

REPORT FOR NOTING

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	21 October 2025
SUBJECT:	DELEGATED DECISIONS
REPORT FROM:	HEAD OF DEVELOPMENT MANAGEMENT
CONTACT OFFICER:	DAVID MARNO
TYPE OF DECISION:	COUNCIL
FREEDOM OF INFORMATION/STATUS:	This paper is within the public domain
SUMMARY:	The report lists: Recent delegated planning decisions since the last PCC
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to the note the report and appendices
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No
Considered by Monitoring Officer:	N/A
Wards Affected:	All listed
Scrutiny Interest:	N/A

TRACKING/PROCESS**DIRECTOR:**

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

1.0 BACKGROUND

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

2.0 CONCLUSION

That the item be noted.

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

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Planning applications decided using Delegated Powers

Between 21/08/2025 and 12/10/2025



Ward:

Application No.:	71673	App. Type:	CONDIS 17/09/2025	Split Decision
Location:	Saw Mills Off, Spring Street, Ramsbottom, Bury, BL0 9JQ			
Proposal:	Application to discharge conditions on planning permission 71343: 4 & 5 (contaminated land), 10 (landscaping), 12 (drainage), 13 (water main)			
Application No.:	71941	App. Type:	CONDIS 01/10/2025	Approve
Location:	Land off James Street & Alfred Street, Bury			
Proposal:	Application to discharge condition 4 on planning permission 70109: Submission of Streetworks Permit (HZ762UU6161KM01-01) signed off by Bury Highways; The permanent vehicular access arrangements incorporating inward opening gates have been implemented to the specification indicated on the approved plans: 80062003-02-GHD-092LR-99-DR-01-00030 P03 and 80062003-02-GHD-092LR-99-DR-01-00031 P03.			
Application No.:	71974	App. Type:	CONDIS 04/09/2025	Approve
Location:	Longfield Shopping Centre/Car Park & adjoining land at Bury New Road, Rectory Lane & Fairfax Road, Prestwich, Manchester, M25 5AY			
Proposal:	Application for the discharge of condition 18 (Bird Nesting and Roosting provisions), condition 22 (Highway Improvement Works) and condition 40 (Low/Zero Carbon Energy Sources) pursuant to application reference 70449			
Application No.:	72064	App. Type:	CONDIS 01/10/2025	Approve
Location:	Holcombe Brook Sports and Tennis Club, Hazel Hall Lane, Tottington, Bury, BL0 9FS			
Proposal:	Application to discharge condition 4 (works to trees or shrubs), condition 5 (Biodiversity Gain Plan) and condition 6 (Habitat Management and Monitoring Plan) and Statutory Biodiversity Gain Plan Condition on planning permission 71043			
Application No.:	72118	App. Type:	CONDIS 28/08/2025	Approve
Location:	Lowes Park Golf Club Ltd, Hill Top, Lowes Road, Bury, BL9 6QS			
Proposal:	Application to discharge condition no. 2 (Technical Approval of Highway Structures) on planning permission 71687			
Application No.:	72148	App. Type:	CONDIS 04/09/2025	Approve
Location:	Land off Victoria Avenue, Whitefield, Manchester, M45 6DP			
Proposal:	Application to discharge condition 17 (highway works) on p/p 68691			
Application No.:	72168	App. Type:	REG5 21/08/2025	Raise Objections
Location:	Junction of Sunny Bank Road & Westdale Avenue, Bury, BL9 8ES			
Proposal:	Regulation 5 notice (ref. BRY046) for removal of existing 15m high streetpole with 2No antennas and replacement with a proposed 18m high streetpole (with wraparound cabinet) accommodating 6No new antennas, 1No relocated transmission dish and ancillary development. The proposal also involves the installation of 2No equipment cabinets at ground level and ancillary equipment thereto.			

