on the application site is accessed by a driveway running up the side of 59 Kersal Road which served both the application property and the apartments occupying nos. 57/59 Kersal Road.

This proposal demonstrates two parking spaces currently exist and two more spaces would be added on an area of grass on the other side of the outbuilding.

As previously explained, the site is located on and close to the key public transport routes in this locality. In this respect, future occupiers of the property would not need to rely on a private motor vehicle to access the services and amenities residents use.

The application site is located within Parking Zone 4, as stated within SPD11: 'Parking Standards in Bury'. In this parking zone, SPD11 identifies 2 bedroom properties should provide 2 spaces per two and three bed dwellings.

In respect of bicycle parking and storage, SPD11 requires covered and secure cycle storage to be provided based on one space per bedroom. The Proposed Site Plan shows a covered and secure cycle store that would be sited within the rear garden area and would be partially visible from the windows and glazed door on the rear elevation.

The existing access can safely accommodate the access and egress manoeuvres of the proposed two more cars. In addition, in providing sufficient car parking spaces and covered and secure cycle parking provision, the proposal is considered to accord with PfE Policy JP-C8: Transport Requirements of New Development and SPD11: Parking Standards in Bury.

The impact on the amenity of nearby residential occupiers

UDP H2/4 - Conversions seeks to ensure the effects on residential amenity and the character of the surrounding area are acceptable.

The application site, including its access lane, abuts neighbouring properties in residential use. All buildings bordering the northern boundary of the site are apartments (dwellings) on

Carlton Court. The southern boundary of the site borders properties known as Summerfield Bungalow, Summerfield Cottage, Holmlea and no. 51 Kersal Road.

To the south west of the application building and its front garden is the rear yard boundary and rear elevations of nos. 57 and 59 Kersal Road, which is split into approximately 8 apartments. This two storey property is also at a lower level than the application site.

Summerfield Bungalow, Holmlea are all set on land at a lower level than the application site. Except Summerfield Bungalow, all properties are in permanent residential use.

Summerfield Bungalow is a two storey dwelling. It is currently occupied on an unauthorised short term let basis as 4 individual units, with three units in the house and one short term let

unit within the detached garage. This property and queries raised in the objections are with the Council's Enforcement Team and Officers are expecting an application for this site and use shortly, after recently inspecting inside each of the units. The applicant for this current proposal owns this neighbouring property.

To the south west of the application building and its front garden is the rear yard boundary and rear elevations of nos. 57 and 59 Kersal Road, which is split into approximately 8 apartments.

The change of use of the application site from one dwelling to two dwellings (for clarity not short term holiday lets) would not result in excessive noise, or loss of privacy conditions that would have a demonstrably harmful effect on the occupiers of neighbouring dwellings over and above the existing dwelling present on site. The proposal therefore complies with UDP policies EN1/2: Townscape and Built Design, H2/1: The Form of New Residential Development and H2/2: The Layout of New Residential Development.

In respect of the representations made regarding the current use of the application site as short term let accommodation is not authorised, it is not disputed the impacts that the unauthorised use has generated. The enforcement of this is a separate matter. This application is seeking the determination for a residential use. It is considered that this is a policy compliant proposal.

Carbon and Energy

PfE Policy JP-S2: Carbon and Energy seeks to deliver a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions, by a range of measures, including, amongst other things, promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy, heating and cooling.

The application is supported by a Carbon Footprint Assessment. This report provides an estimate of the operational carbon emissions associated with the residential property at Highview, Kersal Road (M25). The assessment has been prepared to support a planning application and demonstrates the anticipated carbon performance of the dwelling in line with current UK energy efficiency standards and decarbonisation objectives.

This proposal is to retain the existing property and subdivide it. The property already has an Air Source Heat Pump.

This application seeks retrospective permission to install a 200 mm Rockwool external insulation system to the property and for all new windows, which are double-glazed units.

The proposal would result in the:

- Enhanced thermal performance of the building envelope;
- Reduced space heating demand due to external wall insulation; and
- Efficient, low-carbon heating via an air source heat pump

Based on the submitted information, the proposal accords with PfE Policy JP-S2.

Digital Connectivity

PfE Policy JP-C2: Digital Connectivity seeks new proposals to be served by fibre broadband. Having checked BT Openreach Broadband checker, it is clear that fibre

broadband is available in this area.

Having visited the application site and inspected inside the property it was evident that both dwellings are served by fibre broadband. The proposal therefore accords with the requirements of PfE Policy JP-C2.

Other Matters

The representation received asserts the property has been converted to form two short term lets and that the former detached garage is also let out on a short term let basis. Officers inspected the insides of both properties and it is clear that both proposed residential properties are set up to be let on a short-term basis, as to is the building occupying the site of the former garage, with all unit having a keypad to access each short term let property. This issue is with the Council's Planning Enforcement team who are awaiting the outcome of this application.

Conclusion

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be in accordance with the plan unless material considerations indicate otherwise.

The proposal would deliver much needed residential development in a sustainable location and without detriment to the character and appearance of the area, highway safety and amenity. As such, the proposal would comply with the above policies of the Local Plan and the NPPF. Therefore, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act, the proposal merits approval and is thus recommended accordingly.

Response to Objectors

The material planning issues raised within the representations received have been addressed throughout this recommendation.

Insofar as the specific incidents cited in the representations are concerned they relate to a neighbouring property and this is not the property as the application site under consideration.

In terms of the issues raised in relation to Summerfield Bungalow, if such things occur, neighbours are advised to contact the relevant authorities who deal with each of the issues identified. Noise and waste management issues should be reported to the Council's Environmental Health team. Any issues of anti-social behaviour and crime should continue to be reported to the Police.

Recommendation: Approve with Conditions

Conditions/ Reasons

1. The development must be begun not later than 3 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. A001-01 Rev. 2: Location Plan

Drawing no. A100-03 Rev. 3: Proposed Ground Floor Plan; and,
Drawing no. A100-03 Rev. 1: Proposed Elevations
Drawing no. A102: Proposed Garage Conversion

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

3. The covered and secure cycle store and the car parking spaces indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the dwellings hereby approved being occupied.

Reason. To ensure adequate off street car parking and cycle parking provision in the interests of road safety and securing active travel provision, pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan and SPD11: Parking Standards in Bury.

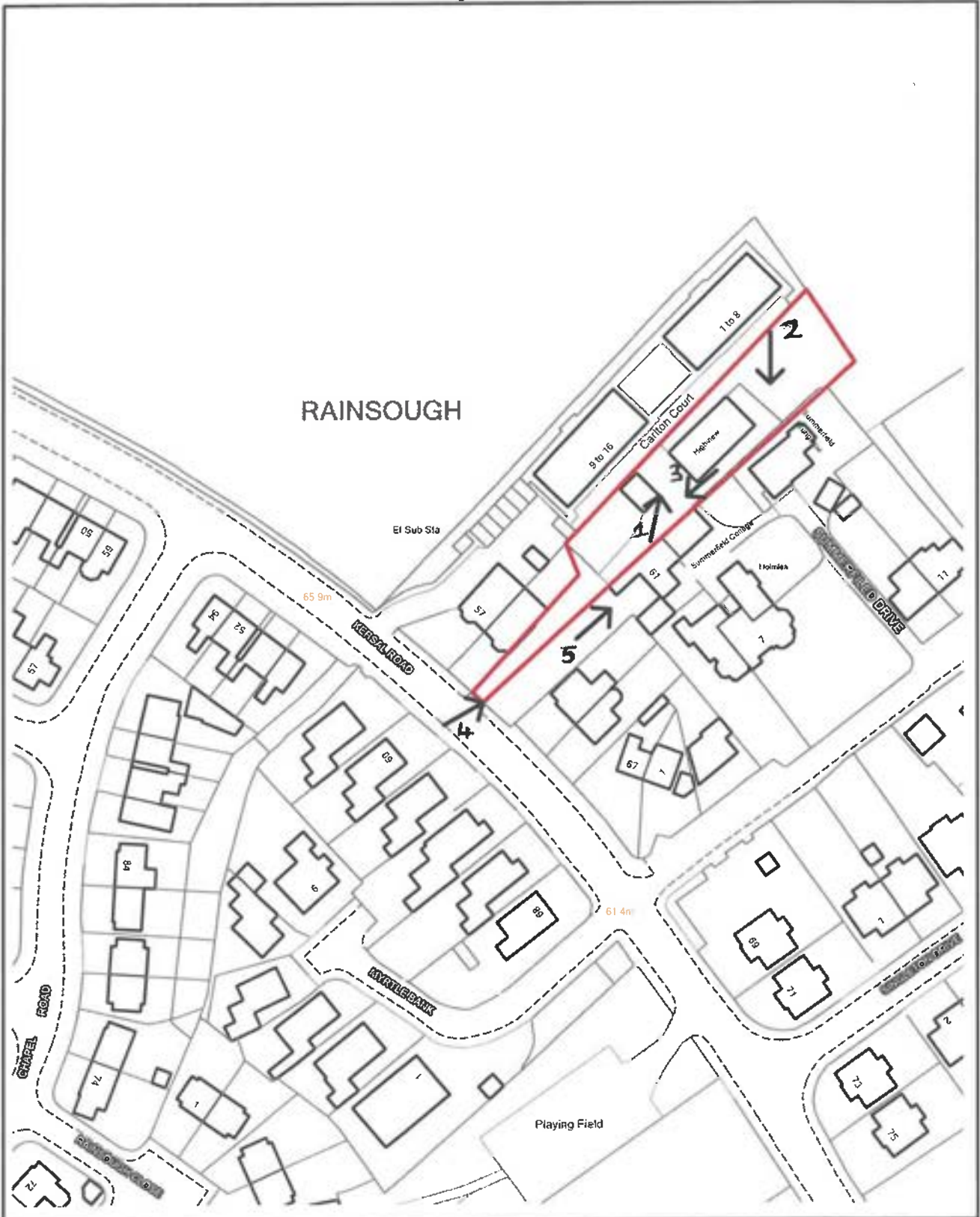
4. The premises to which this approval relates shall be used for Class C3 (a) purposes and for no other purpose (including any other purpose in Class C3 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification).

Reason. To safeguard the amenities of the occupiers of nearby residential accommodation pursuant to policies EN1/2: Townscape and Built Design and H2/4: Conversions of the Bury Unitary Development Plan.

*Use Class C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.

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

Viewpoints



72939

ADDRESS: High View, Kersal Road, Prestwich

Planning, Environmental and Regulatory Services

© Crown Copyright and database right (2023). Ordnance Survey 100023063.



72939

Photo 1

Front Elevation of Bungalow and outbuilding



Photo 2

Rear Elevation – Dormer on rear elevation of Summerfield Bungalow



72939

Photo 3

Side Elevation facing towards rear of Summerfield Bungalow



72939

Photo 4

Access from Kersal Road, taken from Google Streetview

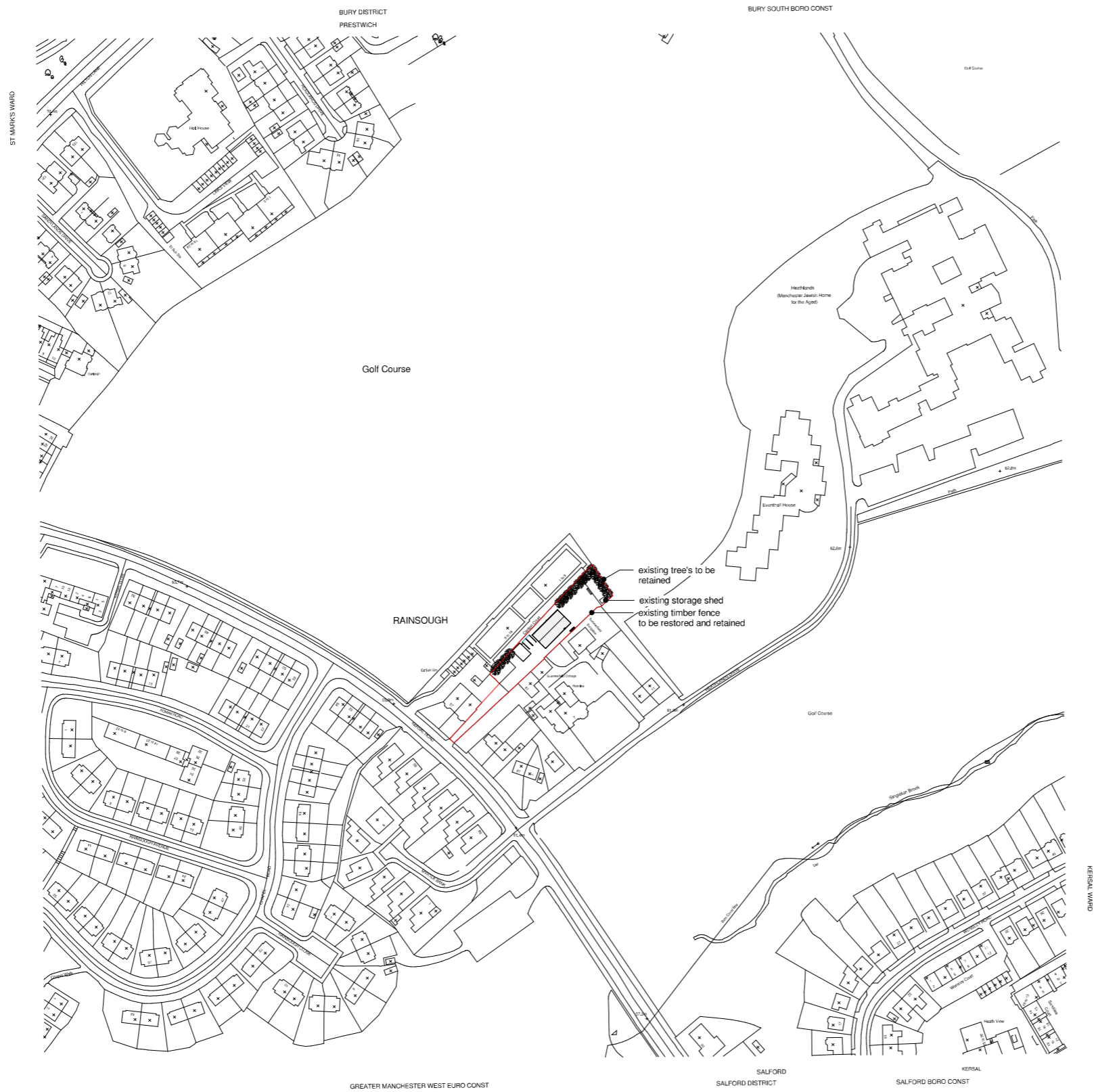


72939

Photo 5

Access lane at side of no. 59 Kersil Road leading to the application site





Site
1 : 1250



©
Use figured dimensions only. Contractor is to check all dimensions before commencement of works. This drawing is copyright. This data to be used as well as only not as a basis. This drawing must only be used for the purpose for which it is issued.

NOTES:



Revision Number	Date	Description of Revision	No	Drawn
2	20/04/2026	Drawing amended following comments from planning		
1	19/03/2026	Redline boundary amended		

SEED
Architects

Experience | Design Ethos | Passion

Personage Chambers, 3 Personage, Manchester M3 2JW - 0161 832 5750

status
Planning

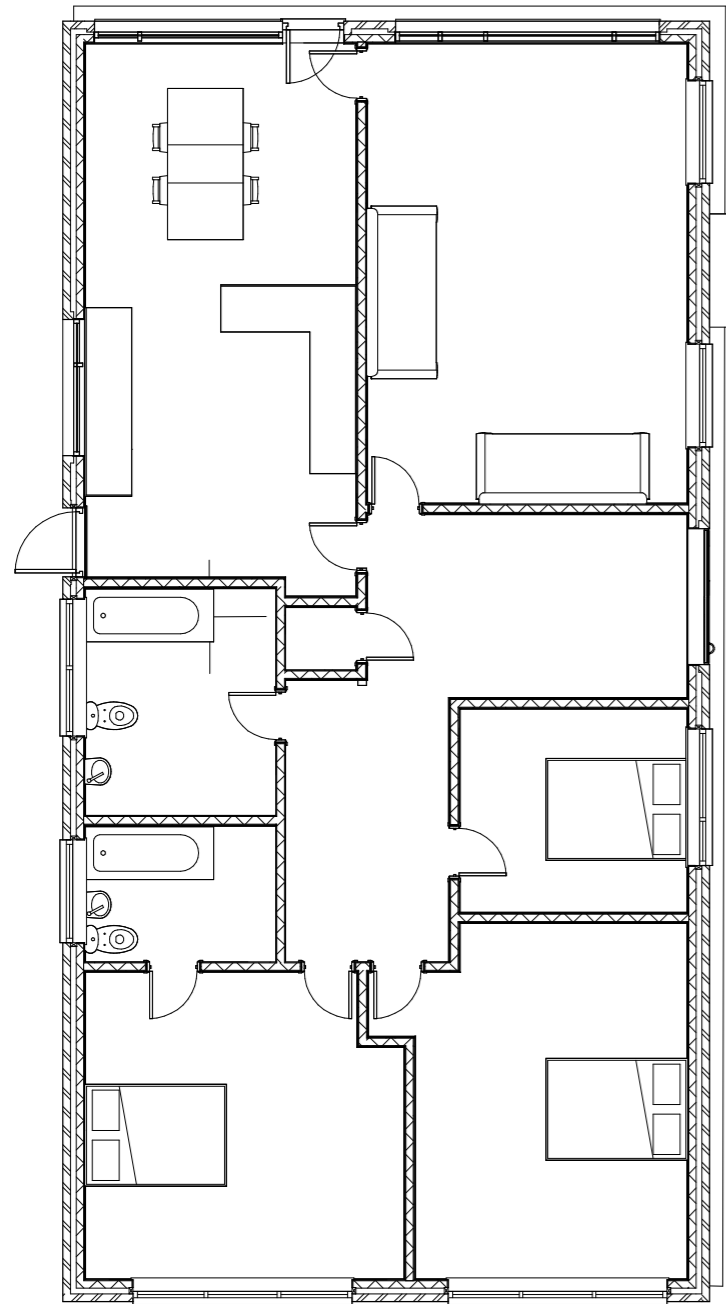
job title
Highview

Location

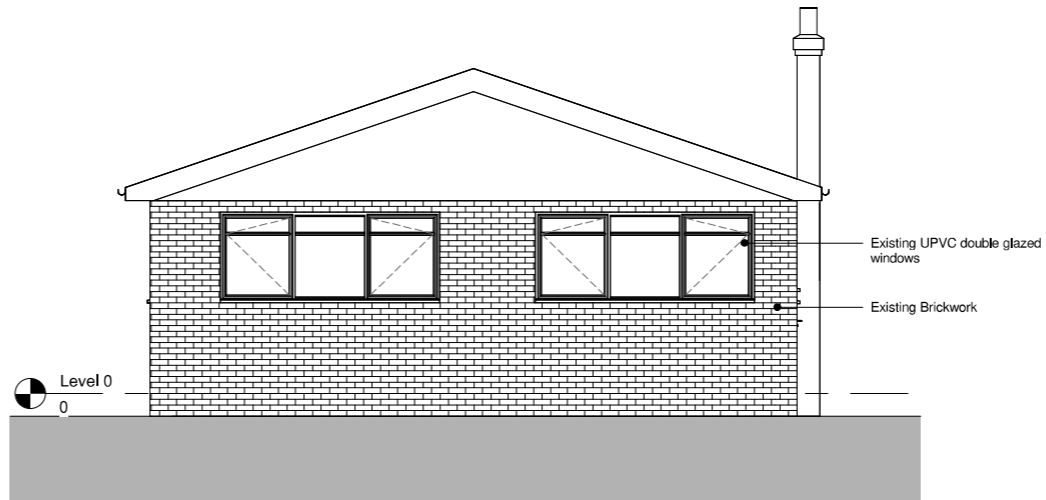
drawing title
Site Location Plan

author RH	date 09/03/26	drawn by RH	date 09/03/26
checker RH	date 19/03/26	approver Approver	date 19/03/26
scale 1 : 1250	paper size A1		

Project no. 3594	Seed drawing no. A001	Rev. 2
---------------------	--------------------------	-----------



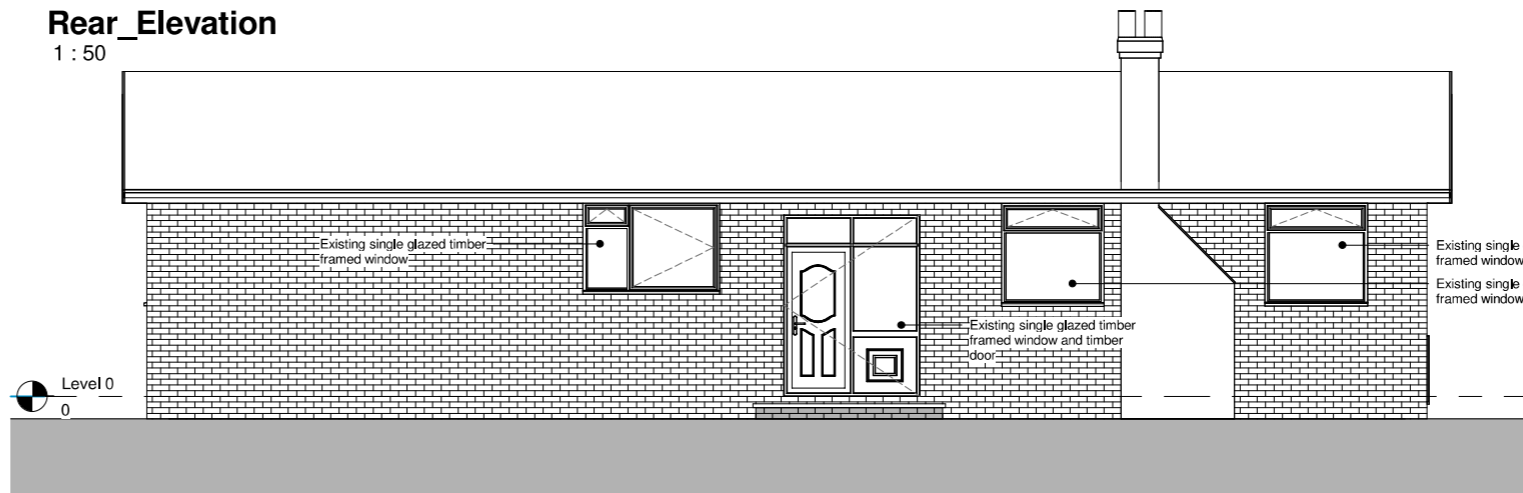
Level 0
1 : 50



Front Elevation
1 : 50



Rear Elevation
1 : 50



Right Side Elevation
1 : 50

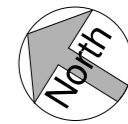


Left Side Elevation
1 : 50



© Use figured dimensions only. Contractor is to check all dimensions before commencement of work. This drawing is copyright. This data to be used as level file only - not as level data. This drawing must only be used for the purpose for which it is issued.

