

# REPORT FOR NOTING

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

**TRACKING/PROCESS****DIRECTOR:**

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

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**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.

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

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



## Ward: Bury East

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

## Ward: Bury East - Moorside

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

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

**Ward:** **Bury East - Redvales**

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

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

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

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

**Ward:** **Bury West**

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

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

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

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

**Ward:** **Bury West - Elton**

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<b>Application No.:</b>	70942	<b>App. Type:</b>	FUL	14/05/2025	Approve with Conditions
<b>Location:</b>	The Poplars, 1 Brandlesholme Road, Bury, BL8 1HR				
<b>Proposal:</b>	Change of use from dwelling (Class C3) to a Children's Residential Home (Class C2) for up to 2 children, aged 8-18 years old, including the conversion of the existing garage into an office and store				

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<b>Application No.:</b>	71218	<b>App. Type:</b>	P3JPA	12/05/2025	Prior Approval Required and Granted
<b>Location:</b>	Cadworks UK Ltd, Unit 1, Woodhill Street, Bury, BL8 1AT				
<b>Proposal:</b>	Prior approval for change of use of ground floor office (Class E) to 1no. dwellinghouse (Class C3)				

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<b>Application No.:</b>	71434	<b>App. Type:</b>	FUL	11/04/2025	Approve with Conditions
<b>Location:</b>	2 Arundel Close, Bury, BL8 1YB				
<b>Proposal:</b>	First floor side extension, part two/part single storey rear extension and dropped kerb				

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<b>Application No.:</b>	71694	<b>App. Type:</b>	FUL	13/05/2025	Approve with Conditions
<b>Location:</b>	34 Woodhill Fold, Bury, BL8 1UY				
<b>Proposal:</b>	Two storey side/front extension with render; Timber cladding to front elevation; Front porch canopy				

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<b>Application No.:</b>	71745	<b>App. Type:</b>	FUL	15/05/2025	Approve with Conditions
<b>Location:</b>	12 Tamworth Drive, Bury, BL8 1DP				
<b>Proposal:</b>	Two storey extension at side and single storey extension at rear.				

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Ward: **North Manor**

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<b>Application No.:</b>	71690	<b>App. Type:</b>	FUL	09/05/2025	Approve with Conditions
<b>Location:</b>	3 North View, Summerseat, Bury, BL9 5QF				
<b>Proposal:</b>	Replacement of existing conservatory with single storey rear extension				

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<b>Application No.:</b>	71711	<b>App. Type:</b>	FUL	19/05/2025	Refused
<b>Location:</b>	Rowlands House, Rowlands Road, Summerseat, Ramsbottom, Bury, BL9 5NF				
<b>Proposal:</b>	Installation of automated gate at entrance				

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<b>Application No.:</b>	71713	<b>App. Type:</b>	FUL	07/05/2025	Approve with Conditions
<b>Location:</b>	12 Hillstone Close, Tottington, Bury, BL8 4EZ				
<b>Proposal:</b>	Erection of detached garden building at rear				

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<b>Application No.:</b>	71718	<b>App. Type:</b>	FUL	30/04/2025	Approve with Conditions
<b>Location:</b>	Burrs View, Touch Road, Bury, BL9 5QS				
<b>Proposal:</b>	Porch and single storey extension linked to existing detached garage and conversion of garage to living accommodation				

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<b>Application No.:</b>	71751	<b>App. Type:</b>	FUL	19/05/2025	Approve with Conditions
<b>Location:</b>	18 Avon Drive, Bury, BL9 6SN				

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

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**Application No.:** 71803      **App. Type:** GPDE      24/04/2025      Prior Approval Not Required - Extension  
**Location:** 865 Walmersley Road, Bury, BL9 5LE  
**Proposal:** Prior approval for proposed single storey rear extension

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**Ward:** **Prestwich - Holyrood**

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**Application No.:** 71732      **App. Type:** FUL      12/05/2025      Approve with Conditions  
**Location:** 73A Simister Lane, Prestwich, Manchester, M25 2SU  
**Proposal:** First floor side extension, Two storey rear extension, Reposition existing front porch and push back ridge line of main roof

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**Application No.:** 71804      **App. Type:** GPDE      09/05/2025      Prior Approval Not Required - Extension  
**Location:** 113 Heywood Old Road, Rochdale, Manchester, M24 4QG  
**Proposal:** Prior approval for proposed single storey rear extension

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**Ward:** **Prestwich - Sedgley**

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**Application No.:** 71354      **App. Type:** FUL      19/05/2025      Refused  
**Location:** 72 Park Road, Prestwich, Manchester, M25 0FA  
**Proposal:** Erection of 6 no. semi detached dwellings and associated driveways

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**Application No.:** 71436      **App. Type:** FUL      02/05/2025      Refused  
**Location:** 21 East Meade, Prestwich, Manchester, M25 0JJ  
**Proposal:** Two storey side and rear extension

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**Application No.:** 71490      **App. Type:** FUL      25/04/2025      Approve with Conditions  
**Location:** 10-12 Salisbury Drive, Prestwich, Manchester, M25 0HU  
**Proposal:** Combining two dwellings to one, raise ridge height; first floor extension at rear; hip to gable loft conversion; front and rear dormers and front porch.

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**Application No.:** 71549      **App. Type:** FUL      24/04/2025      Approve with Conditions  
**Location:** 106 Kings Road, Prestwich, Manchester, M25 0FY  
**Proposal:** Single storey rear extension and rebuild existing external wall of existing side extension

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**Application No.:** 71601      **App. Type:** FUL      11/04/2025      Approve with Conditions  
**Location:** 17 Hereford Drive, Prestwich, Manchester, M25 0JA  
**Proposal:** Two storey side extension; Two storey/single storey rear extension

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

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

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

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

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**Ward: Radcliffe - East**

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

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**Ward: Radcliffe - North and Ainsworth**

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

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**Ward: Radcliffe - West**

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

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

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

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

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**Ward: Ramsbottom**

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

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



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

**Ward:** **Tottington**

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

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

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

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**Ward:** **Whitefield + Unsworth - Besses**

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

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

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

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

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

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

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

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

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

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**Ward: Whitefield + Unsworth - Unsworth**

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

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

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

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

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

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

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

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

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**Total Number of Applications Decided:**      74