Application No.:	72170	App. Type:	REG5	26/08/2025	Raise No Objection
Location:	Highways verge at Junction 17, M60 & Hardmans Road, Whitefield, Manchester, M45 7BD				
Proposal:	Regulation 5 notification (ref.CS 13287024) of intention to remove existing 15m pole to be replaced with proposed 20m pole on new foundation: <ul style="list-style-type: none"> Existing equipment on existing pole to be removed Proposed installation of 6No. Antennas Proposed installation of 3No. ERS modules Proposed installation of 1No. 300mm dish Proposed relocation of 1No. GPS module onto new pole Proposed installation of 1No. meter cabinet Ancillary equipment as per drawings 				
Application No.:	72171	App. Type:	REG5	26/08/2025	Raise Objections
Location:	Pavement near 7 Croich Green, Tottington, Bury, BL8 4PH				
Proposal:	Regulation 5 notification of intention to install 1 new 10m medium wooden pole				
Application No.:	72172	App. Type:	REG5	21/08/2025	Raise No Objection
Location:	Grass verge before Heaton Farm, Heywood Old Road, Rochdale, Manchester, M24 4RP				
Proposal:	Regulation 5 notification of intention to install 1 no. 8m light wooden pole				
Application No.:	72177	App. Type:	REG5	26/08/2025	Raise No Objection
Location:	Fernhill streetworks, end of Hardman Street, Bury, BL9 5BJ				
Proposal:	Regulation 5 notice (ref. CS13210723) of intention to replace and reposition 20M pole supporting 6 no. antennas with 20M pole supporting 9 no. antennas, removal of 1 no. cabinet, installation of 2 no. cabinets and ancillary development thereto (revision of notification dated 01/05/2025)				
Application No.:	72182	App. Type:	CONDIS	01/09/2025	Approve
Location:	Warth Industrial Park, Warth Road, Bury, BL9 9NB				
Proposal:	Application to discharge condition 6 (bird nest survey) on planning permission 70993				
Application No.:	72194	App. Type:	CONDIS	11/09/2025	Approve
Location:	Ainsworth Nursing Home, Knowsley Road, Ainsworth, Bolton, BL2 5PT				
Proposal:	Application to discharge condition no 11 (Surface Water Sustainable Drainage Assessment) of planning permission 68661				
Application No.:	72195	App. Type:	CONDIS	19/09/2025	Approve
Location:	21 Pinfold Lane, Whitefield, Manchester, M45 7NY				
Proposal:	Application to discharge condition nos. 3 (Site Verification Report) 4 (EV charging) 8 (Bat Mitigation Licence) & 10 (Biodiversity Enhancement Scheme) of planning permission 69677				
Application No.:	72204	App. Type:	REG5	01/09/2025	Raise No Objection
Location:	Corner of Bridge Hall Lane (opposite Burger King), Bury, BL9 7PB				
Proposal:	Regulation 5 notice (ref. BRY021) of intention to install Proposed 19.0m High Phase 7.2 streetworks pole with wraparound cabinet with 3no antennas; Removal of the existing 17m High Phase 4 Monopole; Proposed 2no cabinets and ancillary development				