NOTES:



Revision Number	Date	Description of Revision	No	Drawn
3	20/04/2026	Drawing amended following comments from planning		
2	19/03/2026	Notes Added		
1	18/06/2025	Drawing amended following client meeting		

SEEDY Architects
Experience | Design Ethos | Passion
Personage Chambers, 3 Panscange, Manchester M3 2JW - 0161 832 5750

status
Planning

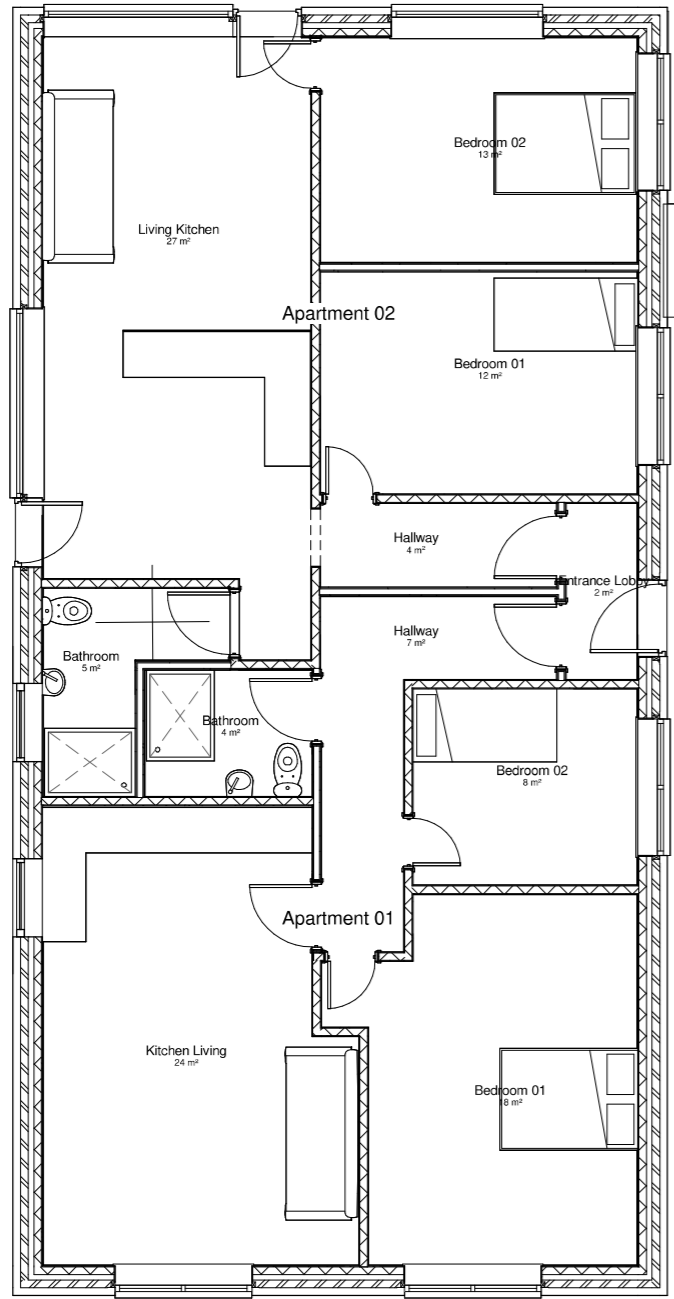
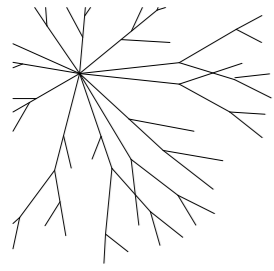
job title
Highview

Location

drawing title
Existing Ground Floor Plan and Elevations

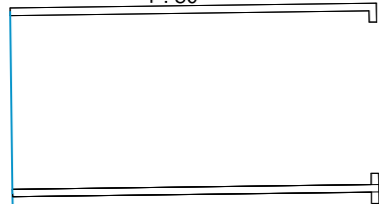
author	date	drawn by	date
RH	09/03/26	RH	09/03/26
checker	date	approver	date
RH	09/03/26	Approver	09/03/26
scale	paper size		
1 : 50	A1		

Project no.	Seed drawing no.	Rev.
3594	A002	3



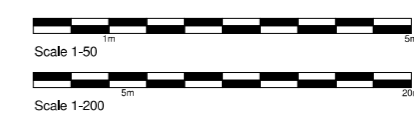
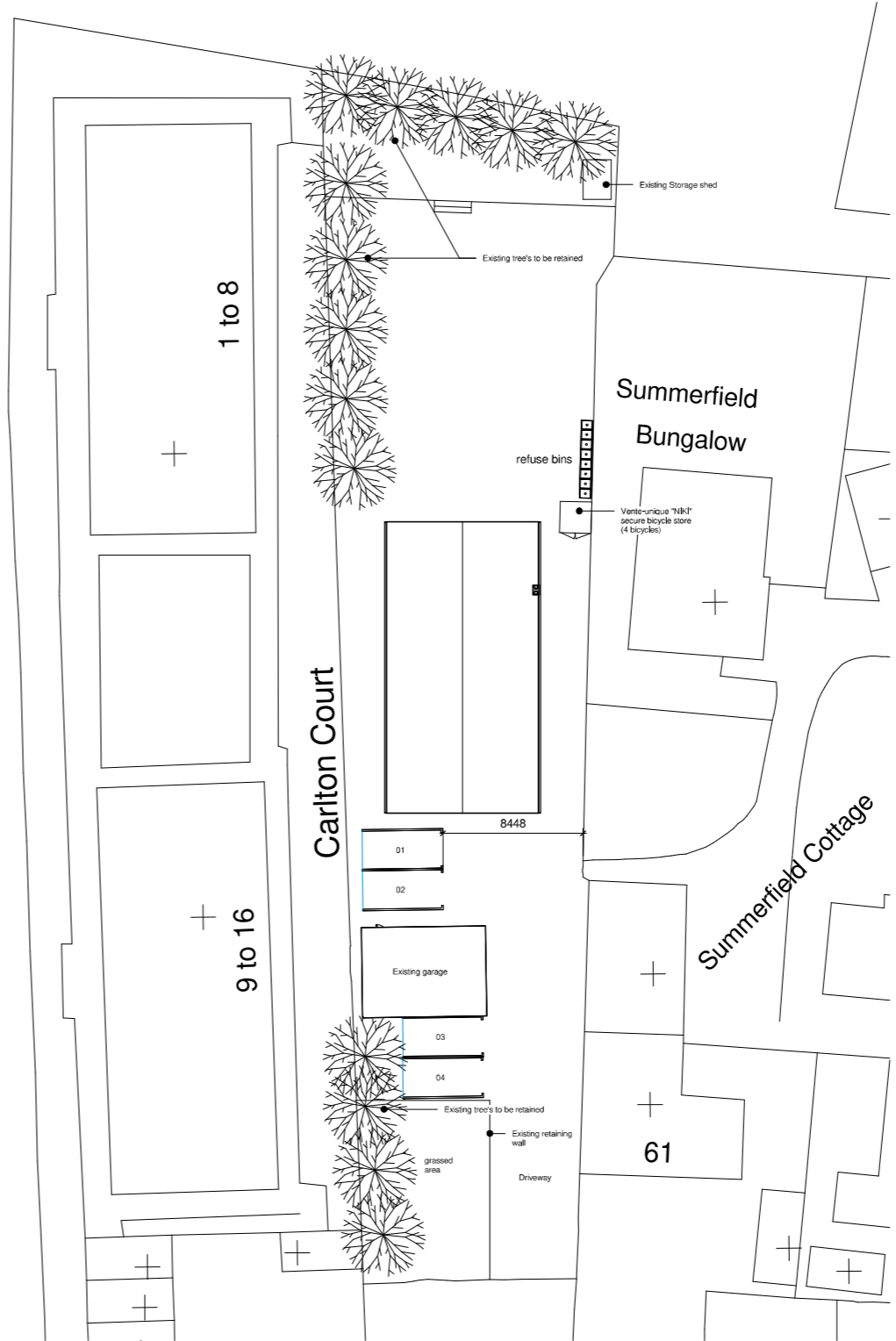
Level 0

1 : 50



Site Plan

1 : 200



© Use figured dimensions only. Contractor is to check all dimensions before commencement of works. This drawing is copyright. This data to be used as well as only - not as a basis. This drawing must only be used for the purpose for which it is issued.

NOTES:



Apartments
2 2 bedroom 3 person apartments.

Apartments 61sqm

Revision Number	Date	Description of Revision	No	Drawn
3	09/06/2026	Proposed works to existing garage removed from application		
2	20/04/2026	Plan amended following comments from planning		
1	25/03/2026	Refuse bins added		

SEED
Architects

Experience | Design Ethos | Passion

Personage Chambers, 3 Personage, Manchester M3 2NF - 0161 832 5750

status
Planning

job title
Highview

Location

drawing title
Proposed Ground Floor Plan

author RH	date 09/03/26	drawn by RH	date 09/03/26
checker RH	date 09/03/26	approver RH	date 09/03/26

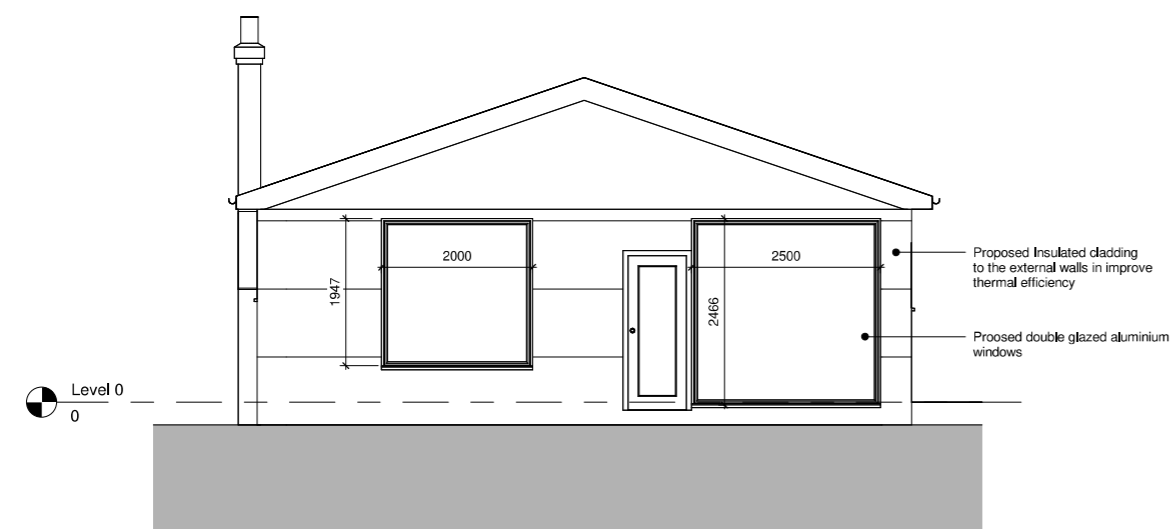
scale
As indicated

paper size
A1

Project no. 3594	Seed drawing no. A100	Rev. 3
----------------------------	---------------------------------	------------------

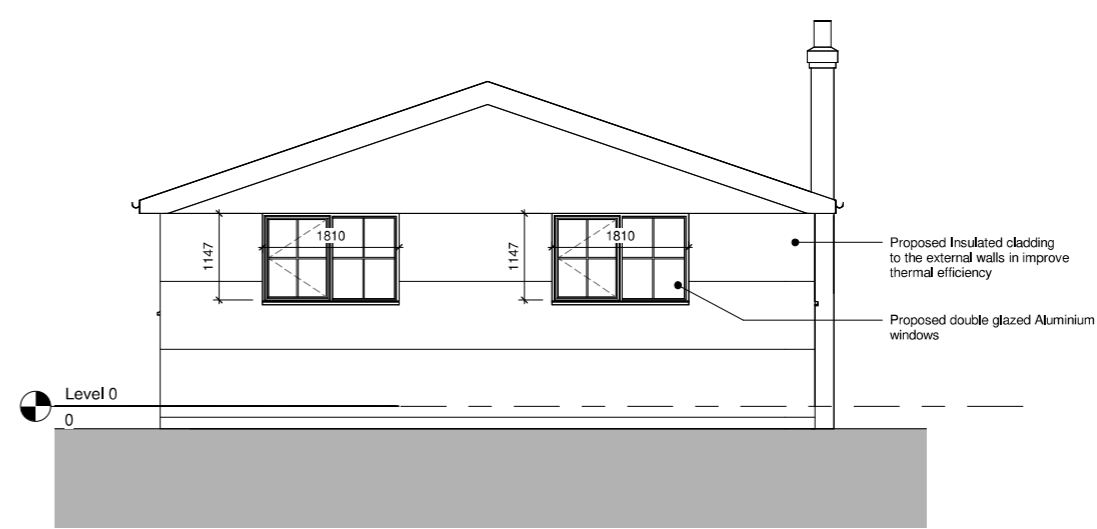
Use figured dimensions only. Contractor is to check all dimensions before commencement of work. This drawing is copyright. This data to be used as level file only - not as level data. This drawing must only be used for the purpose for which it is issued.

NOTES:



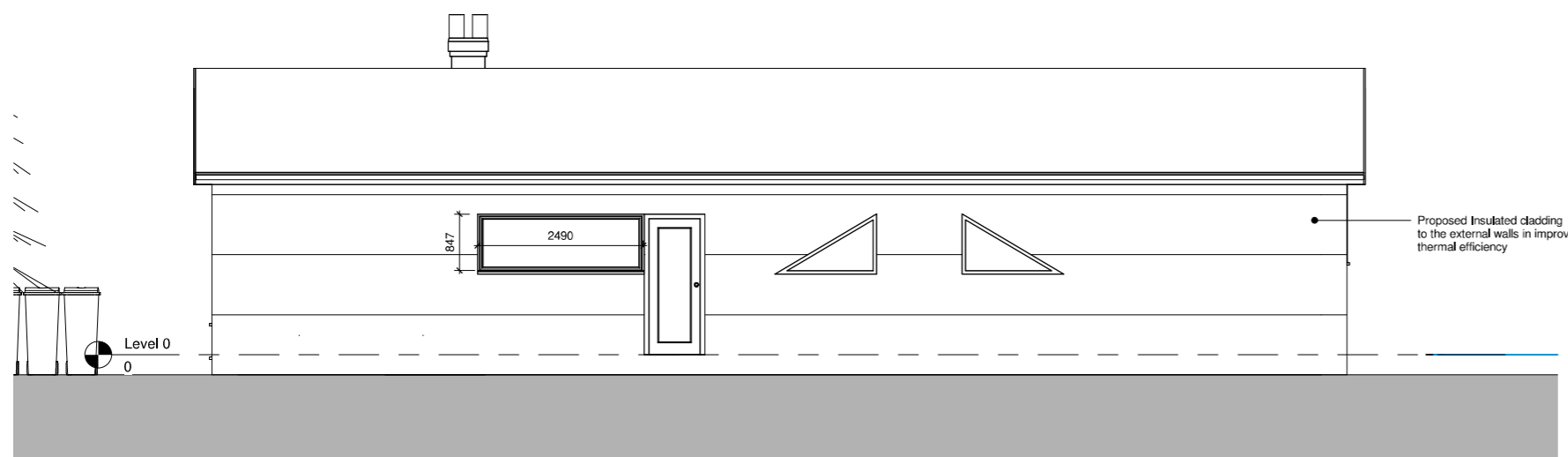
Rear_Elevation
1 : 50

Proposed Insulated cladding to the external walls in improve thermal efficiency
Proposed double glazed aluminium windows



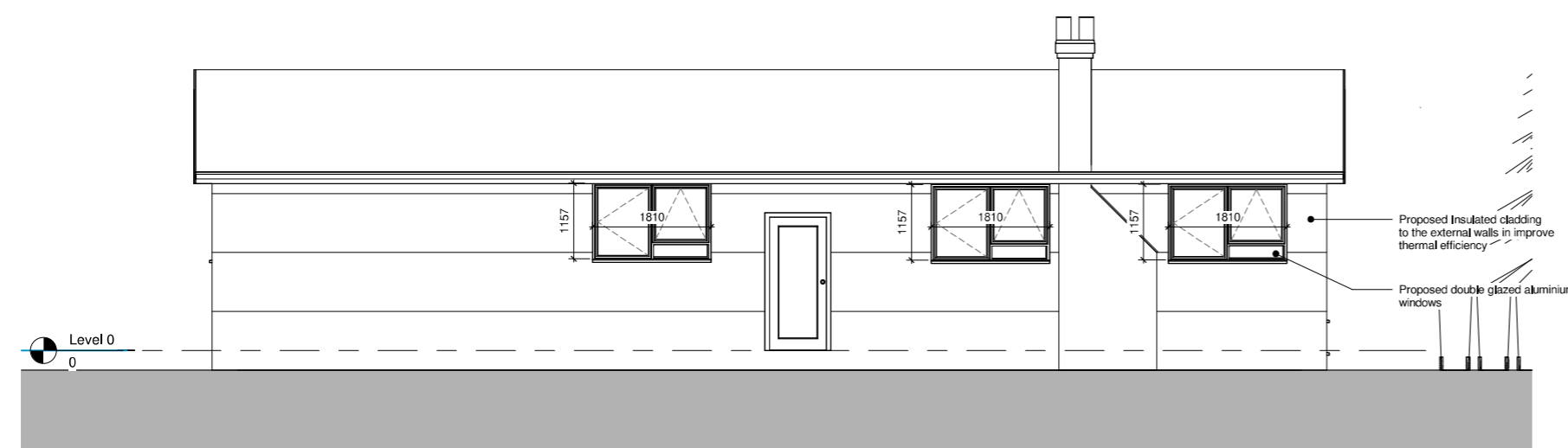
Front_Elevation
1 : 50

Proposed Insulated cladding to the external walls in improve thermal efficiency
Proposed double glazed Aluminium windows



Left_Elevation
1 : 50

Proposed Insulated cladding to the external walls in improve thermal efficiency



Right_Side_Elevation
1 : 50

Proposed Insulated cladding to the external walls in improve thermal efficiency
Proposed double glazed aluminium windows

Page 49

Revision Number	Date	Description of Revision	No	Drawn
1	20/04/2026	Plan amended following comments from planning		

SEED Architects
Experience | Design Ethos | Passion
Personage Chambers, 3 Personage, Manchester M3 2JW - 0161 832 5750

status
Planning

job title
Highview

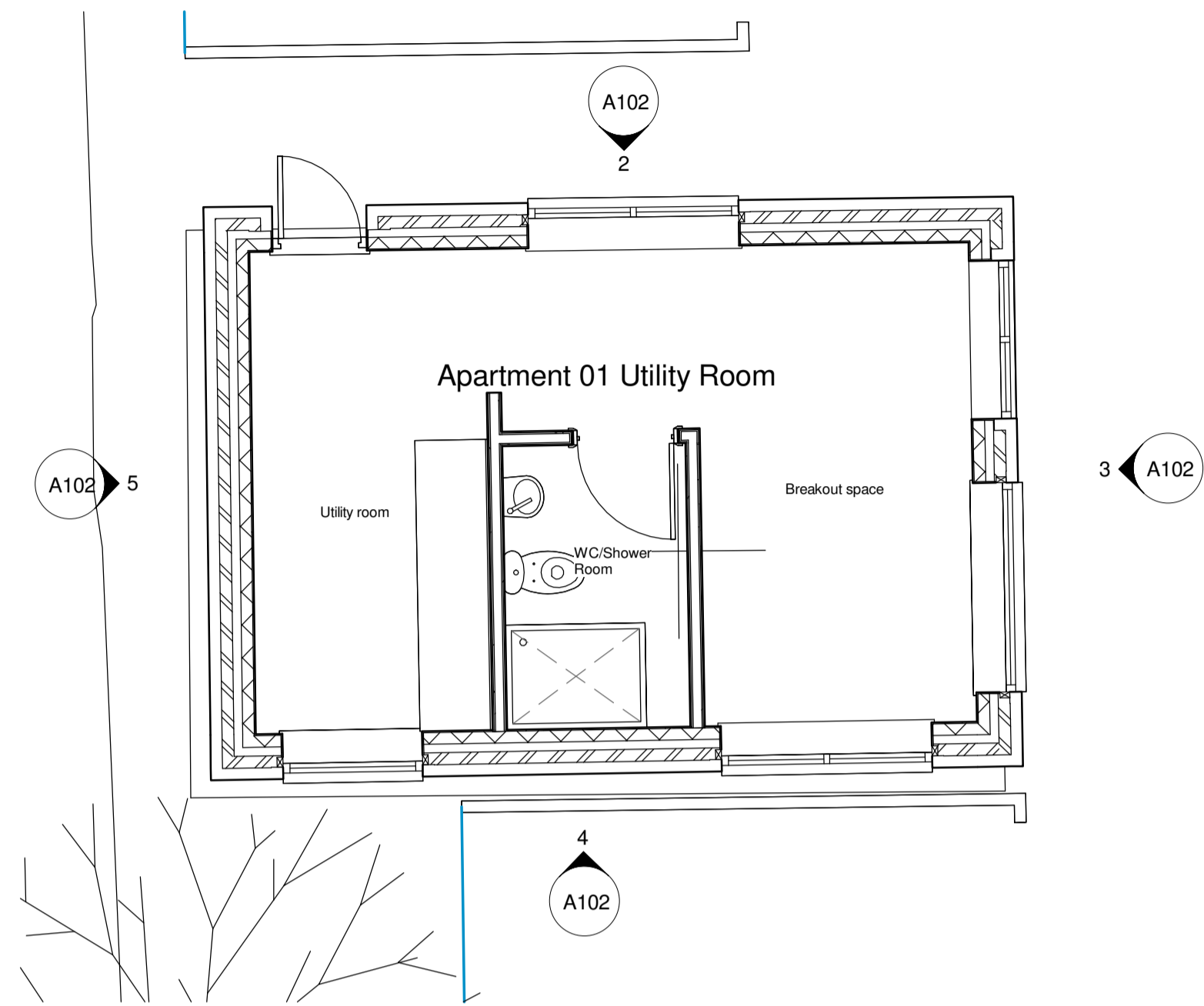
Location

drawing title
Proposed Elevations

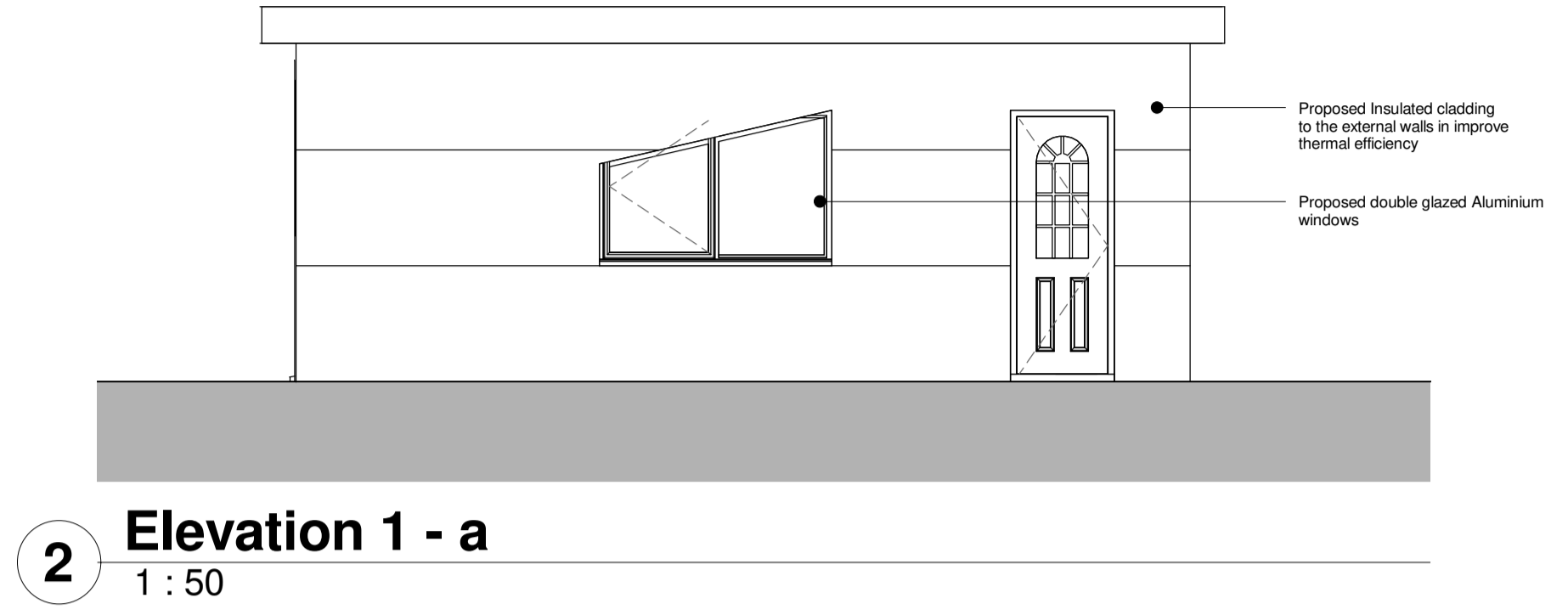
author Designer	date 09/03/26	drawn by Designer	date 09/03/26
checker Checker	date 06/18/25	approver Approver	date 06/18/25
scale 1 : 50	paper size A1		

Project no. 3594	Seed drawing no. A101	Rev. 1
----------------------------	---------------------------------	------------------

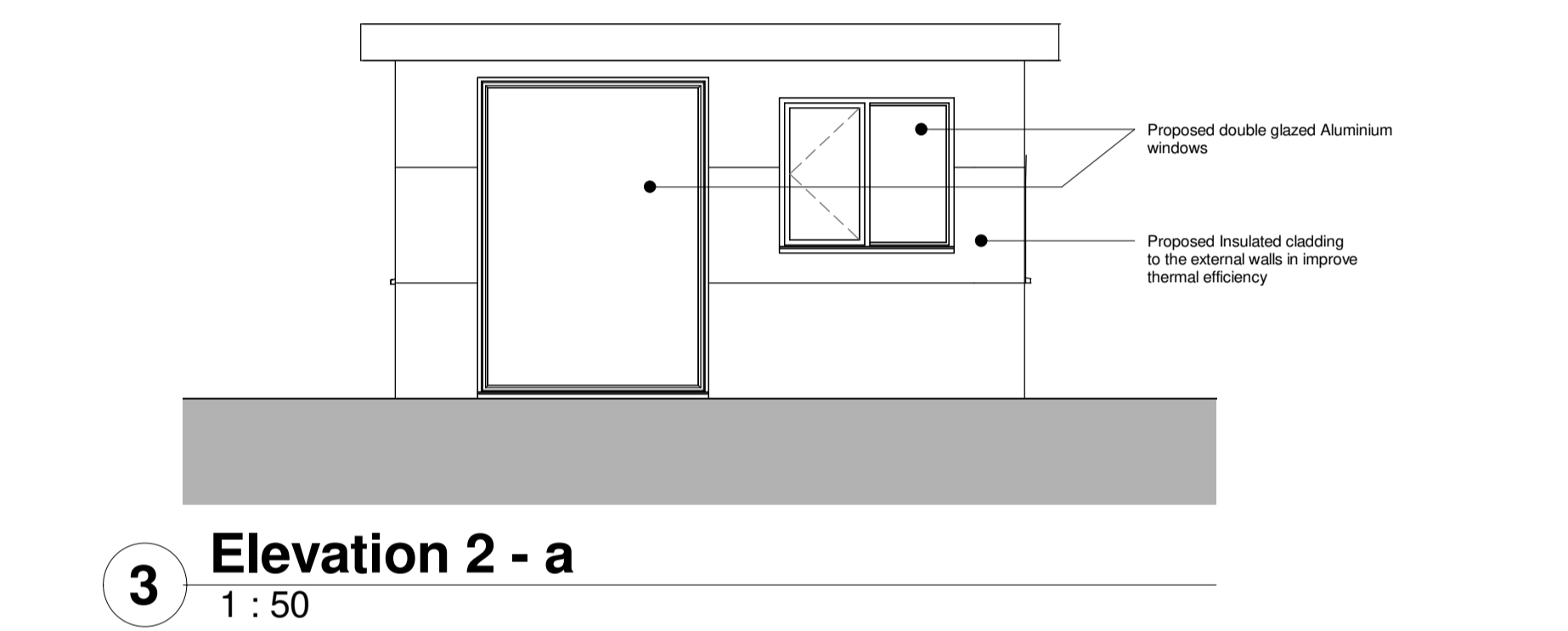




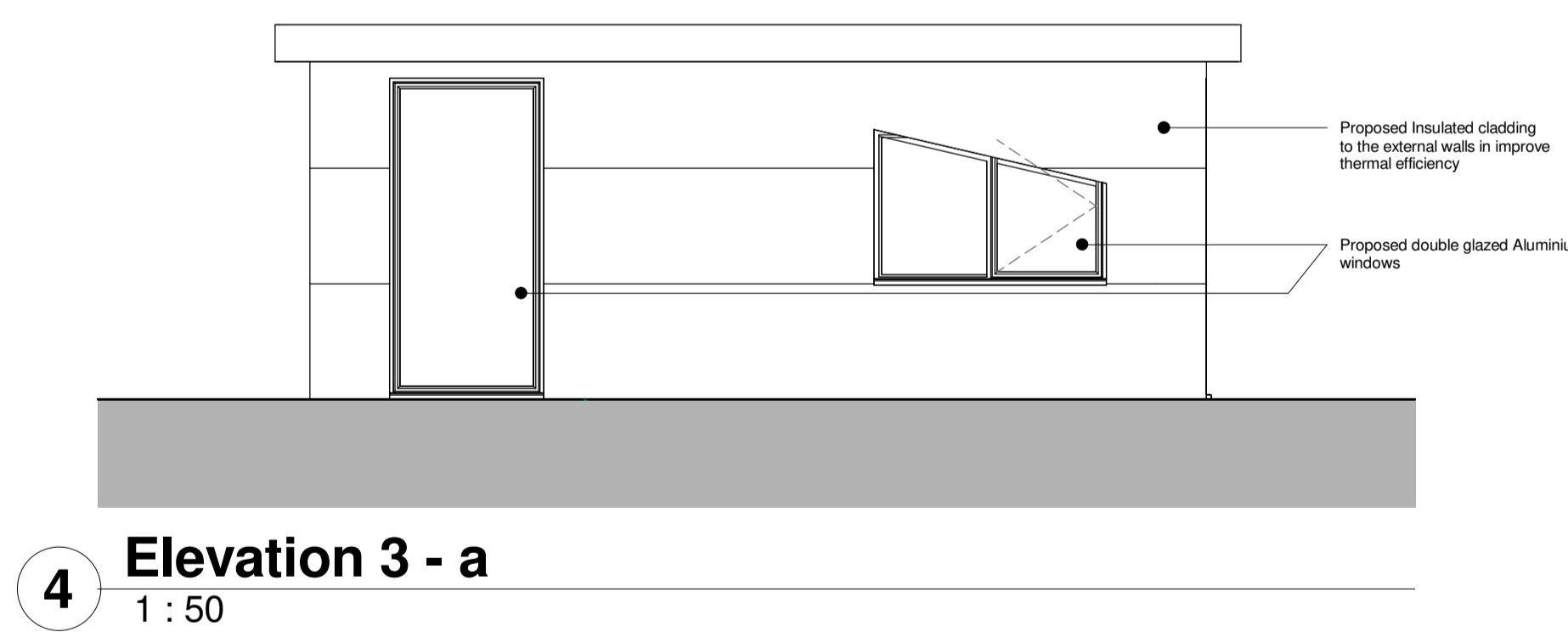
Level 0 Garage
1 : 50



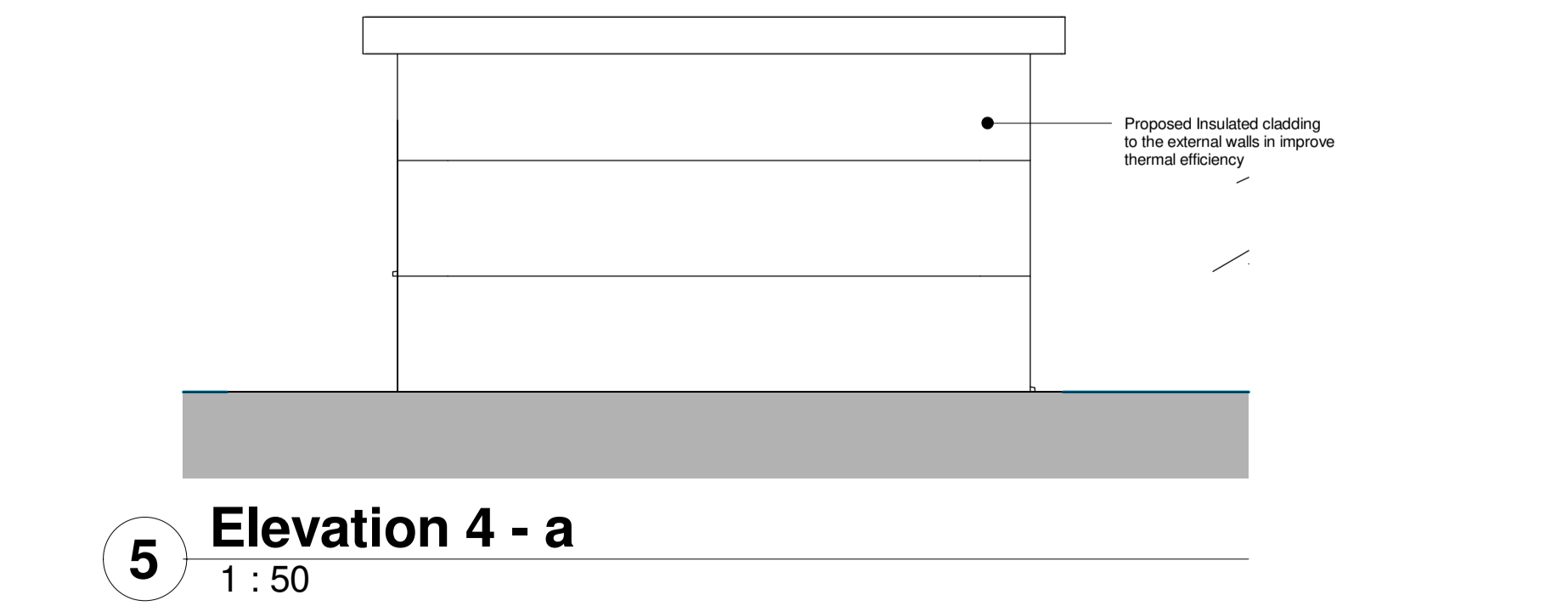
2 Elevation 1 - a
1 : 50



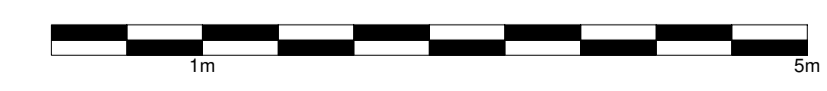
3 Elevation 2 - a
1 : 50



4 Elevation 3 - a
1 : 50



5 Elevation 4 - a
1 : 50



© Use figured dimensions only. Contractor is to check all dimensions before commencement of works. This drawing is copyright. This data to be used as a ref file only - not as live data. This drawing must only be used for the purpose for which it is supplied.

NOTES:

Revision Number	Date	Description of Revision	No	Drawn
-----------------	------	-------------------------	----	-------

SEED
Architects!

Experience | Design Ethos | Passion

Parsonage Chambers, 3 Parsonage, Manchester M3 2HW - 0161 832 5750

status
Planning

job title
Highview

Location

drawing title
Proposed Garage conversion

author RH	date 09/03/26	drawn by RH	date 09/03/26
checker RH	date 20/04/26	approver RH	date 20/04/26
scale 1 : 50	paper size A1		

Project no. 3594	Seed drawing no. A102	Rev.
---------------------	--------------------------	------

Ward: Whitefield + Unsworth - Pilkington Park

Item 03

Applicant: NHS Property Services Limited

Location: Whitefield Library, Pinfold Lane, Whitefield, Manchester, M45 7NY

Proposal: Change of use of former library (Use Class F1(d) to provide a health centre (Use Class E(e)), together with associated external alterations, car parking provision, landscaping, and engineering works

Application Ref: 72968/Full

Target Date: 18/05/2026

Recommendation: Approve with Conditions

Description

The application relates to a flat roof, single storey building located to the south of Pinfold Lane. Access to the site is gained from Pinfold Lane which leads to a car parking to the front and rear of the site. The car park, and associated hard landscaping is separated from Pinfold Lane by an area of soft landscaping and mature trees. The site was formerly occupied by Whitefield Library and the site, and building are currently vacant.

The surrounding properties are largely residential in nature, with semi detached properties to the north and east and an apartment block to the north west. Higher Lane Primary School, and associated recreational space and Wentworth Court flats are located to the south of the site. Directly to the west of the site there is vacant former day centre.

All Saints Conservation Area is located to the north of the site, with the boundary running along the north of Pinfold Lane. The site is not located within the Conservation Area.

Planning permission is sought for the change of use of former library (Use Class F1(d))to provide a health centre (Use Class E(e)), together with associated external alterations, car parking provision, landscaping, and engineering works.

The external alterations to the building largely comprise the insertion of new windows to all elevations and new main entrance to the building, a replacement roof with new key clamp handrail to the roof edge, new access steps and ramp to the front. The roof would also include Photovoltaic (PV) panels. Externally the existing car park would be reconfigured, cycle storage introduced and court yards and areas of soft landscaping introduced. A total of 24no. parking spaces are proposed. An enclosed plant area is also proposed to the rear of the building. The boundaries would be depicted by 1.8 metre weldmesh fencing to the north, east and south and 1. 8 metre timber fencing to the west.

The proposed practice would operate six days a week. The proposed hours of operation are:

- 08:00 – 20:00 on weekdays; and
- 10:00 – 17:00 on Saturdays

Relevant Planning History

39599 - Security shield to front elevation windows and roller shutter doors to existing entrance - Approve with Conditions

46655 - Extensions and alterations to form 2 teaching areas and office space; conservatory

in existing courtyard - Approve with Conditions 05/09/2006

47614 - Proposed additional car parking spaces, protective fencing to the north of the library and security shutters to existing openings- Approve with Conditions 29/03/2007

49838 - Lawful development certificate for roof mounted galvanised steel security fence - Withdrawn by Applicant 14/04/2008

49904 - Roof mounted galvanised security fence - Withdrawn by Applicant 19/06/2008

Publicity

Letters sent to 91 neighbouring properties 30/03/2026

Site Notice posted 01/04/2026

Press Notice in the Bury Times 02/04/2026

1 objection in relation to:

- Concern over how the traffic flow is going to be managed.
- Currently vehicles are parked on the side where vehicles travelling in the Westerly direction have to be passed thus causing some congestion.
- Hope and trust that there is going to be sufficient parking available for those working or visiting that centre otherwise concerned the congestion is going to increase.

Statutory/Non-Statutory Consultations

Traffic Section - To be updated in supplementary

Transport for Greater Manchester - The TS outlines trip generation for the existing site derived from the TRIC's database. This is based on a single site which is not ideal but understandable as the database does not hold significant amounts of surveys for this land use. The selected site is suitable and as such it is agreed that the trip generation for the existing use is broadly acceptable.

The analysis presented within the TS demonstrates that the parking demand likely to be generated by the development can be accommodated within the proposed car parking provision. This is based on the trip rates determined within the TS. Analysis with higher trip rates (as per TfGM's TRICs analysis) would be useful to provide a robust approach.

Waste Management - No response

Borough Engineer - Drainage Section - The submitted information is considered acceptable, subject to detailed design and implementation being carried out in accordance with the proposed strategy.

Environmental Health - Contaminated Land - Conditions requested in relation to Unexpected Contamination and Imported Soil. Condition also requested in relation to the installation of Electric Vehicle Charge Points.

Environmental Health - Pollution Control - No response received.

Conservation Officer - No objection.

Greater Manchester Ecology Unit - Conditions requested in relation to nesting birds, the installation of 2no. bat boxes and at least 2no. bird boxes onto the building, precautionary working methods for hedgehogs, reptiles and amphibians, a method statement to protect

bats, and that statutory Biodiversity Gain Condition.

United Utilities (Water and waste) - No response received.

Greater Manchester Police - designforsecurity - Proposal should seek to achieve Secured by Design (SBD) accreditation.

Pre-start Conditions - Agent agreed to pre-start conditions

Development Plan and Policies

CF1/1	Location of New Community Facilities
EN1/2	Townscape and Built Design
EN2/2	Conservation Area Control
EN2/1	Character of Conservation Areas
EN6/3	Features of Ecological Value
EN7/2	Noise Pollution
HT2/4	Car Parking and New Development
HT5/1	Access For Those with Special Needs
JP-P1	Sustainable Places
JP-P6	Health
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-S2	Carbon and Energy
JP-S5	Clean Air
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-G2	Green Infrastructure Network
SPD11	Parking Standards in Bury
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.

Principle (Use)

The site was formerly in use as Whitefield Library which would fall under an F1 use class. Permission is sought to change the use of the site to provide a health centre (Use Class E(e)), to directly replace the existing Uplands site.

The supporting Planning Statement confirms that the library has been closed since 2017, and the proposal would therefore bring back into a use a long term vacant building within the locality.

UDP Policy CF1/1 generally looks favourably on proposals for additional or improved community facilities where these do not conflict with amenity or the local environment. PfE

Policy JP-P6 confirms that improvements to health facilities will be supported, responding to the changing needs and demands of both existing and new residents including through enabling the continued enhancement and successful operation of our hospitals.

The submitted planning statement confirms that the refurbished building would be utilised to create a new Primary Care GP surgery with 9no. consultation rooms, and 2no. treatment rooms and would be open 6no. days a week to meet national requirements for extended access within general practice. The Planning Statement confirms that the proposal would represent a direct replacement of the existing Uplands Medical Centre which is located approximately 250m to the north east of the application site. The proposed replacement medical practice would therefore replace an existing community health care facility, within an appropriate distance of the existing site.

The submitted Transport Statement confirms that existing Uplands Medical Practice operates Monday to Friday from 08:00 to 18:30 and is closed on weekends. The existing site has 9 Clinical Rooms. As of March 2024 the existing Uplands Medical Centre site employs the following clinical Staff:

- 6no. WTE (Whole-Time Equivalent) (1no. Nurse + 5no. GPs WTE on 25 sessions a week)
- Practice Admin Staff: 12no.
- Patient Care Roles: 10.4no. WTE

The applicant has confirmed that there would be no increase in staffing levels compared to the existing practice. The proposal however would increase the number of clinical rooms available which the applicant envisions would allow more patients to be seen reducing waiting times within the community. The Transport Statement that the current facilities are not of sufficient size to fulfil this requirement and due to the current lease at the Uplands Medical Practice approaching its end, the proposed solution is to refurbish the vacant library on Pinfold Lane to develop a new primary care practice.

Given the above, it is considered that the proposal would provide support for health care facilities for the benefit of the local community and as such the proposal would support the policy considerations for improvements to health care facilities and would therefore comply with UDP Policy CF1/1 and PfE JP-P6.

Design and Layout

UDP Policy EN1/2 seeks to ensure that development proposals would not have a detrimental effect on the visual amenity and character of a particular area. PfE Policy JP-P1 aims to promote a series of beautiful, healthy and varied places.

As the site is located adjacent to the Conservation Area it is necessary to consider the proposal in terms of UDP Policies EN2/1 - Character of Conservation Areas and EN2/2 - Conservation Area Control of the UDP. Policy EN1/2 - Townscape and Built Design seeks to ensure that any proposals would not have an adverse impact on the particular character and townscape of an area.