Application No.:	72209	App. Type:	CONDIS 01/10/2025	Approve
Location:	47 Knowsley Street, Bury, BL9 0ST			
Proposal:	Application to discharge condition 3 (sound insulation) on planning permission 71276			
Application No.:	72210	App. Type:	CONDIS 03/10/2025	Approve
Location:	Land on south east side of Milltown Street, Radcliffe, Manchester, M26 1WN			
Proposal:	Application to discharge condition 4 (construction environmental management plan - CEMP), condition 5 (construction traffic management plan - CTMP) and condition 6 (method statement for invasive species) on planning permission 67946			
Application No.:	72232	App. Type:	CONDIS 26/09/2025	Approve
Location:	15 Barwood Lea, Ramsbottom, Bury, BL0 9AX			
Proposal:	Application to discharge condition 3 (reinstatement roof slates) on planning permission 71984			
Application No.:	72242	App. Type:	CONDIS 23/09/2025	Approve
Location:	Higher House Cottage, Moor Road, Ramsbottom, Bury, BL8 4NY			
Proposal:	Application to discharge condition nos. 3 (roof material), 4 (external elevation and boundary wall materials), 5 (window frame material) and 6 (gate and door materials) on listed building consent 71823			
Application No.:	72244	App. Type:	CONDIS 23/09/2025	Split Decision
Location:	Higher House Cottage, Moor Road, Ramsbottom, Bury, BL8 4NY			
Proposal:	Application to discharge condition nos. 4 (contamination), 5 (soil materials) and 6 (roof material), 7 (external elevation and boundary wall finish), 8 (window frames materials) and 9 (gates and doors materials) on planning permission 71808			
Application No.:	72254	App. Type:	CONDIS 07/10/2025	Approve
Location:	Site of Car Time, Bell Lane, Bury, BL9 6BB			
Proposal:	Application to discharge condition 3 (contaminated land/remediation measures) and condition 9 (construction traffic management plan (CTMP)) on planning permission 70945			
Application No.:	72263	App. Type:	REG5 22/09/2025	Raise No Objection
Location:	Pavement adj Bury Elton Gas Works, Victoria Street, Bury, BL8 2SL			
Proposal:	Regulation 5 notice of intention to install 1 no. 9M medium wooden pole (ref. OGEEA2149381)			
Application No.:	72265	App. Type:	CONDIS 26/09/2025	Approve
Location:	Ferns Farm, Turton Road, Tottington, Bury, BL8 3QH			
Proposal:	Application to discharge condition 4 (construction traffic management plan (CTMP)) on planning permission 71688			
Application No.:	72266	App. Type:	CONDIS 26/09/2025	Approve
Location:	Star Academy, Spring Lane, Radcliffe, M26 2SZ			
Proposal:	Application to discharge condition 4 (Remediation Strategy Closure Statement) on planning permission 71529			
Application No.:	72267	App. Type:	REG5 08/09/2025	Raise No Objection
Location:	Pavement adj 7 Cemetery Road, Radcliffe, Manchester, M26 4FT			
Proposal:	Regulation 5 notice of intention to install 1 no. 9M light wooden pole (ref. OGEEA1963101)			

Application No.: 72279 **App. Type:** CONDIS 29/09/2025 Refused
Location: Site of former Riverside High School, School Street, Radcliffe, M23 5BW
Proposal: Application to discharge condition no. 9 (Construction and Environmental Management Plan) of planning permission 69233

Application No.: 72281 **App. Type:** CONDIS 26/09/2025 Approve
Location: Land south of Pimhole Business Park (adj Rover Roch), Alfred Street, Bury
Proposal: Application to discharge condition nos. 12-15 (Biodiversity Net Gain) of planning permission 71027

Application No.: 72369 **App. Type:** REG5 17/09/2025 Raise No Objection
Location: Land at 26 Chapel Road, Prestwich
Proposal: Regulation 5 Notice for intention to install 1 no. 9m light pole (ref. 54032)

Application No.: 72401 **App. Type:** REG5 09/10/2025 Raise No Objection
Location: Pavement at Walshaw Road, Bury
Proposal: Regulation 5 notice of intention to install GPS node on existing pole, installation of 6130 cabinet, installation of half bowler cabinet, installation of link AC cabinet and ancillary development

Ward: **Bury East**

Application No.: 71024 **App. Type:** FUL 17/09/2025 Approve with Conditions
Location: 28 Haymarket Street, Bury, BL9 0AY
Proposal: Replacement of timber windows at first and second floor levels with timber framed sliding sash style windows

Application No.: 71927 **App. Type:** FUL 09/10/2025 Refused
Location: 1 The Rock, Bury, BL9 0JP
Proposal: Change of use of basement, rear of ground floor and 1st/2nd/3rd/4th floors from commercial (Class E) to 10 no. self-contained flats with external alterations