The alterations to the external fabric of the existing building would preserve the existing scale, massing and design of the building with upgrades to the glazing and roofing improving the thermal performance of the property. The re-profiling of the existing access ramp would allow an accessible route for all from the proposed parking to the principal entrance to the building. The existing facing brickwork of the existing building would be retained with any new brickwork proposed to match the existing. The existing mosaic tiled wall will be retained with yellow cladding proposed to surround the front glazing providing a clear focal point to the front of the property, and a clear indication of the means of access.

The proposed boundary treatments would still allow a level of permeability when viewing the site from Pinfold Lane but would allow the site to be secured as required. The design and height of the front boundary would still allow for the existing trees and soft landscaping that fronts Pinfold Lane to be viewed.

No objections are raised to the resurfacing and reconfiguration of the existing hardstanding/car park areas around the building.

Overall, it is considered that the proposal would not have a detrimental impact on the character of the existing building, or locality and would preserve views into and out of the Conservation Area in accordance with the Policy considerations set out above.

Amenity

UDP Policy EN1/2 - Townscape and Built Design seeks to ensure that the proposals for development are considered in relation to their relationship to the surrounding area, and the use of lighting. UDP Policy EN7/2 - Noise Pollution that restricts development that would lead to an unacceptable noise nuisance to nearby occupiers and/or amenity users. Policy JP-P1 further reinforces this by stating that developments should offer comfortable and inviting indoor and outdoor environments "offering a high level of amenity that minimises exposure to pollution."

The application has been supported by an Environmental Noise Assessment which establishes the baseline noise conditions and assessed the potential impact of the proposed medical centre, particularly in relation to the external plant enclosure proposed to the rear of the site. The assessment concluded that, with mitigation, plant noise will meet required limits. Accordingly, the proposed development includes acoustic louvres to the external plant enclosure.

The new window arrangements would be located at ground floor and as such largely screened by proposed boundary treatments.

The side elevation (east elevation) adjacent to No. 27 Pinfold Lane would have 5no. windows and a door proposed facing towards the side boundary. The windows would be associated with admin and consultation rooms. A staff courtyard is also proposed adjacent to this side boundary. Whilst the arrangement of windows and doors has been amended, there are also currently 5 windows and 1 door facing towards this boundary. There is significant planting along this shared boundary with the Arboricultural Assessment identifying T015 and G016 which appear to be sited largely within the garden of No. 27. No works are proposed to the group of trees and only ivy removal from the individual tree. In addition obscure glazing is shown for the privacy of the proposed clinical rooms. As such a suitable screen would be maintained along this side boundary to protect the amenity of the adjacent residential property.

The playing fields associated with Higher Lane Primary school, and flats at Wentworth Court are located to the rear (south) of the site. Again the Arboricultural Assessment identifies trees along this boundary however G013 is identified to be removed due to ash dieback, suppressed crown and growth. The elevation drawings indicate that the windows proposed within this elevation would be obscure glazed. The external plant enclosure sited to the south of the building has been assessed above. 4no. parking spaces would also be located adjacent to this boundary. These parking spaces would be sited adjacent to the car park/outdoor amenity space of Wentworth Court rather than directly adjacent to residential properties. Given the above it is considered that the proposal would not have a detrimental impact on the amenity of the uses to the south of the site.

A proposed 1.8m timber fence is proposed along the western boundary of the site, with the former day centre. Alongside the obscure glazing it is considered that the proposal would not impact on the amenity of the neighbouring site.

The front windows, proposed access and front entrance are separated from directly facing properties by the proposed car park, existing trees and a highway.

It is therefore considered that the proposal would not have a detrimental impact on the amenity of neighbouring land uses and would therefore comply with the Policy considerations set out above.

Access and Transport Needs

Policies JP-C5 and JP-C6 require streets to be well designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport. This is further supported through UDP Policy HT5/1 - Access for Those with Special Needs that encourages the provision of satisfactory access to public transport, car parks, pedestrian areas and public and private buildings for the mobility impaired and those with special needs.

PfE Policy JP-C8 seeks to enable a reduction in the need to travel by private car and prioritise sustainable transport opportunities ahead of capacity enhancements on the highway network.

The vehicular access to the site would remain as existing, with a priority junction with Pinfold Lane. This is a shared access with the neighbouring site which would also be retained. Tracking included within the Transport Statement confirms that a large car can enter and exit the site in forward gear, and use all spaces proposed within the car park.

Outside of the site pedestrian infrastructure that connects to the site include sufficient footways, with controlled crossing points on main roads. Bus stops are identified within the Transport Statement as being located on Bury New Road and Higher Lane and the nearest metrolink station is approximately 700 metres from the site at Whitefield tram stop.

Pedestrians and cyclists would access the site in the same manner as vehicles. There would be 2 metre wide footways provided throughout the site. All entrances to the building would have level access, with the existing ramp to the front of the door being re-profiled to meet current standards.

In addition to the location of the proposal for the community it would serve, which has been discussed above, it is considered that the access to the proposal is acceptable and would comply with the Policy considerations set out above.

Parking

In addition to the Policies set out above, in terms of parking standards Policy HT2/4 requires all applications for development to make adequate provision for their car parking and servicing requirements. Supplementary Planning Document 11 provides parking standards for developments.

The site is located within Zone 2. SPD11 would require 1no. space per 2 staff, and 3no. spaces per consulting room. Based on 28 full time equivalent staff and 2no treatment rooms and 9 consulting rooms 47 no spaces and 3no. disabled spaces should be provided for the site. For clarity, a consultation room is used for patient consultation, assessment, and routine examination, whereas a treatment room is intended for clinical procedures and patient interventions. For the purpose of determining the level of parking expected by SPD

11, the 2no. treatment rooms have been classed as consulting rooms.

The proposed development would provide 20no. car parking spaces and 4no. disabled spaces. 3no. of the car parking spaces would also be designated EV charging spaced.

As outlined in the submitted Transport Statement, the proposed Medical Centre is expected to generate approximately 19 two-way vehicle trips in the AM peak (08:00-09:00) and 17 in the PM peak (17:00-18:00), when the road network is typically at its busiest. A slightly higher level of activity, up to 31 two-way trips, is anticipated between 11:00-12:00. It should be acknowledged however that these trips already exist within the local network due to the location of the existing Uplands Medical Practice and the proposal would therefore not increase overall traffic levels, but would instead result in a redistribution of trips, with access shifting from Bury New Road to Pinfold Lane.

Table 7.3, based on TRICS (Trip Rate Information Computer System) surveys contained within the Transport Statement reviews the and models traffic movement of similar sites. This table forecasts that, at any one time, there would be a maximum accumulation of 15 parked vehicles for the proposed development, which is less than the proposed provision. In addition, the Interim Travel Plan will be used to encourage staff to travel more sustainably and the document also confirms that this would be monitored through staff travel surveys. The existing Uplands site, has approximately 27 marked spaces. As such with the introduction of a Travel Plan to promote staff to travel more sustainably the provision of spaces is broadly similar to the provision of spaces at the existing site.

In the immediate vicinity, Pinfold Lane benefits from double yellow lines on both sides, which assist in maintaining the free flow of traffic at the access to the site. To the east of the site, parking is currently unrestricted on the southern (westbound) side of the road and appears to be well used by residents.

Whilst the parking area to the front of the building could be increased, this would increase the amount of hardstanding on the site and could potentially lead to the loss of mature trees along the frontage which would have a negative impact on the streetscene. In addition, the community benefit of having a health centre in close proximity to the existing facility needs to be acknowledged.

The LPA is also mindful of the lawful use of the site as a library (Use Class F1(d)). Within Use Class F the site could be changed to uses within the same sub-class without planning permission which includes provision of education, display of works of art, museums, public halls or exhibition halls, public workshop or religious instruction and law courts. All of these uses could be implemented without the need for Planning Permission. The Travel Statement also highlights that this level of activity represents a reduction compared to the trips estimated to have been undertaken historically and associated with the former library use, and those that could reasonably be expected should the library be brought back into operation based on TRICs data.

Transport for Greater Manchester (TfGM) have reviewed the TRICs data and confirm that the analysis presented demonstrates that parking demand likely to be generated by the development can be accommodated within the proposed car parking provision. TfGM however have also stated that analysis with higher trip rates would be useful to provide a robust approach however the LPA is mindful that there are a number of fall back uses, and that the proposal would be replacing an existing health centre within close proximity to the site absorbing the parking and trips already generated by this existing use. Overall, given the case presented above it is considered that the amount of parking proposed is sufficient and would not generate a severe impact as set out in the NPPF.

SPD 11 also required cycle storage to be designed into any scheme. 1 secure covered space per 4 staff members and 1 space per 50 square metres should be provided. This would equate to 12no. visitor spaces and 7 staff spaces. 4no. short stay spaces are proposed to the front of the site and 8no. short stay spaces are proposed to the rear of the site that could also be utilised for visitors. 8no. further spaces are located to the rear of the site within the dedicated external staff area. The proposed cycle storage would therefore exceed the minimum required by SPD 11 and is therefore considered to be acceptable.

Ecology and Biodiversity Net Gain

PfE Policy JP-G8 states that through local planning and associated activities a net enhancement of biodiversity resources will be sought. This is supported by Policy EN6/3 that seeks to retain, protect and enhance the natural environment and seeks to retain features of ecological or wildlife value. Paragraph 187 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment. Greater Manchester Ecology Unit (GMEU) have been consulted on the application and have made the comments as considered below.

Bats

Two buildings, B1 (Library) and B2 (Garage) were assessed for bat roosting potential. Both B1 and B2 were assessed to have 'low' bat roosting potential, and therefore one bat emergence survey was conducted.

The bat emergence survey was conducted on 30th September 2025 and found no bats emerging or re-entering either building. Confirmation around the timing for the emergence survey was provided within the limitations section of the updated Bat Emergence Survey Report (April 2026) after a query from Greater Manchester Ecology Unit (GMEU), however it should be noted that the Bat Surveys for Professional Ecologists Good Practice Guidelines (2023) state that surveys of 'low' bat roosting potential require one emergence survey between May-August inclusive. As the survey was conducted outside the recommended survey season, we would recommend that a Method Statement is used during development, to protect bats, which should be secured via a condition.

No further surveys are required, however, as bats are mobile creatures, an informative is also proposed in relation to the Habitat Regulation.

Nesting Birds

There is habitat suitable for nesting birds present on the site on the building and within vegetation. Work that will impact on habitats where nesting birds may be present (for example building works), should not be undertaken in the main bird nesting season (March – August) unless suitable checks for active bird nests have been undertaken. GMEU suggest that a condition to this effect be placed on any permission.

Planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible, measures to enhance the site for biodiversity should be secured as part of this planning application and should include integration of at least two bat boxes and at least two bird boxes onto the building or suitable trees on site.

Other Protected Species

Precautionary Working Methods for hedgehogs, reptiles and amphibians should be followed during development, as per page 10, 11 and 13 of the Preliminary Ecological Appraisal. GMEU would also suggest that hedgehog highway holes are inserted into any fencing on-site to allow hedgehog to move through the site.

Biodiversity Net Gain (BNG)

A BNG Metric has been submitted, which shows a loss of 0.15 units (-7.89%) to be incurred on site. To achieve a net gain of 10%, 0.34 units are required. GMEU agree with the proposal that off-site units are purchased from a nearby habitat bank.

The on-site gains are not considered to meet the criteria of 'significant on-site enhancements' and therefore a simple management plan (such as a LEMP) should be submitted for the management of the habitats, and the gains can be secured by condition. A full 30-year Habitat Management and Monitoring Plan (HMMP) is not considered to be required.

The statutory Biodiversity Gain Condition would apply should this planning application receive permission. To discharge the condition, the following is required:

- Biodiversity Gain Plan (using the DEFRA template);
- Final version of the BNG metric (including on-site and off-site information);
- Evidence of the offsite provider (including gain site reference and units purchased).

The off-site information in the final BNG metric must be filled in by the off-site provider.

Trees

An Arboricultural Impact Assessment has been submitted with the application that confirms that 10no. trees in G010 and G013 would need to be removed. These are category C trees which are considered to be trees of low quality. The assessment identifies suppressed crowns and evidence of die back within the groups. Given the category of the trees no objections are raised to their removal.

A preliminary arboricultural method statement and tree protection plan has been included within this assessment to provide the best practice measures to be adopted for the retained trees during the development process. These measures should be secured by condition.

No replanting is proposed for the trees to be removed. Given the nature of the site with mature/semi mature trees to the front and the fact that the trees need to be removed due to suppressed growth, and the alternative landscaping proposed through the introduction of ornamental planting, raised planters and wildflower lawns this is considered acceptable.

Carbon and Energy

Policy JP-S2 sets out the steps required to achieve net zero carbon emissions.

An Energy Statement has been submitted with the proposal that confirms that the building would be naturally ventilated where possible, with mechanical ventilation proposed for higher occupancy and specialist areas such as treatment rooms.

The statement confirms that it proposed that the building would be fossil -fuel free with no reliance on natural gas. A heat pump system is proposed for heating and cooling the building, with the plant located to the rear of the building which has been assessed in terms of noise within the amenity above. Solar photovoltaic (PV) panels are also proposed on the roof.

Digital Connectivity

PfE Policy JP-C2 - Digital Connectivity - this policy requires development to have full fibre to premises connections unless infeasible or unviable, with multiple-ducting.

The submitted Digital Connectivity Statement confirms that the proposal would be designed to be digitally enabled, resilient and future-proofed, with infrastructure that supports both current and anticipated future healthcare technologies in compliance with the above Policy.

Response to representations

It is considered the parking and highways issues raised within the representation received has been assessed within the main body of the report.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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 WFLREF-GDA-V1-S1-DR-A-9900 P01, WFLREF-GDA-V1-S1-DR-A-9903 P01, WFLREF-GDA-V1-ZZ-DR-A-9912 P02, WFLREF-GDA-V1-ZZ-DR-A-9911 P01, WFLREF-GDA-V1-ZZ-DR-A-9902 P03, WFLREF-GDA-V1-ZZ-DR-A-9901 P01, WFLREF-GDA-V1-R1-DR-A-9902 P02, WFLREF-GDA-V1-R1-DR-A-9901 P01, WFLREF-GDA-V1-S1-DR-A-9902 P02, WFLREF-GDA-V1-00-DR-A-9902 P02, WFLREF-GDA-V1-00-DR-A-9901 P01, WFLREF-GDA-V1-S1-DR-A-9901 P01, 72968MCLS-01, 087132 CUR XX XX DR C 92523 P02, 087132 CUR XX XX DR C 92522 P02, 087132 CUR XX XX DR C 92521 P01, 087132 CUR XX XX DR C 92520 P01, 087132 CUR XX XX DR C 94700 P02, 087132 CUR XX XX DR C 92520 P01, 087132 CUR XX XX DR C 92520 P01, 087132 CUR XX XX DR C 92501 P01, 087132 CUR XX XX DR C 92500 P02, Proposed Lighting Sheet 2 Rev 4

Documents:

Biodiversity Net Gain Assessment Arbtech 26th May 2026
Bat Emergence and Re-Entry Surveys (BERS) Arbtech amended 24th April 2026
Supporting Planning Statement March 2025
Arboricultural Impact Assessment 5th March 2026
Phase 1 Preliminary Risk Assessment 087132-CUR-00-XX-T-GE-00001 P01
Heritage Statement November 2025 Issue 02
Servicing Management Plan 087132-CUR-XX-XX-T-TP-00003 P02
Interim Travel Plan 087132-CUR-XX-XX-T-TP-00002
Transport Statement 087132-CUR-XX-XX-T-TP-00001
Digital Connectivity Statement
Crime Impact Statement 12/08/2025
Design and Access Statement P03 17.12.2025
Energy Statement January 2026 Rev P01
Flood Risk Assessment and Drainage Strategy Report 087132-CUR-XX-XX-T-C-92000
Environmental Noise Survey Report Acoustics Report A2303 R01 RevB
Preliminary Ecological Appraisal and Roost Assessment 07/07/2025
Ventilation Statement January 2026 Rev P01

Phase 2 Ground Investigation Report 087132-CUR-XX-XX-T-GE-00002 P01 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. No development shall commence unless and until a bat Method Statement is submitted to, and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in full accordance with the approved details and measures.

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

4. No development, shall commence unless and until a Landscape and Ecological Management Plan (LEMP) (or equivalent) has been submitted to approved in writing by the Local Planning Authority. The contents of the LEMP shall include information which demonstrates the creation or management of habitats to secure a meaningful and measurable net gain for biodiversity, in line with the statutory Biodiversity Gain Condition

The LEMP should include:

- Description and evaluation of features to be managed.
- Ecological trends and constraints on site that might influence management.
- Aims and objectives of management.
- Appropriate management options for achieving aims and objectives.
- Prescriptions for management actions for all habitats for a period of no less than 30 years.
- Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- Details of the body or organization responsible for implementation of the plan.
- Ongoing monitoring and remedial measures.

The LEMP shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason. To ensure improvements in the biodiversity of the site pursuant to Places for Everyone Joint Development Framework Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

5. No removal of or works to any buildings shall take place during the main bird breeding season 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before clearance and ensured that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies JP-G8 – A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Framework, EN6/3 – Features of Ecological Value of the Bury Unitary Development Plan and Section 11 of the National Planning Policy Framework.

6. No development shall commence unless and until a scheme for the integration of at least 2no. bat boxes and 2no. bird boxes onto the building or suitable trees, and hedgehog highways holes into any boundary fencing has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the building.

Reason. To secure the satisfactory development of the site and ensure enhancements and net gains for biodiversity pursuant to policies JP-G8: A Net Enhancement of Biodiversity and Geodiversity and EN6/3 - Features of Ecological Value of the Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

7. Precautionary working measures methods for hedgehogs, reptiles and amphibians shall be implemented in full accordance with the approved details and measures set out on pages 10, 11 and 13 of the approved Preliminary Ecological Appraisal and Roost Assessment dated 07/07/2025.

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

8. All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction" and the measures set out within the approved Arboricultural Impact Assessment dated 15th March 2026. The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.

Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

9. The development hereby approved within any approved phase shall not be brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval:

- I. Risk Assessment (GQRA or DQRA);
- II. Remediation Strategy & Verification Plan;

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

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

10. Any soil or soil forming materials to be brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use.

Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to the Local Planning Authority for approval prior to any soil or soil forming materials being brought onto site.

The approved contamination testing shall then be carried out and validity evidence (soil descriptions, laboratory certificates, photographs etc.) submitted to Local Planning Authority for approval prior to the development being brought into use.

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

11. Prior to occupation the applicant shall provide:

- A minimum of 1 no. electric vehicle (EV) charging point (minimum 7kW*) and at least one in every five remaining parking spaces must be provided with cable routes.

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

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

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

12. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Flood Risk Assessment and Drainage Strategy Report 087132-CUR-XX-XX-T-C-92000 prepared by Curtins.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason. To promote sustainable development and reduce flood risk pursuant to

Development Plan Policies JP-S4 - Flood Risk and the Water Environment, EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

13. The Plant Noise Mitigation measures set out within the approved Environmental Noise Survey Report Acoustics Report A2303 R01 RevB shall be implemented prior to occupation of the building for the use hereby approved.
Reason. To reduce nuisance from noise to the occupiers of the adjoining dwellings pursuant to the NPPF and UDP Policy EN7/2 Noise Pollution.

14. The measures set out within the approved Interim Travel Plan 087132-CUR-XX-XX-T-TP-00002 P02 shall be implemented prior to the occupation of the use hereby approved, and shall be monitored adapted and updated annually as part of the review process.
Reason. To encourage sustainable travel choices pursuant to Places for Everyone Joint Development Framework Policies JP-C5: Streets for All, JP-C6: Walking and Cycling and JP-C8: Transport Requirements of New Development.

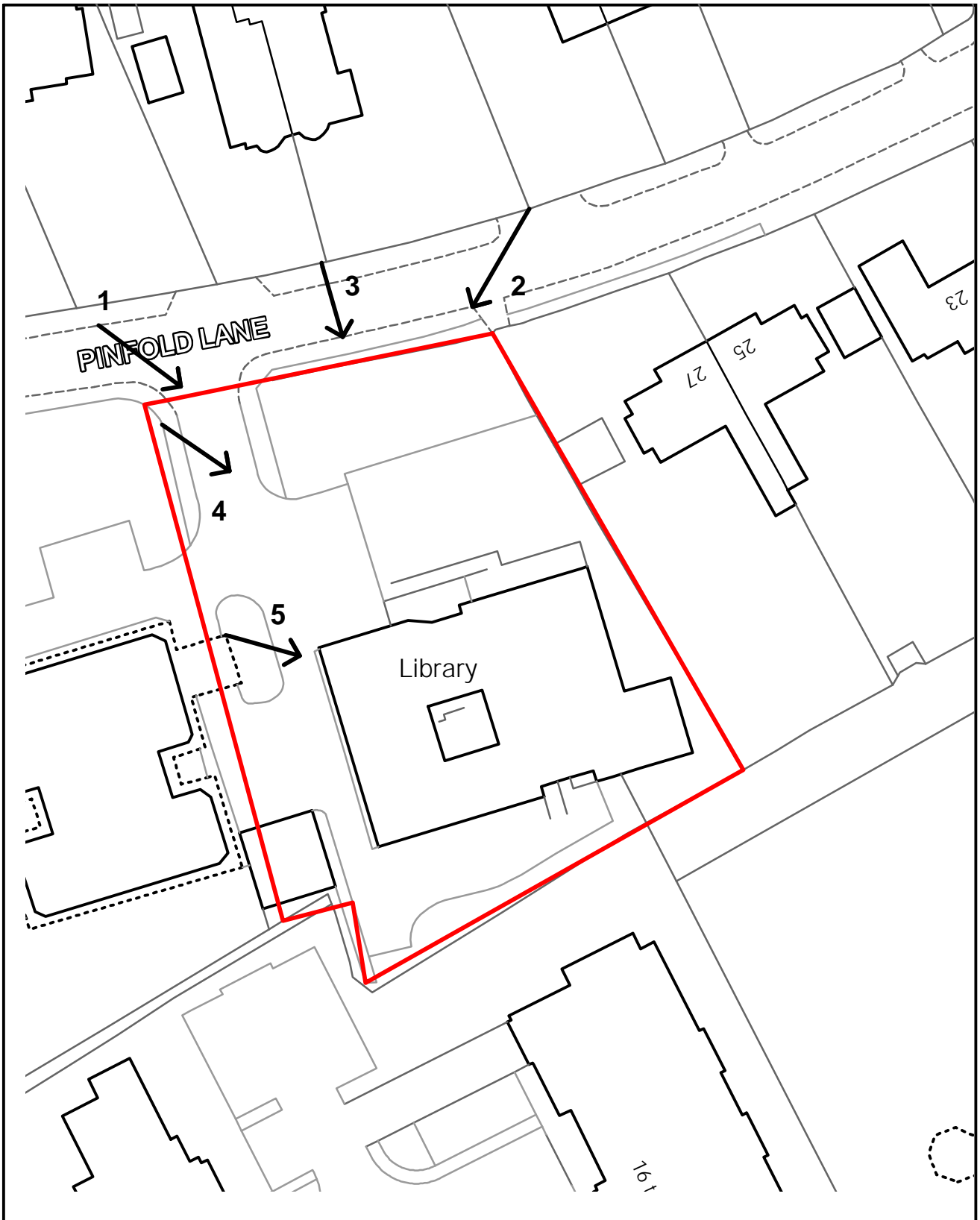
15. The car parking and turning facilities indicated on the approved plans shall be surfaced, demarcated and made available for use prior to the use hereby approved commencing and thereafter maintained at all times.
Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

16. No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following:
 1. Hours of operation and number of vehicle movements;
 2. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;
 3. Parking on site of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials;
 4. Measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations

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

Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All, JP-C6 - Walking and Cycling, JP-C8 - Transport Requirements of New Development and JP-P1 - Sustainable Places.

For further information on the application please contact **Helen Pressley** on **0161 253 5277**



72968

**ADDRESS: Whitefield Library Pinfold Lane
Whitefield**

Planning, Environmental and Regulatory Services

© Crown Copyright and database right (2023). Ordnance Survey 100023063.



Bury
Council

72968

Photo 1



Photo 2



72968

Photo 3



Photo 4



72968

Photo 5



NOTES

Drawing to be read in conjunction with Planning pack & details.

Location Plan based on Ordinance Survey Map dated 04/04/25 by Promap and Bury Council site purchase plan (dated 22.10.2024 & shared 21.03.2025).

All details are to be referred to for Planning Approval purposes only and should at no point be considered as construction information.

THIS DRAWING (OR ANY PART THEREOF) MAY NOT BE COPIED, TRANSMITTED OR DISCLOSED TO ANY THIRD PARTY OR UNAUTHORISED PERSON WITHOUT THE PRIOR WRITTEN PERMISSION OF GILLING DOD.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS PREPARED BY CONSULTANTS AND SUB-CONTRACTORS.

REPORT ANY DISCREPANCIES TO THE ARCHITECT OR REPRESENTATIVES THEREOF.

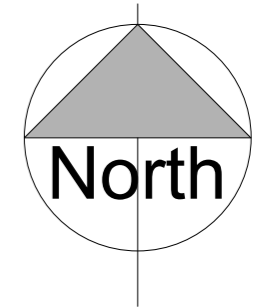
© ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSIONS OF THE COPYRIGHT HOLDER

ONCE PRINTED AND DISTRIBUTED THIS DOCUMENT IS ASSUMED UNCONTROLLED

THIS DRAWING IS INTENDED TO BE PRINTED AT THE PAPER SIZE INDICATED IN THE INFORMATION BELOW

DO NOT SCALE FROM THIS DRAWING. WORK ONLY TO PRINTED DIMENSIONS.

Copy Right licence number: OS AC0000813445



P01	MB	Draft Planning Issue	12/11/2025
Rev	By	Description	Date



The Cruck Barn, Duxbury Park, Chorley, Lancashire, PR7 4AT
+44 1257 260070 | contact@gillingdod.com | gillingdod.com

Client Name:

NHS Property Services

Site Name:

**Whitefield Library, Pinfold Lane,
Whitefield, M45 7NY**

Project Name:

Primary Care GP Surgery

Drawing Title:

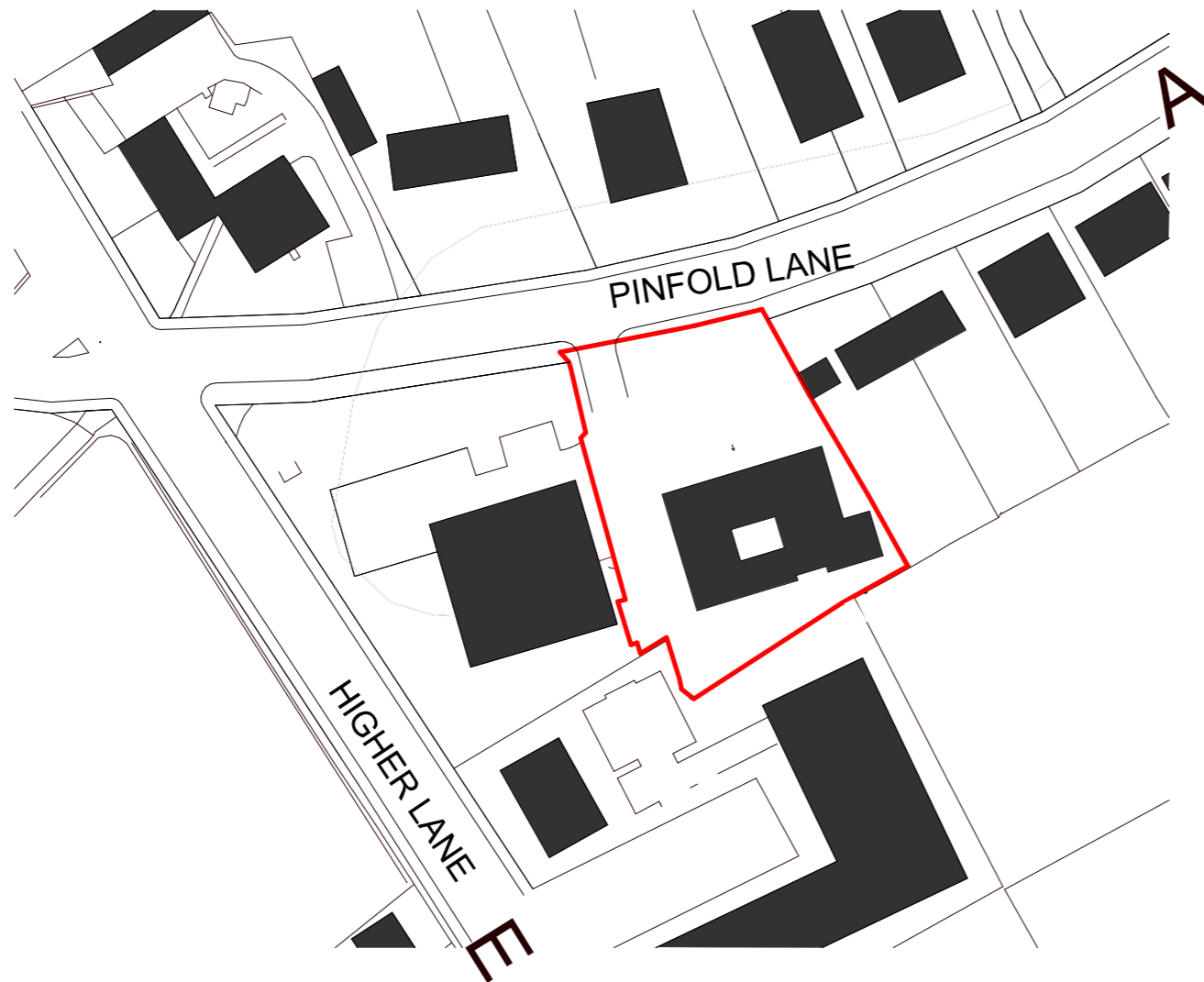
Location Plan

Project No: 9113-001	Sheet Size: A3	Scale: 1 : 1250	
Drawn by: MB	Checked by: CLS	Approved by: CLS	Revision: P01

Drawing Number:

Project Code / Originator / Volume / Level / Type / Discipline / System-Number

WFLREF-GDA-V1-S1-DR-A-9900



1 Location Plan
1 : 1250

KEY

— Site Application Area



Page 70

THIS DRAWING (OR ANY PART THEREOF) MAY NOT BE COPIED, TRANSMITTED OR DISCLOSED TO ANY THIRD PARTY OR UNAUTHORISED PERSON WITHOUT THE PRIOR WRITTEN PERMISSION OF GILLING DOD.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS PREPARED BY CONSULTANTS AND SUB-CONTRACTORS.

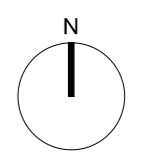
REPORT ANY DISCREPANCIES TO THE ARCHITECT OR REPRESENTATIVES THEREOF.

© ALL RIGHTS RESERVED, NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSIONS OF THE COPYRIGHT HOLDER

ONCE PRINTED AND DISTRIBUTED THIS DOCUMENT IS ASSUMED UNCONTROLLED

THIS DRAWING IS INTENDED TO BE PRINTED AT THE PAPER SIZE INDICATED IN THE INFORMATION BELOW

DO NOT SCALE FROM THIS DRAWING, WORK ONLY TO PRINTED DIMENSIONS.



NOTES

Drawing to be read in conjunction with Planning pack & all relevant specialist details/surveys.

Levels based on Topographical Survey Ref 72968MCLS-01 Dated 19/12/24 by Survey Solutions, Building footprint & layout based on Building Survey Ref 72968MCLS-02 Dated 19/12/24 by Survey Solutions.

All details are to be referred to for Planning Approval purposes only and should at no point be considered as construction information.

- EXISTING SITE PLAN LEGEND**
- Existing Soft Landscaping
 - Existing Overgrown Vegetation
 - Existing Road
 - Existing Footpath
 - Disabled Parking Area
 - Existing Building
 - Existing Tree on Site
 - Existing Tree Outside of Site
 - Boundary Line
 - Existing Fencing
 - Existing Site Level

P01	MB	Draft Planning Issue	12/11/2025
Rev	By	Description	Date



The Cruck Barn, Duxbury Park, Chorley, Lancashire, PR7 4AT
 +44 1257 260070 | contact@gillingdod.com | gillingdod.com

Client Name:
NHS Property Services

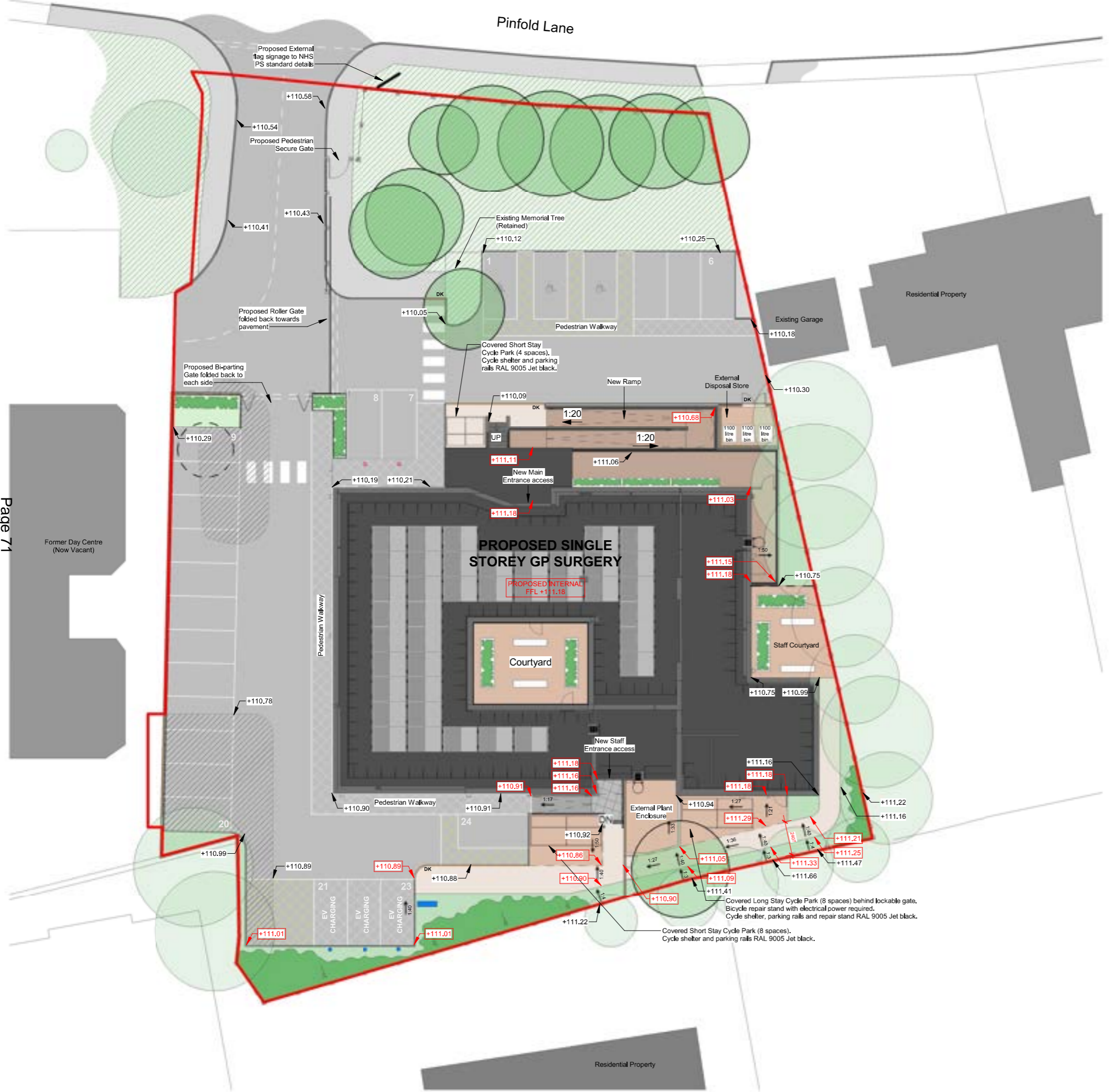
Site Name:
Whitefield Library, Pinfold Lane, Whitefield, M45 7NY

Project Name:
Primary Care GP Surgery

Drawing Title:
Existing Site Plan

Project No: 9113-001	Sheet Size: A2	Scale: As indicated
Drawn by: MB	Checked by: CLS	Approved by: CLS
		Revision: P01

Drawing Number:
 Project Code / Originator / Volume / Level / Type / Discipline / System-Number
WFLREF-GDA-V1-S1-DR-A-9901



THIS DRAWING (OR ANY PART THEREOF) MAY NOT BE COPIED, TRANSMITTED OR DISCLOSED TO ANY THIRD PARTY OR UNAUTHORISED PERSON WITHOUT THE PRIOR WRITTEN PERMISSION OF GILLING DOD.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS PREPARED BY CONSULTANTS AND SUB-CONTRACTORS.

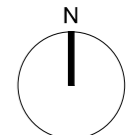
REPORT ANY DISCREPANCIES TO THE ARCHITECT OR REPRESENTATIVES THEREOF.

© ALL RIGHTS RESERVED, NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSIONS OF THE COPYRIGHT HOLDER

ONCE PRINTED AND DISTRIBUTED THIS DOCUMENT IS ASSUMED UNCONTROLLED

THIS DRAWING IS INTENDED TO BE PRINTED AT THE PAPER SIZE INDICATED IN THE INFORMATION BELOW

DO NOT SCALE FROM THIS DRAWING, WORK ONLY TO PRINTED DIMENSIONS.



NOTES

Drawing to be read in conjunction with Planning pack & all relevant specialist details/surveys.

Levels based on Topographical Survey Ref 72968MCLS-01 Dated 19/12/24 by Survey Solutions, Building footprint & layout based on Building Survey Ref 72968MCLS-02 Dated 19/12/24 by Survey Solutions.

All details are to be referred to for Planning Approval purposes only and should at no point be considered as construction information.

PROPOSED SITE PLAN LEGEND

	Existing Soft Landscaping		Existing Tree Retained on Site
	Proposed Landscaping		Existing Tree Outside of Site
	Existing Overgrown Vegetation		Existing Tree Removed
	Proposed Planting		Boundary Line
	Existing Road Resurfaced		Proposed Site Level
	New Hard Surfacing		Existing Site Level
	Existing Footpath		125mm Kerb
	Proposed Paving 300x200		125mm Dropped Kerb
	Proposed Paving 600x300		Illuminated Bollard
	Tactile Paving		7.4kW EV Charging Point
	Disabled Parking Area		EV Feeder Pillar
	Proposed Building		Proposed Seating
	Existing Building		

P02	CLS	Minor updates for Planning Issue	17/12/2025
P01	MB	Draft Planning Issue	12/11/2025
Rev	By	Description	Date



Client Name:
NHS Property Services

Site Name:
Whitefield Library, Pinfold Lane, Whitefield, M45 7NY

Project Name:
Primary Care GP Surgery

Drawing Title:
Proposed Site Plan

Project No: 9113-001	Sheet Size: A2	Scale: As indicated
Drawn by: MB	Checked by: CLS	Approved by: CLS
		Revision: P02

Drawing Number:
Project Code / Originator / Volume / Level / Type / Discipline / System-Number
WFLREF-GDA-V1-S1-DR-A-9902

THIS DRAWING (OR ANY PART THEREOF) MAY NOT BE COPIED, TRANSMITTED OR DISCLOSED TO ANY THIRD PARTY OR UNAUTHORISED PERSON WITHOUT THE PRIOR WRITTEN PERMISSION OF GILLING DOD.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS PREPARED BY CONSULTANTS AND SUB-CONTRACTORS.

REPORT ANY DISCREPANCIES TO THE ARCHITECT OR REPRESENTATIVES THEREOF.

© ALL RIGHTS RESERVED, NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSIONS OF THE COPYRIGHT HOLDER

ONCE PRINTED AND DISTRIBUTED THIS DOCUMENT IS ASSUMED UNCONTROLLED

THIS DRAWING IS INTENDED TO BE PRINTED AT THE PAPER SIZE INDICATED IN THE INFORMATION BELOW

DO NOT SCALE FROM THIS DRAWING, WORK ONLY TO PRINTED DIMENSIONS.

NOTES

Drawing to be read in conjunction with Planning pack & all relevant specialist details/surveys.

Levels based on Topographical Survey Ref 72968MCLS-01 Dated 19/12/24 by Survey Solutions, Building footprint & layout based on Building Survey Ref 72968MCLS-02 Dated 19/12/24 by Survey Solutions.

All details are to be referred to for Planning Approval purposes only and should at no point be considered as construction information.



P01	MB	Draft Planning Issue	12/11/2025
Rev	By	Description	Date



The Cruck Barn, Duxbury Park, Chorley, Lancashire, PR7 4AT
+44 1257 260070 | contact@gillingdod.com | gillingdod.com

Client Name:
NHS Property Services

Site Name:
**Whitefield Library, Pinfold Lane,
Whitefield, M45 7NY**

Project Name:
Primary Care GP Surgery

Drawing Title:
**Existing Ground Floor GA
Plan**

Project No: 9113-001	Sheet Size: A2	Scale: 1 : 100	
Drawn by: MB	Checked by: CLS	Approved by: CLS	Revision: P01

Drawing Number:
Project Code / Originator / Volume / Level / Type / Discipline / System-Number
WFLREF-GDA-V1-00-DR-A-9901



Room Schedule		
Number	Name	Area
V1.00.001	Lobby	6 m²
V1.00.002	Circulation	19 m²
V1.00.003	Circulation	34 m²
V1.00.004	Office	7 m²
V1.00.005	Reception	17 m²
V1.00.006	Circulation	29 m²
V1.00.007	Waiting Room	48 m²
V1.00.008	MWVC	6 m²
V1.00.009	Quiet Room	3 m²
V1.00.010	WC	4 m²
V1.00.011	Interview Room	6 m²
V1.00.012	Consult / Exam	13 m²
V1.00.013	Consult / Exam	12 m²
V1.00.014	Consult / Exam	16 m²
V1.00.015	Consult / Exam	16 m²
V1.00.016	Consult / Exam	15 m²
V1.00.017	Circulation	22 m²
V1.00.018	Consult / Exam	14 m²
V1.00.019	Consult / Exam	14 m²
V1.00.020	Clean Store	7 m²
V1.00.021	Store	5 m²
V1.00.022	Comms	5 m²
V1.00.023	Admin	33 m²
V1.00.024	Admin	7 m²
V1.00.025	Staff WC	4 m²
V1.00.026	Staff WC	4 m²
V1.00.027	Staff Room	15 m²
V1.00.028	Meeting Room	23 m²
V1.00.029	Cleaners	7 m²
V1.00.030	Dirty Utility	6 m²
V1.00.031	Plant Room	14 m²
V1.00.032	Treatment Room	18 m²
V1.00.033	Treatment Room	17 m²
V1.00.034	Consult / Exam	15 m²
V1.00.035	Consult / Exam	14 m²
V1.00.036	Circulation	15 m²
V1.00.037	External disposal Hold	11 m²
V1.00.038	External Plant Enclosure	19 m²
V1.00.039	Admin	7 m²
		GIFA: 533sqm GIA: 583sqm

Department Legend

- Circulation
- Clinical Spaces (Consult/Exam & Treatment)
- Clinical Support (Stores/Utility Rooms)
- Patient Waiting/WCs
- Plant Room
- Shared Spaces (Meeting/Interview Room)
- Staff Areas (Reception/Admin/Rest)

THIS DRAWING (OR ANY PART THEREOF) MAY NOT BE COPIED, TRANSMITTED OR DISCLOSED TO ANY THIRD PARTY OR UNAUTHORISED PERSON WITHOUT THE PRIOR WRITTEN PERMISSION OF GILLING DOD.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS PREPARED BY CONSULTANTS AND SUB-CONTRACTORS.

REPORT ANY DISCREPANCIES TO THE ARCHITECT OR REPRESENTATIVES THEREOF.

© ALL RIGHTS RESERVED, NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSIONS OF THE COPYRIGHT HOLDER

ONCE PRINTED AND DISTRIBUTED THIS DOCUMENT IS ASSUMED UNCONTROLLED

THIS DRAWING IS INTENDED TO BE PRINTED AT THE PAPER SIZE INDICATED IN THE INFORMATION BELOW

DO NOT SCALE FROM THIS DRAWING, WORK ONLY TO PRINTED DIMENSIONS.

NOTES

Drawing to be read in conjunction with Planning pack & all relevant specialist details/surveys.