Application No.: 71928 **App. Type:** LBC 09/10/2025 Refused
Location: 1 The Rock, Bury, BL9 0JP
Proposal: Listed building consent for change of use of basement, rear of ground floor and 1st/2nd/3rd/4th floors from commercial (Class E) to 10 no. self-contained flats with external alterations

Application No.: 71997 **App. Type:** ADV 09/09/2025 Approve
Location: 29-33 The Rock, Bury, BL9 0JP
Proposal: Internally Illuminated ATM and MFD external Collars

Application No.: 72017 **App. Type:** FUL 19/09/2025 Approve with Conditions
Location: Angouleme Way, Bury, BL9 0EL
Proposal: Erection of access staircase between Angouleme Way underpass and Metrolink platform for a temporary period of 3 years.

Application No.:	72044	App. Type:	FUL	23/09/2025	Approve with Conditions
Location:	Metrolink car park, Haymarket Street, Bury, BL9 0AY				
Proposal:	Erection of site office and welfare compound; 2 no. smoking shelters; 2.4m high hoarding for a temporary period of 3 years				
Application No.:	72103	App. Type:	FUL	05/09/2025	Approve with Conditions
Location:	First Floor, 18 Bolton Street, Bury, BL9 0LQ				
Proposal:	Change of use from Class E (professional services) to Class F1 (learning and no-residential educational institutions)				
Application No.:	72116	App. Type:	FUL	03/10/2025	Approve with Conditions
Location:	The Art Picture House, Haymarket Street, Bury, BL9 0AY				
Proposal:	Installation of 5 additional condensers and two grilles to the rear elevation				
Application No.:	72133	App. Type:	LDCP	05/09/2025	Lawful Development
Location:	459 Rochdale Old Road, Bury, BL9 7TB				
Proposal:	Lawful development certificate for proposed loft conversion including dormer window to rear elevation, roof lights to front elevation and change of use from Dwellinghouse (C3) to 6 person HMO (C4)				
Application No.:	72144	App. Type:	LDCP	29/08/2025	Lawful Development
Location:	108 Rochdale Old Road, Bury, BL9 7LR				
Proposal:	Lawful development certificate for proposed conversion of dwelling into HMO				
Application No.:	72165	App. Type:	FUL	05/09/2025	Approve with Conditions
Location:	Pyramid Park, Market Street, Bury, BL9 0BG				
Proposal:	Variation of the approved Habitat Management and Monitoring Plan (HMMP) associated with the Biodiversity Gain Plan (BGP) condition				
Application No.:	72167	App. Type:	P3JPA	03/10/2025	Prior Approval Required and Granted
Location:	14-16 Bolton Street, Bury, BL9 0LQ				
Proposal:	Prior approval for change of use of existing first and second floors from (Class E) into residential use (Class C3) (7 no. apartments in total)				
Application No.:	72169	App. Type:	P3JPA	09/09/2025	Prior Approval Required and Granted
Location:	First floor, 60 Bolton Street, Bury, BL9 0LL				
Proposal:	Prior approval for proposed change of use from first floor office (Class E) to 1 no. flat (Class C3)				
Application No.:	72187	App. Type:	FUL	03/09/2025	Approve with Conditions
Location:	64-66 The Rock, Bury, BL9 0PB				
Proposal:	Alterations to existing shop front to include the removal of the timber effect slats, installation of a new fascia panel and the redecoration of window frames and door.				
Application No.:	72188	App. Type:	ADV	03/09/2025	Approve with Conditions
Location:	64-66 The Rock, Bury, BL9 0PB				
Proposal:	1 no. internally illuminated fascia sign with 1 no. yellow internally illuminated golden underscore and the redecoration of the existing projecting sign.				