Levels based on Topographical Survey Ref 72968MCLS-01 Dated 19/12/24 by Survey Solutions. Building footprint & layout based on Building Survey Ref 72968MCLS-02 Dated 19/12/24 by Survey Solutions.

All details are to be referred to for Planning Approval purposes only and should at no point be considered as construction information.

Rev	By	Description	Date
P02	CLS	Minor updates for Planning Issue	17/12/2025
P01	MB	Draft Planning Issue	12/11/2025



Client Name:
NHS Property Services

Site Name:
Whitefield Library, Pinfold Lane, Whitefield, M45 7NY

Project Name:
Primary Care GP Surgery

Drawing Title:
Proposed Ground Floor GA Plan

Project No: 9113-001	Sheet Size: A2	Scale: 1 : 100
Drawn by: MB	Checked by: CLS	Approved by: CLS
		Revision: P02

Drawing Number:
Project Code / Originator / Volume / Level / Type / Discipline / System-Number
WFLREF-GDA-V1-00-DR-A-9902

THIS DRAWING (OR ANY PART THEREOF) MAY NOT BE COPIED, TRANSMITTED OR DISCLOSED TO ANY THIRD PARTY OR UNAUTHORISED PERSON WITHOUT THE PRIOR WRITTEN PERMISSION OF GILLING DOD.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS PREPARED BY CONSULTANTS AND SUB-CONTRACTORS.

REPORT ANY DISCREPANCIES TO THE ARCHITECT OR REPRESENTATIVES THEREOF.

© ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSIONS OF THE COPYRIGHT HOLDER.

ONCE PRINTED AND DISTRIBUTED THIS DOCUMENT IS ASSUMED UNCONTROLLED.

THIS DRAWING IS INTENDED TO BE PRINTED AT THE PAPER SIZE INDICATED IN THE INFORMATION BELOW.

DO NOT SCALE FROM THIS DRAWING. WORK ONLY TO PRINTED DIMENSIONS.

NOTES

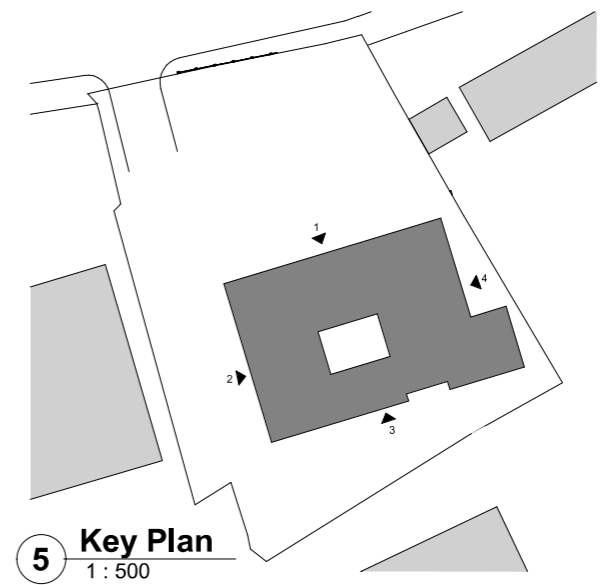
Drawing to be read in conjunction with Planning pack & all relevant specialist details/surveys.

Levels based on Topographical Survey Ref 72968MCLS-01 Dated 19/12/24 by Survey Solutions, Building footprint & layout based on Building Survey Ref 72968MCLS-02 Dated 19/12/24 by Survey Solutions.

All details are to be referred to for Planning Approval purposes only and should at no point be considered as construction information.



1 Existing North Elevation
1 : 100



2 Existing West Elevation
1 : 100



3 Existing South Elevation
1 : 100



4 Existing East Elevation
1 : 100

Page 74

Rev	By	Description	Date
P02	CLS	Minor updates for Planning Issue	17/12/2025
P01	MB	Draft Planning Issue	12/11/2025



Client Name:
NHS Property Services

Site Name:
Whitefield Library, Pinfold Lane,
Whitefield, M45 7NY

Project Name:
Primary Care GP Surgery

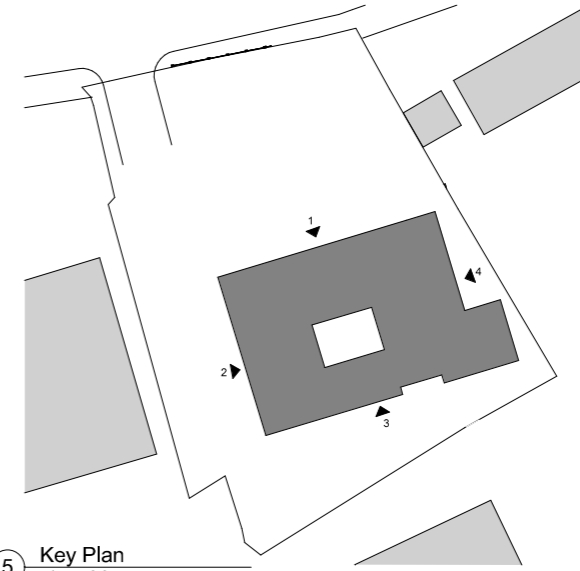
Drawing Title:
Existing Elevations

Project No:	Sheet Size:	Scale:
WFLREF	A1	As indicated
Drawn by:	Checked by:	Approved by:
MB	CLS	CLS
		Revision:
		P02

Drawing Number:
Project Code / Originator / Volume / Level / Type / Discipline / System-Number
WFLREF-GDA-V1-ZZ-DR-A-9901



1 Proposed North Elevation
1 : 100



5 Key Plan
1 : 500

THIS DRAWING (OR ANY PART THEREOF) MAY NOT BE COPIED, TRANSMITTED OR DISCLOSED TO ANY THIRD PARTY OR UNAUTHORISED PERSON WITHOUT THE PRIOR WRITTEN PERMISSION OF GILLING DOD.
 THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS PREPARED BY CONSULTANTS AND SUB-CONTRACTORS.
 REPORT ANY DISCREPANCIES TO THE ARCHITECT OR REPRESENTATIVE THEREOF.
 © ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSIONS OF THE COPYRIGHT HOLDER.
 ONCE PRINTED AND DISTRIBUTED THIS DOCUMENT IS ASSUMED UNCONTROLLED.
 THIS DRAWING IS INTENDED TO BE PRINTED AT THE PAPER SIZE INDICATED IN THE INFORMATION BELOW.
 DO NOT SCALE FROM THIS DRAWING. WORK ONLY TO PRINTED DIMENSIONS.

NOTES
 Drawing to be read in conjunction with Planning pack & all relevant specialist details/surveys.
 Levels based on Topographical Survey Ref 72968MCLS-01 Dated 19/12/24 by Survey Solutions. Building footprint & layout based on Building Survey Ref 72968MCLS-02 Dated 19/12/24 by Survey Solutions.
 All details are to be referred to for Planning Approval purposes only and should at no point be considered as construction information.

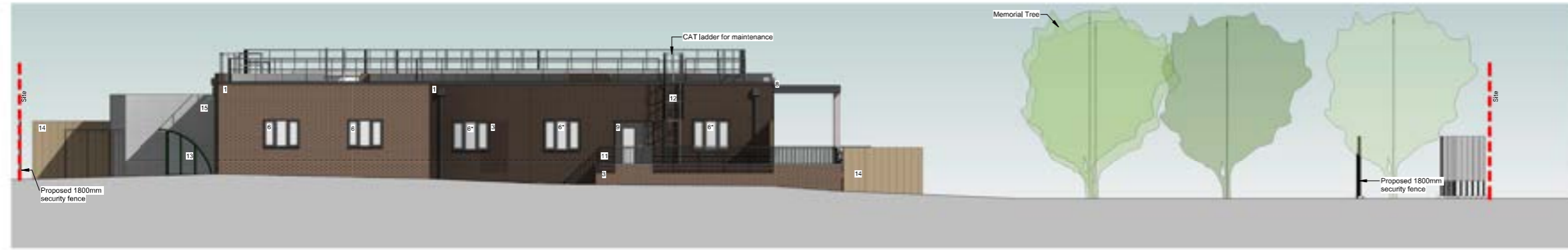
- Materials Key:**
- 01. Existing brickwork
 - 02. Existing mosaic tiles
 - 03. Proposed Brickwork - Bowland Grey
 - 04. Proposed Feature Brickwork - Kelham Black
 - 05. Proposed Rainscreen cladding, colour: TBC
 - 06. Proposed PPC aluminium windows and louvers
 - 07. Proposed PPC aluminium curtain wall lobby and Waiting Room
 - 08. Proposed PPC aluminium canopy and copping
 - 09. Proposed PPC aluminium external doors
 - 10. Proposed Signage: Metal
 - 11. Proposed Metal railings
 - 12. Proposed CAT ladder
 - 13. Proposed Cycle stands
 - 14. Proposed Timber Fencing
 - 15. Proposed Metal Acoustic Louvred Fence



2 Proposed West Elevation
1 : 100



3 Proposed South Elevation
1 : 100



4 Proposed East Elevation
1 : 100

P03	CLS	Minor updates for Planning Issue	17/12/2025
P02	CLS	PV array layout updated	20/11/2025
P01	MB	Draft Planning Issue	12/11/2025
Rev	By	Description	Date



Client Name:
NHS Property Services

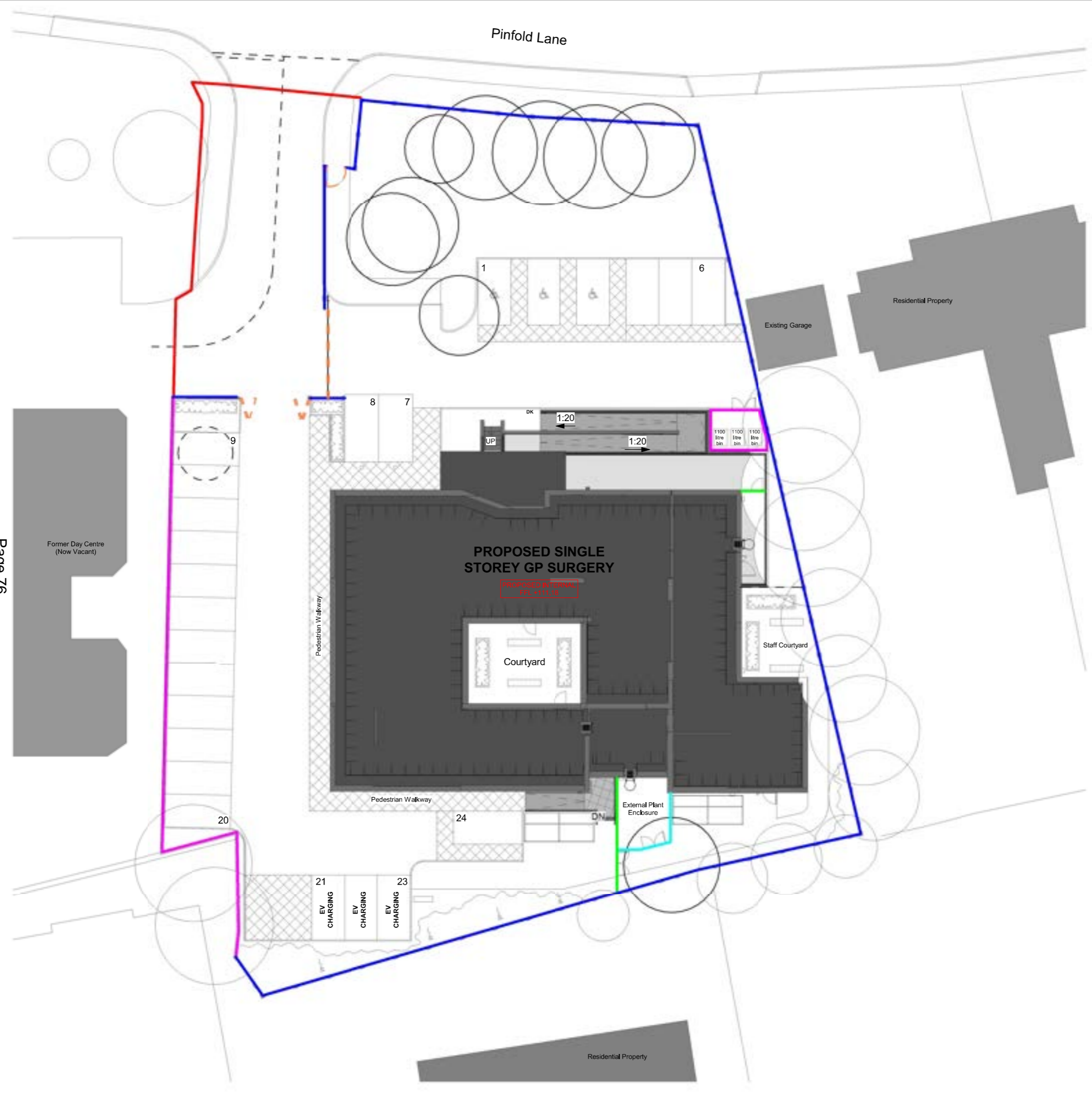
Site Name:
Whitefield Library, Pinfold Lane, Whitefield, M45 7NY
 Project Name:
Primary Care GP Surgery

Drawing Title:
Proposed Elevations

Project No:	Sheet Size:	Scale:	
WFLREF	A1	As indicated	
Drawn by:	Checked by:	Approved by:	Revision:
MB	MB	CLS	P03

Drawing Number:
Project Code / Originator / Volume / Level / Type / Discipline / System-Number
WFLREF-GDA-V1-ZZ-DR-A-9902

Pinfold Lane



THIS DRAWING (OR ANY PART THEREOF) MAY NOT BE COPIED, TRANSMITTED OR DISCLOSED TO ANY THIRD PARTY OR UNAUTHORISED PERSON WITHOUT THE PRIOR WRITTEN PERMISSION OF GILLING DOD.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT DRAWINGS PREPARED BY CONSULTANTS AND SUB-CONTRACTORS.

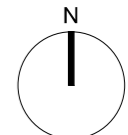
REPORT ANY DISCREPANCIES TO THE ARCHITECT OR REPRESENTATIVES THEREOF.

© ALL RIGHTS RESERVED, NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSIONS OF THE COPYRIGHT HOLDER

ONCE PRINTED AND DISTRIBUTED THIS DOCUMENT IS ASSUMED UNCONTROLLED

THIS DRAWING IS INTENDED TO BE PRINTED AT THE PAPER SIZE INDICATED IN THE INFORMATION BELOW

DO NOT SCALE FROM THIS DRAWING, WORK ONLY TO PRINTED DIMENSIONS.



NOTES

Drawing to be read in conjunction with Planning pack & all relevant specialist details/surveys.

Levels based on Topographical Survey Ref 72968MCLS-01 Dated 19/12/24 by Survey Solutions. Building footprint & layout based on Building Survey Ref 72968MCLS-02 Dated 19/12/24 by Survey Solutions.

All details are to be referred to for Planning Approval purposes only and should at no point be considered as construction information.

- BOUNDARY TREATMENT KEY**
- Proposed 1.8m Timber Fencing (SBD compliant)
 - Proposed Timber Fencing (SBD compliant)
Note: 3.5m high around external plant compound & 1.8m high elsewhere
 - Proposed 3.5m Acoustic Louvred Fencing (SBD compliant)
 - Proposed 1.8m Weldmesh Security Fencing
 - - - Proposed Secure Gate
 - Open Site Boundary

Page 76

P01	MB	Draft Planning Issue	12/11/2025
Rev	By	Description	Date



The Cruck Barn, Duxbury Park, Chorley, Lancashire, PR7 4AT
+44 1257 260070 | contact@gillingdod.com | gillingdod.com

Client Name:
NHS Property Services

Site Name:
Whitefield Library, Pinfold Lane, Whitefield, M45 7NY

Project Name:
Primary Care GP Surgery

Drawing Title:
Proposed Boundary Treatment Plan

Project No: 9113-001	Sheet Size: A2	Scale: As indicated
Drawn by: MB	Checked by: CLS	Approved by: CLS
		Revision: P01

Drawing Number:
Project Code / Originator / Volume / Level / Type / Discipline / System-Number
WFLREF-GDA-V1-S1-DR-A-9903

REPORT FOR NOTING

Agenda Item	5
--------------------	----------

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	1 July 2026
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 19/05/2026 and 19/06/2026

Ward:

Application No.: 72593 **App. Type:** CONDIS 05/06/2026 Approve
Site of former Riverside High School, School Street, Radcliffe, Manchester, M26 3BW

Location:

Proposal: Application to discharge condition 4 (remediation strategy plots 87, 88, 89 and 90) on planning permission 69233

Application No.: 72671 **App. Type:** CONDIS 10/06/2026 Approve
Site of the former Riverside High School, School Street, Radcliffe, Manchester, M26 3BW

Location:

Proposal: Application to part discharge condition 4 (site verification - plots 1,2 & 60-68) on planning permission 69233

Application No.: 72882 **App. Type:** CONDIS 22/05/2026 Approve
Coach House, Knowsley View, Knowsley Road, Ainsworth, Bolton, BL2 5PT

Location:

Proposal: Application to discharge condition 3 (contaminated land works), condition 4 (remediation strategy), condition 5 (verification report), condition 10 (fencing details), condition 12 (nesting birds method statement), condition 13 (bird boxes), condition 14 (surface water drainage proposals), condition 15 (external elevation materials), condition 16 (habitat management & monitoring plan HMMP), condition 18 (storage of construction materials), statutory BNG condition on planning permission 72236

Application No.: 72951 **App. Type:** CONDIS 10/06/2026 Approve with Conditions
Site of the former Riverside High School, School Street, Radcliffe, M26 3BW

Location:

Proposal: Application to discharge condition 4 (site verification plots 69-75, 80 - 86 and 87-90) on planning permission 69233

Application No.: 72966 **App. Type:** CONDIS 29/05/2026 Approve
111 Holcombe Old Road, Ramsbottom, Bury, BL8 4NF

Location:

Proposal: Application to discharge condition 3 (materials), condition 4 (windows) and condition 5 (sample panel) on planning permission 72786

Application No.: 72975 **App. Type:** CONDIS 15/06/2026 Approve
Burnt House Farm, Turton Road, Tottington, Bury, BL8 3QF

Location:

Proposal: Application to discharge condition 3 (Preliminary Risk Assessment), condition 6 (Coal Report), condition 8 (Construction Traffic Management Plan), condition 11 (Barn Owls), condition 13 (mammals and amphibians), condition 14 (Brook Ecology Statement), condition 15 (Landscaping Scheme) and condition 16 (Materials), condition 18 (Himalayan Balsam Method Statement) on planning permission 70976

Application No.: 72998 **App. Type:** CONDIS 05/06/2026 Approve
Bleakholt Farm, Bury Old Road, Ramsbottom, Bury, BL0 0RX

Location:

Proposal: Application to discharge condition 5 (habitat management & monitoring plan - HMMP), condition 7 (bird boxes), condition 8 (surface water drainage proposals) and Statutory Biodiversity Gain Plan Condition on planning permission 72122

Application No.: 73022 **App. Type:** CONDIS 02/06/2026 Approve
Spurr House, Pole Lane, Bury, BL9 8QL

Location:

Proposal: Discharge of condition no.18 (Demolition Traffic Management Plan Construction Phase pursuant) to planning permission 72240 (Demolition of existing buildings, site clearance works including removal of areas of hardstanding and the erection of two blocks of apartments, comprising 60 no. residential units, relocation of existing site access, and associated landscaping)

Application No.: 73023 **App. Type:** CONDIS 10/06/2026 Approve
Spurr House, Pole Lane, Bury, BL9 8QL

Location:

Proposal: Application to discharge Condition nos. 6 (Drainage Layout), condition no. 19 (Road Construction Details) on planning permission 72240

Application No.: 73025 **App. Type:** CONDIS 10/06/2026 Approve
Land at side of 31-33 Victoria Court, Ryecroft Avenue, Tottington, Bury, BL8 3GY

Location:

Proposal: Application to discharge conditions 12 (Risk Assessment Requirements) and 13 (Remediation Requirements) of planning permission 71758

Application No.: 73067 **App. Type:** CONDIS 02/06/2026 Approve
Eton Business Park, Eton Hill Road, Radcliffe, M26 2ZS

Location:

Proposal: Application to discharge condition 11 (construction traffic management plan (CTMP)) on planning permission 71000

Application No.: 73091 **App. Type:** CONDIS 05/06/2026 Approve

Location: Land to east of M66 motorway, connecting Rochdale Road, Edenfield to Woodgate Hill WTW Compound, Bury

Proposal: Application to discharge condition 3 (phasing plan) on planning permission 66947

Application No.: 73109 **App. Type:** LDCP 27/05/2026 Lawful Development
29 Vernon Road, Tottington, Bury, BL8 4DD

Location:

Proposal: Lawful development certificate for Proposed addition of rear dormer roof to provide an additional bedroom and bathroom accommodation, and extension of front bedroom (within existing building line).

Application No.: 73122 **App. Type:** CONDIS 15/06/2026 Approve

Location: Land to east of M66 motorway, connecting Rochdale Road, Edenfield to Woodgate Hill WTW Compound, Bury

Proposal: Application to discharge condition 5 (details of permanent structures) on planning permission 66947

Application No.: 73124 **App. Type:** CONDIS 15/06/2026 Approve

Location: Land to east of M66 motorway, connecting Rochdale Road, Edenfield to Woodgate Hill WTW Compound, Bury

Proposal: Application to discharge condition 28 (coal mining) on planning permission 66947

Application No.: 73128 **App. Type:** CONDIS 08/06/2026 Approve
Spurr House, Pole Lane, Bury, BL9 8QL

Location:

Proposal: Application to discharge condition 7 - Arboricultural Method Statement, Condition 11 - Protected Species Method Statement and Condition 16 - GCN Mitigation

Application No.: 73132 **App. Type:** CONDIS 02/06/2026 Approve
369 Brandlesholme Road, Bury, BL8 1HS

Location:

Proposal: Application to discharge condition 4 (approved plans) on planning permission 72653

Application No.: 73145 **App. Type:** CONDIS 19/06/2026 Split Decision
Land at Westminster Avenue, Radcliffe, Radcliffe, Manchester, M26 3WD

Location:

Proposal: Application to discharge condition 7 (landscaping scheme), condition 9 (resurfacing works) and condition 10 (Construction Traffic Management Plan) on planning permission 71464

Application No.: 73151 **App. Type:** CONDIS 08/06/2026 Approve

Location: Land to east of M66 motorway, connecting Rochdale Road, Edenfield to Woodgate Hill
WTW Compound, Bury

Proposal: Application to discharge condition 19 (archaeological written scheme of investigation) on planning permission 66947

Application No.: 73163 **App. Type:** CONDIS 29/05/2026 Approve
47 Knowsley Street, Bury, BL9 0ST

Location:

Proposal: Application to discharge condition no. 4 (Refuse Storage and Covered and Secure Cycle Storage) of planning permission 71276

Application No.: 73167 **App. Type:** REG5 19/05/2026 Raise Objections
Footway Outside Hilton Lodge, 9 Hilton Lane, Prestwich, Manchester, M25 9QX

Location:

Proposal: Intention to Install Cabinet: 1538mm (W), 400mm (D), 1515mm (H).

Application No.: 73179 **App. Type:** CONDIS 05/06/2026 Approve

Location: Land to east of M66 motorway, connecting Rochdale Road, Edenfield to Woodgate Hill
WTW Compound, Bury

Proposal: Application to discharge condition 24 (invasive species management plan) for phases 1-5 on planning permission 66947

Application No.: 73189 **App. Type:** CONDIS 05/06/2026 Refused
Bleakholt Farm, Bury Old Road, Ramsbottom, Bury, BL0 0RX

Location:

Proposal: Application to discharge condition 4 (imported soil) on planning permission 72122

Application No.: 73201 **App. Type:** REG5 29/05/2026 Raise Objections
Land at Southwest End of Astbury Street, Radcliffe, Manchester, M26 1JS

Location:

Proposal: Intention to Install 2x IX Aperatus Cabinets with 1x Feeder Pillar

Application No.: 73202 **App. Type:** REG5 27/05/2026 Raise No Objection
Pavement Near 13 Bury Road, Radcliffe, Manchester, M26 2UG

Location:

Proposal: Intention to Install 12m Medium Pole in Footway.

Application No.: 73238 **App. Type:** REG5 11/06/2026 Raise No Objection
Footway outside Hilton Lodge, 9 Hilton Lane, Prestwich, Manchester, M25 9QX

Location:

Proposal: Intention to Install Cabinet: 1538mm (W), 400mm (D), 1515mm (H).

Application No.: 73254 **App. Type:** REG5 19/06/2026 Raise No Objection
Pavement Outside Jolly Carters, Bury and Bolton Road, Radcliffe, Manchester, M26 4LA

Location:

Proposal: Replacement Of 3 No. Antennas, The Removal Of 3no. Existing Cabinets And Installation Of
2no. New Cabinets And Ancillary Development Thereeto.

Application No.: 73259 **App. Type:** REG5 19/06/2026 Raise No Objection
Manchester Road, Walmersley, Bury, BL9 5LY

Location:

Proposal: Replace 6no. Antennas, Install 1no. 0.6m Dish on Existing Lattice Tower, and Ancillary Development.

Application No.: 73267 **App. Type:** REG5 15/06/2026 Raise No Objection
246 Dumers Lane, Radcliffe, M26 2QJ

Location:

Proposal: Intention to Install Above Ground Cabinet

Ward: Bury East

Application No.: 72418 **App. Type:** FUL 18/06/2026 Refused
11-19 Bolton Street, Bury, BL9 0EY

Location:

Proposal: Second floor/roof extension to form 9 no. apartments and increase in retail space to ground floor

Application No.: 72785 **App. Type:** FUL 19/05/2026 Approve with Conditions
Ground Floor Unit, St Johns House, 155-163 The Rock, Bury, BL9 0ND

Location:

Proposal: Change of use of part of ground floor from offices (Class E) to place of worship (Class F1) with associated external alterations

Application No.: 72811 **App. Type:** FUL 19/05/2026 Approve with Conditions
Matalan Car Park, Foundry Street, Bury, BL9 7AZ

Location:

Proposal: Installation of Car Collection Point Pod

Application No.: 72991 **App. Type:** FUL 08/06/2026 Refused
Pavement outside Chicken Cottage, 1 Market Street, Bury, BL9 0BL

Location:

Proposal: Installation of 1 no. BT Street Hub Unit with 2 no. digital 75 inch LCD display screens either side of unit

Application No.: 72992 **App. Type:** ADV 08/06/2026 Refused
Pavement outside Chicken Cottage, 1 Market Street, Bury, BL9 0BL

Location:

Proposal: Advertisement consent for 1 no. BT Street Hub Unit with 2 no. digital 75 inch LCD display screens either side of unit

Application No.: 73062 **App. Type:** FUL 27/05/2026 Refused
150-156 Heywood Street & 61 Kershaw Street, Bury, BL9 7DY

Location:

Proposal: Amendments to external wall finish to render

Application No.: 73064 **App. Type:** LDCEP 05/06/2026 Lawful Development
42 Haymarket Street, Bury, BL9 0AY

Location:

Proposal: Lawful development certificate for proposed change of use from retail use to restaurant and café (Class E(b))

Application No.: 73102 **App. Type:** ADV 19/06/2026 Approve with Conditions
Gable of 2 Rochdale Old Road, Bury, BL9 7LQ

Location:

Proposal: Conversion of 1no. poster advertisement display to Digital Poster (internally illuminated)

Application No.: 73141 **App. Type:** FUL 17/06/2026 Approve with Conditions
13-15 Broad Street, Bury, BL9 0DA

Location:

Proposal: Change of use of part of ground, first and second floors from Class E (Offices) to Class F1(a) (Provision of education).

Application No.: 73149 **App. Type:** ADV 19/06/2026 Refused
11-13 The Rock, Bury, BL9 0JP

Location:

Proposal: 1 no. Internal Illuminated Fascia Sign; 1 no. Internal Illuminated Double sided projecting sign

Application No.: 73186 **App. Type:** ADV 17/06/2026 Approve with Conditions
3 Union Street, Bury, BL9 0NY

Location:

Proposal: 1 no. new internally illuminated projecting hanging sign and 2 no. new externally illuminated fascia signs. Application of window film to sections of glazing on front (south-west) elevation for privacy and security.

Application No.: 73248 **App. Type:** REG5 11/06/2026 Raise No Objection
Pavement at Parsons Lane, Pimhole, Bury, BL9 0LY

Location:

Proposal: EXISTING 1NO. GPS NODE TO BE REMOVED AND REPLACED WITH 1NO. GPS NODE.
EXISTING 3NO.
ANTENNAS TO BE REMOVED AND REPLACED WITH 3NO. ANTENNAS.

Ward: **Bury East - Moorside**

Application No.: 73004 **App. Type:** FUL 03/06/2026 Refused
240 Walmersley Road, Bury, BL9 6NH

Location:

Proposal: Change of use from a 6 bed dwellinghouse (Use Class C3) to Children's care home (Use Class C2) for 5 no. children under the age of 18

Application No.: 73073 **App. Type:** FUL 08/06/2026 Approve with Conditions
Chamberhall Business Park, Unit 2 Block D, Harvard Road, Bury, BL9 0FU

Location:

Proposal: Installation of 2 no. first floor office windows to front elevation

Application No.: 73098 **App. Type:** FUL 19/06/2026 Approve with Conditions
37 Lowes Road, Bury, BL9 6PW

Location:

Proposal: Removal of existing shed at rear and erection of single storey rear extension

Ward: **Bury East - Redvales**

Application No.: 72985 **App. Type:** FUL 21/05/2026 Refused
33 Knowsley Street, Bury, BL9 0ST

Location:

Proposal: Change of use from a 6 bed/6 person HMO (Use Class C4) to a 7 bed/7 person HMO (Sui Generis)

Application No.: 73003 **App. Type:** FUL 03/06/2026 Refused
Rose And Crown Inn, 36 Manchester Old Road, Bury, BL9 0TR

Location:

Proposal: Change of use from Pub (Sui Generis) to 12 bed (single occupancy) HMO (House in Multiple Occupation) (Sui Generis); rear dormer extension

Application No.: 73036 **App. Type:** FUL 19/05/2026 Approve with Conditions
99 Radcliffe Road, Bury, BL9 9LD

Location:

Proposal: Single storey rear extension and single storey side extension with conversion of existing garage to living accommodation

Application No.: 73038 **App. Type:** ADV 21/05/2026 Approve with Conditions
Former Floors-2-Go building, Bolton Street, Bury, BL9 0JA

Location:

Proposal: Erection and display of 2no. wall-mounted 6 x 3 metre internally illuminated LED display units

Application No.: 73080 **App. Type:** FUL 27/05/2026 Approve with Conditions
17 St Peters Road, Bury, BL9 9RA

Location:

Proposal: Wheelchair access ramps at front and rear and replace patio door with window

Application No.: 73090 **App. Type:** FUL 05/06/2026 Refused
Land to rear of 354 Manchester Road, Bury, BL9 9NR

Location:

Proposal: Erection of 1 no. dwelling

Application No.: 73106 **App. Type:** FUL 10/06/2026 Refused
230 Market Street, Bury, BL9 9AB

Location:

Proposal: Two storey front extension; Single storey side/rear extension

Application No.: 73120 **App. Type:** GPDE 02/06/2026 Prior Approval Not Required - Extension
26 Worcester Close, Bury, BL9 9DB

Location:

Proposal: Prior approval for proposed single storey rear extension

Application No.: 73175 **App. Type:** FUL 19/06/2026 Approve with Conditions
350 Manchester Road, Bury, BL9 9NR

Location:

Proposal: Demolition of existing porch and erection of new front porch with first floor balcony; First floor front extension; Single storey rear extension

Application No.: 73249 **App. Type:** REG5 19/06/2026 Raise No Objection
Grundy Day Care Centre, Wellington Road, Pimhole, Bury, BL9 9AH

Location:

Proposal: REMOVAL AND REPLACEMENT OF 3NO. ANTENNAS, AND THE REMOVAL AND REPLACEMENT OF 1NO. GPS NODE.

Ward: Bury West

Application No.: 73037 **App. Type:** FUL 22/05/2026 Approve with Conditions
23 Fieldhead Avenue, Bury, BL8 2LX

Location:

Proposal: Single storey extension at rear; Erection of detached outbuilding at rear

Application No.: 73087 **App. Type:** FUL 05/06/2026 Approve with Conditions
69 Newington Drive, Bury, BL8 2DZ

Location:

Proposal: Front dormer

Application No.: 73154 **App. Type:** LDCE 15/06/2026 Lawful Development
69 Horbury Drive, Bury, BL8 2PS

Location:

Proposal: Lawful development certificate for existing use of property as small House in Multiple Occupation (HMO) (Use Class C4) comprising 5 bedrooms

Application No.: 73156 **App. Type:** FUL 11/06/2026 Approve with Conditions
21 Mizpah Grove, Bury, BL8 2SD

Location:

Proposal: Loft conversion with front dormers, front porch extension with steps/railing and raise roof ridge line.

Application No.: 73172 **App. Type:** FUL 15/06/2026 Approve with Conditions
8 Garstang Drive, Bury, BL8 2JS

Location:

Proposal: Single storey front and side extensions and conversion of flat roof to pitched roof above garage

Application No.: 73225 **App. Type:** FUL 18/06/2026 Approve with Conditions
58 Fieldhead Avenue, Bury, BL8 2LX

Location:

Proposal: Single Storey Rear Extension

Ward: **Bury West - Elton**

Application No.: 72893 **App. Type:** FUL 27/05/2026 Approve with Conditions
47 Rudgwick Drive, Bury, BL8 1YE

Location:

Proposal: Two storey rear extension; First floor side/front extension; Single storey front extension

Application No.: 73097 **App. Type:** FUL 29/05/2026 Approve with Conditions
17 Burrs Close, Bury, BL8 1JU

Location:

Proposal: Two storey rear extension

Application No.: 73157 **App. Type:** LDCE 22/05/2026 Lawful Development
149 Wood Street, Bury, BL8 2QX

Location:

Proposal: Lawful development certificate for proposed change of use from dwellinghouse (Use Class C3) to small children's home (Use Class C2) for one child aged 7-18 with care provided by non-resident staff on 24 hour rota

Application No.: 73176 **App. Type:** GPDE 11/06/2026 Prior Approval Not Required - Extension
2 Atlas Fold, Bury, BL8 1PD

Location:

Proposal: Prior approval for proposed single storey rear extension.

Ward: **North Manor**

Application No.: 72784 **App. Type:** FUL 04/06/2026 Refused
Underhill, Redisher Lane, Ramsbottom, Bury, BL8 4HX

Location:

Proposal: Erection of 1 no. dwelling

Application No.: 72825 **App. Type:** FUL 27/05/2026 Refused
Wood Mill, Wood Road Lane, Summerseat, Bury, BL9 5QA

Location:

Proposal: Conversion of existing dwelling to create 3 no. separate dwellings and erection of 1 no. dwelling

Application No.: 72936 **App. Type:** FUL 21/05/2026 Approve with Conditions
Burrs View, Touch Road, Bury, BL9 5QS

Location:

Proposal: Erection of a stable building

Application No.: 73130 **App. Type:** PIP 03/06/2026 Approve with Conditions
Land at Hazel Hall Lane, Ramsbottom

Location:

Proposal: Application for permission in principle for the erection of 8-9 dwellings

Application No.: 73203 **App. Type:** FUL 17/06/2026 Approve with Conditions
21 Sandringham Drive, Tottington, Bury, BL8 4DJ

Location:

Proposal: Single storey side extension; Front and rear dormers; Porch extension; Dropped kerb with new drive; Relocation of detached garage at rear

Ward: **Prestwich - Holyrood**

Application No.: 72896 **App. Type:** FUL 19/05/2026 Approve with Conditions
Nutt Farm, Nutt Lane, Prestwich, Manchester, M25 2SJ

Location:

Proposal: Variation of condition nos 2 (approved plans) 3 (samples) & 10 (drainage) of planning permission 58405 (Demolition of two structures and erection of four new dwellings) for amendments to windows, materials and drainage scheme.

Application No.: 72971 **App. Type:** FUL 22/05/2026 Approve with Conditions
Lilac House, 2A Lilac Grove, Prestwich, M25 3DT

Location:

Proposal: Front dormer and rear rooflights to outbuilding

Application No.: 73077 **App. Type:** FUL 29/05/2026 Approve with Conditions
11 Nursery Road, Prestwich, Manchester, M25 3EP

Location:

Proposal: Two/single storey extension at side/rear with associated landscaping

Application No.: 73104 **App. Type:** FUL 08/06/2026 Approve with Conditions
48 Kenilworth Avenue, Whitefield, Manchester, M45 6TR

Location:

Proposal: Demolition of existing rear conservatory and erection of single storey extension at side/rear

Application No.: 73147 **App. Type:** FUL 17/06/2026 Approve with Conditions

13 Penrith Avenue, Whitefield, Manchester, M45 6UJ

Location:

Proposal: Demolish existing garage; Two storey side extension

Application No.: 73183 **App. Type:** FUL 15/06/2026 Approve with Conditions
125 Heys Road, Prestwich, Manchester, M25 1QB

Location:

Proposal: Part garage conversion with new door

Ward: Prestwich - Sedgley

Application No.: 72793 **App. Type:** FUL 17/06/2026 Approve with Conditions
65B Windsor Road, Prestwich, M25 0DB

Location:

Proposal: Erection of out building/office/store in rear garden

Application No.: 72801 **App. Type:** FUL 15/06/2026 Approve with Conditions
74 Sheepfoot Lane, Prestwich, Manchester, M25 0DT

Location:

Proposal: Conversion of 1 no. dwelling into 2 no. dwellings with two storey extension at side/rear, front extension and hip to gable roof extension with loft conversion and dormers at front/rear; Alterations to vehicular access/parking provision

Application No.: 72996 **App. Type:** ADV 02/06/2026 Approve with Conditions
Shell Petrol Station, Middleton Road, Manchester, M8 4LY

Location:

Proposal: Free standing internally illuminated advertisement digital display unit

Application No.: 73024 **App. Type:** LDCE 03/06/2026 Lawful Development
Rear of 11a Bury New Road, Prestwich, Manchester, M25 9JZ

Location:

Proposal: Lawful development certificate for existing use permitting the occupation of the premises which falls within use Class E(g)(i) (office) for the purpose of undertaking the administrative and operational functions of an app based private hire vehicle operator

Application No.: 73055 **App. Type:** FUL 19/05/2026 Approve with Conditions
7 Overbrook Drive, Prestwich, Manchester, M25 0AB

Location:

Proposal: Dormer extension at rear and loft conversion

Application No.: 73056 **App. Type:** LDCE 05/06/2026 Lawful Development
109 Windsor Road, Prestwich, Manchester, M25 0DF

Location:

Proposal: Lawful development certificate for proposed use of dwellinghouse (Use Class C3) to provide residential care accommodation (Use Class C2) for 1 young person (age 8-18 years)

Application No.: 73079 **App. Type:** LBC 15/06/2026 Approve with Conditions
9 The Stables, Scholes Lane, Prestwich, Manchester, M25 0NH

Location:

Proposal: Listed Building Consent to replace 6 no. existing non-original timber windows with slimline heritage double glazing windows in same positions

Application No.: 73126 **App. Type:** FUL 17/06/2026 Approve with Conditions
6 Carlton Avenue, Prestwich, Manchester, M25 0EB

Location:

Proposal: Single storey side and rear extension and loft conversion with rear dormer

Application No.: 73129 **App. Type:** GPDE 29/05/2026 Prior Approval Required Refused - Ext
2 Oakfield, Prestwich, Manchester, M25 0DP

Location:

Proposal: Prior approval for proposed enlargement of a dwellinghouse by construction of one additional storey

Application No.: 73168 **App. Type:** FUL 17/06/2026 Approve with Conditions
3 Lyndhurst Avenue, Prestwich, Manchester, M25 0GF

Location:

Proposal: Two storey front extension; Two storey rear extension with juliette balcony; Single storey rear extension; Hip to Gable Loft Conversion; canopy at front

Application No.: 73174 **App. Type:** FUL 15/06/2026 Approve with Conditions
109 Ostrich Lane, Prestwich, Manchester, M25 1DQ

Location:

Proposal: Single storey rear extension with roof lantern.

Ward: **Prestwich - St Mary's**

Application No.: 73039 **App. Type:** LDCP 22/05/2026 Lawful Development
45 Highfield Road, Prestwich, Manchester, M25 3AQ

Location:

Proposal: Lawful Development Certificate for proposed single storey rear extension

Application No.: 73063 **App. Type:** LDCP 22/05/2026 Lawful Development
3 Arthur Street, Prestwich, Manchester, M25 3HE

Location:

Proposal: Lawful development certificate for proposed removal and rebuild of the existing single storey rear extension

Application No.: 73075 **App. Type:** LDCP 28/05/2026 Lawful Development
16 Shelley Road, Prestwich, Manchester, M25 9QJ

Location:

Proposal: Lawful development certificate for proposed infill extension to existing dwelling (Dimensions are on the drawing)

Application No.: 73107 **App. Type:** FUL 18/06/2026 Approve with Conditions
54 Rectory Lane, Prestwich, Manchester, M25 1BL

Location:

Proposal: Demolition of existing garage/side porch and erection of single storey extension at side/rear; Replace existing rear dormer with new rear dormer window extension; Widening of existing vehicular access/driveway and new path

Application No.: 73113 **App. Type:** FUL 15/06/2026 Approve with Conditions
78 Prestwich Hills, Prestwich, Manchester, M25 9PY

Location:

Proposal: First floor/two storey side extension and single storey rear extension

Application No.: 73140 **App. Type:** GPDE 03/06/2026 Prior Approval Not Required - Extension
8 Carlford Grove, Prestwich, Manchester, M25 9TN

Location:

Proposal: Prior approval for proposed single storey rear extension

Application No.: 73214 **App. Type:** LDCP 03/06/2026 Lawful Development
63 Hilton Lane, Prestwich, Manchester, M25 9SD

Location:

Proposal: Lawful development certificate for proposed loft conversion with hip to gable extension

Ward: Radcliffe - East

Application No.: 72399 **App. Type:** FUL 11/06/2026 Approve with Conditions
Silletts Funeral Service, Kelsil, Spring Lane, Radcliffe, Manchester, M26 2TQ

Location:

Proposal: Extension at side to form additional garage and conversion of existing parking area to workshop; single storey extension at side to form chapels of rest and new reception / Wc area; alterations to existing building to form new dormer at front / gable windows and new entrance; render to existing ground floor front elevation and formation of car parking area and courtyard garden together with landscaping

Application No.: 72767 **App. Type:** FUL 20/05/2026 Approve with Conditions
Unit 1, Bridgefield Street, Radcliffe, Manchester, M26 2SG

Location:

Proposal: Temporary change of use from warehouse/storage to an indoor padel sports facility (Class E) for a period of 3 years, to include reception, toilets/changing facilities and associated internal works

Application No.: 72964 **App. Type:** FUL 19/05/2026 Approve with Conditions
13-21 Blackburn Street, Radcliffe, Manchester, M26 1NN

Location:

Proposal: Variation of conditions 4 (remediation strategy), 6 (drainage), 7 (drainage management plan), 13 (works to River Irwell), 15 (landscaping & biodiversity enhancement scheme), 18 (highway alterations), 20 (environment management plan), 21 (forward visibility envelope), 22 (bin storage), 23 (travel plan) and 24 (cycle storage) on planning permission 69388 (3 storey civic hub building): To add a stepped access on western elevation and to allow the development to be carried out in 2 phases.

Ward: Radcliffe - North and Ainsworth

Application No.: 72324 **App. Type:** FUL 10/06/2026 Approve with Conditions
Land at 7 Arthur Lane, Ainsworth, Bolton, BL2 5PW

Location:

Proposal: Variation of condition 2 (approved plans) on planning permission 70626: Amended floor plans and elevations to include a second floor to the previously approved dwelling

Application No.: 72754 **App. Type:** FUL 29/05/2026 Approve with Conditions
15 Radcliffe Moor Road, Radcliffe, Manchester, M26 3WL

Location:

Proposal: Removal of existing conservatory and erection of two single storey extensions at rear with associated landscaping; two new dormers at rear; access ramp at front; external alterations; Erection of 1.8m high vehicular gate and associated fencing to the front boundary; and installation of a wheelchair storage enclosure to front.

Application No.: 73042 **App. Type:** FUL 21/05/2026 Approve with Conditions
Gorse Hill Farm, Starling Road, Bury, BL8 2HJ

Location:

Proposal: Two storey front extension; Two storey rear extension; Single storey side extension; New gable roof extension at front and alterations to external windows/doors

Application No.: 73111 **App. Type:** FUL 03/06/2026 Approve with Conditions
2 Rosebank Close, Ainsworth, Bolton, BL2 5QU

Location:

Proposal: Single storey extension at side/rear

Application No.: 73169 **App. Type:** LDCP 29/05/2026 Lawful Development
25 Sunningdale Avenue, Radcliffe, Manchester, M26 3NJ

Location:

Proposal: Lawful development certificate for proposed rear facing flat roofed dormer extension to rear roof slope of Class C3 semi-detached bungalow.

Ward: Radcliffe - West

Application No.: 72645 **App. Type:** FUL 17/06/2026 Approve with Conditions
Parkhills Service & MOT Centre, Edward Street, Radcliffe, Manchester, M26 1JU

Location:

Proposal: Change of use of land from auto service centre (Use Class B2) to a mixed use auto service centre and car sales centre (Use Class B2/Sui Generis)

Application No.: 72823 **App. Type:** FUL 22/05/2026 Approve with Conditions
7 Hawthorn Avenue, Radcliffe, Manchester, M26 1BX

Location:

Proposal: Single storey front extension; Two storey side/rear extension; Single storey rear extension; and; Two off-road parking spaces

Application No.: 73010 **App. Type:** FUL 29/05/2026 Approve with Conditions
9 James Street North, Radcliffe, Manchester, M26 1QQ

Location:

Proposal: Single storey rear extension; Hip to gable roof extension with loft conversion and rear dormer

Application No.: 73093 **App. Type:** FUL 17/06/2026 Approve with Conditions
22 Bull Hill Crescent, Radcliffe, Manchester, M26 1BR

Location:

Proposal: Single storey extension at rear

Application No.: 73166 **App. Type:** FUL 15/06/2026 Refused
44 Rossall Avenue, Radcliffe, Manchester, M26 1JD

Location:

Proposal: Front porch; Two storey side/rear extension; Single storey rear extension

Ward: Ramsbottom

Application No.: 72534 **App. Type:** FUL 21/05/2026 Approve with Conditions
44-48 Bolton Street, Ramsbottom, Bury, BL0 9HX

Location:

Proposal: Installation of a new rear access door; Reinstatement of historic window openings; Replacement of existing windows; Replacement of rear door; Installation of 7 no. flush-fitting conservation-style rooflights (three on the front roof slope and four on the rear roof slope)

Application No.: 72949 **App. Type:** FUL 17/06/2026 Approve with Conditions
Land at Carr Bank Lodge, 7 Ramsbottom Lane, Ramsbottom, Bury, BL0 9DJ

Location:

Proposal: Variation of condition 2 (approved plans), condition 3 (materials) and condition 15 (landscaping) on planning permission 68885 (Erection of 1 no. dwelling): Sheet-pile retaining wall with stone facing; Increased ground floor area; Additional windows;

Increased roof pitch and overall height, offset by lowering the ground floor level by 300 mm; Rendered walls changed to ashlar finish stone;
Revised external areas to suit new levels including, increase in height of wall along Ramsbottom Lane and installation of PV solar panels and an air-source heat pump.

Application No.: 72995 **App. Type:** FUL 05/06/2026 Approve with Conditions
241 Bolton Road West, Ramsbottom, Bury, BL0 9PS

Location:

Proposal: Single storey side extension

Application No.: 73030 **App. Type:** LDCP 22/05/2026 Lawful Development
Mill House, 233 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0ED

Location:

Proposal: Lawful development certificate for proposed use - two dwellings into one and proposed addition of a single storey rear extension to single property with 2.95 metre projection.

Application No.: 73034 **App. Type:** LDCP 21/05/2026 Lawful Development
36 Ripon Hall Avenue, Ramsbottom, Bury, BL0 9RE

Location:

Proposal: Lawful development certificate for proposed single storey rear extension

Application No.: 73035 **App. Type:** FUL 19/05/2026 Approve with Conditions
39 Brooksbottoms Close, Ramsbottom, Bury, BL0 9YP

Location:

Proposal: Single storey rear extension

Application No.: 73118 **App. Type:** FUL 02/06/2026 Approve with Conditions
31 Palmerston Close, Ramsbottom, Bury, BL0 9YN

Location:

Proposal: Removal of existing rear conservatory with alterations to rear fenestration and erection of two storey side extension

Application No.: 73171 **App. Type:** LDCP 22/05/2026 Lawful Development
30 Brooksbottoms Close, Ramsbottom, Bury, BL0 9YP

Location:

Proposal: Lawful Development Certificate For Proposed Single Storey Rear Extension

Application No.: 73182 **App. Type:** PIP 18/06/2026 Refused
Land on the west side of Bury New Road/Peel Brow, Ramsbottom, BL0 0AZ

Location:

Proposal: Application for permission in principle for erection of up to 9 no. dwellings.

Ward: Tottington

Application No.: 73044 **App. Type:** FUL 10/06/2026 Refused
5 Back Chapel Street, Tottington, Bury, BL8 4AH

Location:

Proposal: Amendment to roof type together with roof extension to increase ridge height to create second floor; Amendment to front/side/rear fenestrations including addition of windows

Application No.: 73047 **App. Type:** FUL 17/06/2026 Approve with Conditions
Owlerbarrow House, Owlerbarrow Road, Bury, BL8 1RD

Location:

Proposal: Variation of condition no 2 (Approved Plans) on planning permission 68067 (Erection of 1 No. Dwelling): to raise the roof ridge height and change of boundary position

Application No.: 73085 **App. Type:** PMBPA 08/06/2026 Prior Approval Required and Refused
Tom Nook Farm, Turton Road, Tottington, Bury, BL8 3QG

Location:

Proposal: Prior approval for proposed change of use of an agricultural building to create 2 no. dwellings.

Application No.: 73144 **App. Type:** FUL 08/06/2026 Approve with Conditions
12 Portinscale Close, Bury, BL8 1DB

Location:

Proposal: Garage conversion with single storey link extension

Application No.: 73194 **App. Type:** FUL 15/06/2026 Approve with Conditions
135 Booth Street, Tottington, Bury, BL8 3JQ

Location:

Proposal: Single storey rear extension

Application No.: 73217 **App. Type:** LDPC 02/06/2026 Lawful Development
11 Hawthorn Crescent, Tottington, Bury, BL8 3NG

Location:

Proposal: Lawful development certificate for proposed loft conversion, rear dormer and internal alterations

Ward: **Whitefield + Unsworth - Besses**

Application No.: 73112 **App. Type:** FUL 02/06/2026 Approve with Conditions
24 Cambridge Grove, Whitefield, Manchester, M45 6DB

Location:

Proposal: Single storey extension at side/rear

Application No.: 73143 **App. Type:** GPDE 02/06/2026 Prior Approval Not Required - Extension
50 Kenmore Road, Whitefield, Manchester, M45 8FS

Location:

Proposal: Prior approval for proposed single storey rear extension

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

Application No.: 72851 **App. Type:** FUL 22/05/2026 Approve with Conditions
5 Ringley Drive, Whitefield, Manchester, M45 7BX

Location:

Proposal: Basement conversion and extension; Part single/part 3 storey front extension with balcony; Two single storey rear extensions; New windows at rear at ground, first floor and second floor

Application No.: 72959 **App. Type:** FUL 26/05/2026 Approve with Conditions
10 Wentworth Avenue, Whitefield, Manchester, M45 7GQ

Location:

Proposal: Demolition of front porch and rear extensions; Two storey/single storey front extension; Single storey rear extension; Render & cladding; Alterations to frontage and raised rear terrace

Application No.: 73032 **App. Type:** FUL 22/05/2026 Approve with Conditions
59 Wingate Drive, Whitefield, Manchester, M45 7GX

Location:

Proposal: Single storey side extension Page 92

Application No.: 73040 **App. Type:** FUL 22/05/2026 Approve with Conditions
3 Wingate Drive, Whitefield, Manchester, M45 7GX

Location:

Proposal: Single storey rear extension and loft conversion with rear dormer

Application No.: 73046 **App. Type:** FUL 16/06/2026 Approve with Conditions
6 Wentworth Avenue, Whitefield, M45 7GQ

Location:

Proposal: Removal of existing roof and replace roof with increased ridge height; Front/rear/side extensions to create new ground floor layout and rooms in the roof space accommodation; Increase driveway space

Application No.: 73060 **App. Type:** FUL 12/06/2026 Approve with Conditions
86 Nuttall Avenue, Whitefield, Manchester, M45 6QA

Location:

Proposal: Two storey side extension; Single storey rear extension

Application No.: 73061 **App. Type:** FUL 03/06/2026 Approve with Conditions
5 Parklands, Whitefield, Manchester, M45 7WY

Location:

Proposal: Demolition of existing swimming pool and pool structure; erection of new single storey extension; installation of new PV photovoltaic solar panels to rear elevation and erection of pergola

Application No.: 73155 **App. Type:** FUL 08/06/2026 Approve with Conditions
4 Hillside Avenue, Whitefield, Manchester, M45 7SF

Location:

Proposal: Two storey side/rear extension; Single storey rear extension; Front Porch

Application No.: 73165 **App. Type:** FUL 08/06/2026 Approve with Conditions
29 Sergeants Lane, Whitefield, Manchester, M45 7TR

Location:

Proposal: Single Storey Rear Extension; First Floor Rear Extension

Application No.: 73187 **App. Type:** FUL 15/06/2026 Approve with Conditions
1 Grasmere Avenue, Whitefield, Manchester, M45 7GN

Location:

Proposal: Single storey side/rear extension to include garage conversion

Application No.: 73208 **App. Type:** FUL 19/06/2026 Approve with Conditions
3A Ringley Drive, Whitefield, Manchester, M45 7BX

Location:

Proposal: Two storey and 2No. single storey extensions at rear

Ward: **Whitefield + Unsworth - Unsworth**

Application No.: 73115 **App. Type:** LDCE 18/06/2026 Refused
825 and 825a Manchester Road, Bury BL9 9TP

Location:

Proposal: Lawful Development Certificate for existing use of 825 Manchester Road as Fish and Chip shop restaurant (Class E(b)) - larger of the two units and 825a Manchester Road as Hair Salon (Class E(c)(iii)) - smaller of the two units

Application No.: 73160 **App. Type:** FUL 15/06/2026 Approve with Conditions
11 Dumers Lane, Bury, BL9 9PE

Location:

Proposal: Two storey side extension

Application No.: 73180 **App. Type:** FUL 17/06/2026 Approve with Conditions
8 Apollo Avenue, Bury, BL9 8HG

Location:

Proposal: Single storey side/rear extension

Total Number of Applications Decided: 137

REPORT FOR NOTING

Agenda Item	6
--------------------	----------

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	1 July 2026
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
Page 95	

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
 Planning Services, Department for Resources and Regulation,
 3 Knowsley Place ,Bury BL9 0EJ

Tel: 0161 253 5291

Email: d.marno@bury.gov.uk

**Planning Appeals Lodged
between 19/05/2026 and 19/06/2026**



Application No.: 72759/FUL

Appeal lodged: 09/06/2026

Decision level: DEL

Appeal Type:

Recommended Decision: Refuse

Applicant: Mohammed Arshad

Location 4-6 Silver Street, Bury, BL9 0EX

Proposal Change of use of ground floor from Class E to a hot food takeaway (Sui Generis); extractor flue at rear

Application No.: 73062/FUL

Appeal lodged: 03/06/2026

Decision level: DEL

Appeal Type:

Recommended Decision: Refuse

Applicant: AIG Bury Ltd

Location 150-156 Heywood Street & 61 Kershaw Street, Bury, BL9 7DY

Proposal Amendments to external wall finish to render

Total Number of Appeals Lodged: 2

**Planning Appeals Decided
between 19/05/2026 and 19/06/2026**



Application No.: 72530/FUL

Appeal Decision: Allowed

Decision level: DEL

Date: 08/06/2026

Recommended Decision: Refuse

Appeal type: Written Representations

Applicant: Mr I Alexander

Location: Land at Ivy Bank, Walmersley Old Road, Bury, BL9 6RU

Proposal: Application for permission in principle for the erection of 1 no. dwelling



Appeal Decision

Site visit made on 12 May 2026 by L Clark MSc MRTPI

Decision by John Morrison BA (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8 June 2026

Appeal Ref: 6002664

Ivy Bank, Walmersley Old Road, Walmersley, Bury BL9 6RU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant permission in principle.
 - The appeal is made by Ian Alexander against the decision of Bury Metropolitan Borough Council.
 - The application Ref is 72530.
 - The development proposed is for one dwelling.
-

Decision

1. The appeal is allowed and permission in principle is granted for one dwelling at Ivy Bank, Walmersley Old Road, Walmersley, Bury in accordance with the terms of the application reference 72530.

Appeal Procedure

2. The site visit was undertaken by a representative of the Inspector whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Procedural Matters & Main Issue

3. The reason for refusal refers to the proposed development being for four dwellings on a 0.48-hectare site. However, these are typing errors as confirmed by the main parties. This has not changed anything fundamental nor prejudiced the ability of any party to make their case in respect of the appeal.
4. This way of obtaining planning permission for housing development has two stages. The first establishes whether a site is suitable in-principle. The second is Technical Details Consent (TDC). This is where the detailed development proposals are assessed. This appeal relates to the first stage. The scope of the considerations thereunder is limited to location, land use and the amount of development. All other matters are considered as part of a subsequent TDC application should one for the principle stage be successful. The Council has found no harm with regard to location and land use, and I have no reason to disagree. Therefore, the main issue is whether the site is suitable for residential development having regard to the amount thereof.

Reasons for the Recommendation

5. The appeal site is a grassed plot located on the outer edges of Walmersley. It is accessed from Walmersley Old Road and raised higher than other housing development to the southern side. There is a row of stone cottages located alongside the site and some other sporadic detached dwellings. Otherwise, the site

is surrounded by open countryside. Alongside Walmersley Old Road, the site is bordered by a stone wall and protected mature trees that screen it from wider views. These factors combine to create a pleasant sense of rurality around the site.

6. Policy JP-H4 of the Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan 2024 (LP) is concerned with ensuring that new housing development is delivered at a density appropriate to its location. For the appeal site, the policy states that there should be a minimum net residential density of 35 dwellings per hectare. There is a dispute between the main parties of 0.01 hectares as to the actual area of the appeal site. Whichever measurement is correct, when rounded to the nearest whole number, both plot sizes would equate to a housing density requirement of two. That being said, the policy also states that lower densities may be acceptable where they can be clearly justified by site-specific issues such as the design context and any potential impact on the wider landscape.
7. The land levels are substantially raised from within the site and gradually rise from Walmersley Old Road. The land is also bordered by a large number of mature protected trees, the crowns of which stretch into the site. Both of these matters could restrict the developable space available. The site is located within a rural setting, and it is typical here for detached dwellings to be set-in good-sized plots. The dwelling would be one of the last properties heading out of Walmersley where the existing housing density appears to be much lower. Therefore, subject to a TDC, the proposal could reflect the wider landscape. Furthermore, the policy position would only technically require one more dwelling than the appeal scheme which would not amount to an extensive difference in housing numbers for the purposes of the policy. Nonetheless, in broad terms there would be no reason why another dwelling could not come forward in the future separate to the appeal scheme before me. With this and the above in mind, a lower density would be acceptable in this instance. The proposal would therefore comply with Policy JP-H4 of the LP. The aims of which I have set out.
8. Baldingstone House is a Grade II listed building sat a short distance west of the appeal site. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard be had to preserving the listed building or its setting or any features of special architectural or historic interest. The appeal site is visually distinct from Baldingstone House. It is screened heavily by mature trees and the listed building's wider setting is already influenced by a number of other dwellings of low density and mixed sizes/designs. The principle of a dwelling at the site could therefore preserve the setting of the listed building, with detail to be set out in any future TDC.

Recommendation

9. The appeal scheme would comply with the development plan. I therefore recommend that it should be allowed.

L Clark

APPEAL PLANNING OFFICER

Inspector's Decision

10. I have considered all the submitted evidence and my representative's report and on that basis the appeal is allowed, and permission in principle is therefore granted.

John Morrison

INSPECTOR

The Ombudsman's final decision

Summary: We will not investigate this complaint about the way the Council dealt with Mrs X's reports of statutory nuisance and breach of planning control at sites near her home. Complaints about matters arising before December 2024 are made too late. And we have not seen enough evidence of fault in the way the Council considered later complaints to justify an investigation.

The complaint

1. Mrs X complains about the way the Council dealt with:
 - Planning applications for sites close to her home;
 - Reports of statutory noise and pollution nuisances; and
 - Reports of breaches of planning control.

The Ombudsman's role and powers

2. The Local Government Act 1974 sets out our powers but also imposes restrictions on what we can investigate.
3. We cannot investigate late complaints unless we decide there are good reasons. Late complaints are when someone takes more than 12 months to complain to us about something a council has done.
(Local Government Act 1974, sections 26B and 34D, as amended)
4. We investigate complaints about 'maladministration' and 'service failure', which we call 'fault'. We must also consider whether any fault has had an adverse impact on the person making the complaint, which we call 'injustice'. We provide a free service but must use public money carefully. We do not start or continue an investigation if we decide there is not enough evidence of fault to justify investigating.
(Local Government Act 1974, section 24A(6), as amended, section 34(B))

How I considered this complaint

5. I considered information provided by Mrs X and the Council.
6. I considered the Ombudsman's Assessment Code.

My assessment

7. The law says a complaint must be made to the Ombudsman within 12 months of the complainant becoming aware of the matter. I have seen no reason why Mrs X could not have come to use much sooner about events which occurred so long ago. Therefore I will not consider parts of Mrs X's complaint which concern events which occurred more than a year before she first contacted us.
8. The Council confirms it has visited her neighbour's property several times and confirmed there are no breaches of planning control at his property.
9. The Ombudsman is not an appeal service. The Council has considered Mrs X's reports of breaches of planning control. It has visited the site and communicated with the owner. It is satisfied there are no breaches of planning control at her neighbour's property. We will not investigate the way the Council considered Mrs X's reports of breaches of planning control at her neighbour's property. This is because we have not seen enough evidence of fault in the Council's actions.
10. Mrs X also complains the Council failed to act on her reports of statutory noise and smoke nuisance caused by her neighbour.
11. Councils have a duty to investigate noise complaints they receive but their powers to take enforcement action in noise matters are discretionary. They may only use their powers where they are satisfied the noise identified amounts to a statutory noise nuisance. The assessment of whether a noise is a statutory nuisance is for officers to make. It is also for officers to decide what investigations of noise reports are required to make their statutory nuisance decision.
12. The Council has investigated Mrs X's concerns. It has listened to her noise recordings and is satisfied the noise does not meet the threshold for a statutory nuisance. It has also investigated her reports of smoke nuisance. It has visited Mrs X's neighbour's home. It is satisfied the neighbour's appliance was correctly installed and they are burning the correct fuel.
13. The Ombudsman is not an appeal body. This means we do not take a second look at a decision to decide if it was wrong. Nor can we tell the Council what is or is not a statutory noise nuisance. Instead, we look at the processes a Council followed to make its decision. If we consider it followed those processes correctly, we cannot question whether the decision was right or wrong, regardless of whether a person disagrees with the decision the Council made.
14. Mrs X says the Council failed to act on her report of a breach of planning control at another site which has planning permission in principle to build new homes. The Council confirms officers have visited the site and spoken with the owner. The owner has confirmed they are not implementing the planning permission for the new homes. Rather they have carried out preparatory work to erect a retaining structure. The Council advised the owner this would require planning permission and they should stop work until they have obtained planning permission. The Council has also confirmed it will monitor the site.

Final decision

15. We will not investigate Mrs X's complaint because:
 - It is too late to complain about events which occurred before December 2024; and

-
- We have not seen enough evidence of fault in the way the Council considered her reports of breaches of planning control and statutory noise and smoke nuisance to justify an investigation.

Investigator's decision on behalf of the Ombudsman

The Ombudsman's final decision

Summary: We will not investigate this complaint about the Council's decision not to take enforcement action against a breach of planning control. We have not seen enough evidence of fault in the Council's actions to justify an investigation.

The complaint

1. Mr X complains the Council refuses to take enforcement action against a breach of planning control.

The Ombudsman's role and powers

2. We investigate complaints about 'maladministration' and 'service failure', which we call 'fault'. We must also consider whether any fault has had an adverse impact on the person making the complaint, which we call 'injustice'. We provide a free service but must use public money carefully. We do not start or continue an investigation if we decide there is not enough evidence of fault to justify investigating.

(Local Government Act 1974, section 24A(6), as amended, section 34(B))

How I considered this complaint

3. I considered information provided by Mr X and the Council.
4. I considered the Ombudsman's Assessment Code.

My assessment

5. Mr X reported his late mother's neighbours have breached planning control by building an extension without planning permission. He also says the extension encroaches onto his late mother's property.
6. Certain extensions to residential homes are permitted development if they are no more than four metres high and do not project more than three metres from the rear elevation. The Council confirms the unauthorised building measures less than four metres in height but projects slightly more than three metres from the rear elevation. Therefore the extension requires planning permission.
7. Planning authorities can take enforcement action where there has been a breach of planning control. A breach of planning control includes circumstances where someone has built a development without permission. It is for the council to

decide if there has been a breach of planning control and if it is expedient to take further action. Government guidance stresses the importance of effective enforcement action to maintain public confidence in the planning system but says councils should act proportionately.

8. The Ombudsman does not act as an appeal body against enforcement decisions. Instead, we consider if there was any fault with how the decision was made.
9. In this case, the Council investigated Mr X's concerns and agrees there is a breach of planning control because the neighbour's extension is slightly more than three metres long. However, it decided this does not cause enough harm in planning terms and planning permission would likely be granted if the neighbours applied for it. Under the circumstances the Council decided it is not expedient to take enforcement action. This is a decision the Council is entitled to take.
10. I understand Mr X is concerned the extension encroaches onto his late mother's property and has damaged the property. However, boundary issues and property damage are civil matters and are not matters for the Council to consider.

Final decision

11. We will not investigate Mr X's complaint because we have not seen enough evidence of fault in the way the Council considered his report of a breach of planning control to justify an investigation.

Investigator's decision on behalf of the Ombudsman