Application No.:	72269	App. Type:	LDCP	02/10/2025	Lawful Development
Location:	10 Irwell Street, Bury, BL9 0HE				
Proposal:	Lawful development certificate for proposed change of use from C3 dwelling, to maximum 6 person HMO C4 use, with Loft Conversion including Dormer Extension to Rear Elevation and Roof Lights to Front Elevation.				

Application No.:	72322	App. Type:	ADV	09/10/2025	Approve with Conditions
Location:	24 Central Street, Bury, BL9 0JN				
Proposal:	Front-lit box letters logo to shopfront; Internally illuminated replacement sign to existing projecting sign housing; Internally illuminated lightbox mounted to internal display window wall behind shopfront (high level); Internally illuminated digital display screen (behind shopfront)				

Ward: **Bury East - Moorside**

Application No.:	72031	App. Type:	FUL	22/08/2025	Approve with Conditions
Location:	Pavement adjacent to car park in front of 174-176 Walmersley Road, Bury, BL9 6LL				
Proposal:	Installation of 1 no. BT Street Hub Unit with 2 no. digital 75 inch LCD display screens either side of unit and relocation of existing phone kiosks				

Application No.:	72032	App. Type:	ADV	22/08/2025	Approve with Conditions
Location:	Pavement adjacent to car park in front of 174-176 Walmersley Road, Bury, BL9 6LL				
Proposal:	Advertisement consent for 2 no. digital 75 inch LCD display screens either side of 1 no. BT street hub unit				

Application No.:	72121	App. Type:	FUL	26/08/2025	Approve with Conditions
Location:	75 Fairlands Road, Bury, BL9 6QB				
Proposal:	Single storey extension at side/rear; Replacement 1.8M high fence/gates at side/rear				

Application No.:	72203	App. Type:	LDCP	02/10/2025	Lawful Development
Location:	23 Monmouth Avenue, Bury, BL9 5DU				
Proposal:	Lawful development certificate for proposed change of use from 2 no. flats to 1 no. dwelling				

Application No.:	72251	App. Type:	FUL	25/09/2025	Approve with Conditions
Location:	2 Beech Grove Close, Bury, BL9 6ES				
Proposal:	Single storey rear extension and front porch				

Ward: **Bury East - Redvales**

Application No.:	72075	App. Type:	FUL	27/08/2025	Approve with Conditions
Location:	1 Wiltshire Close, Bury, BL9 9EY				
Proposal:	Side extension; Single storey rear extension; Loft conversion with front & rear dormers; Relocation of main entrance to front elevation; Front porch & canopy; Bay windows to front elevation; Relocation of vehicular access to side/rear				

Application No.:	72101	App. Type:	FUL	08/09/2025	Approve with Conditions
Location:	21 Devon Street, Bury, BL9 9BN				
Proposal:	Single storey extension at the rear; rear dormer extension and 2 no. roof lights to front elevation				
Application No.:	72113	App. Type:	GPDE	04/09/2025	Prior Approval Required & Granted - Ext
Location:	74 Gigg Lane, Bury, BL9 9HU				
Proposal:	Prior approval for proposed single storey rear extension				
Application No.:	72181	App. Type:	LDCP	04/09/2025	Lawful Development
Location:	44 Manchester Road, Bury, BL9 0SX				
Proposal:	Lawful development certificate for proposed change of use from C3 dwelling, to 6 bed, 6 person HMO C4 use, with internal works and new velux roof lights to front and rear				
Application No.:	72246	App. Type:	FUL	22/09/2025	Approve with Conditions
Location:	3 Kent Drive, Bury, BL9 9DL				
Proposal:	Front porch and single storey / two storey extension at rear				
Application No.:	72249	App. Type:	CONDIS	07/10/2025	Approve
Location:	Land south of Pimhole Business Park, adjacent to the River Roch				
Proposal:	Application to discharge condition nos. 8 (land contamination) and 11 (access arrangements) on planning permission 71027				
Application No.:	72252	App. Type:	FUL	25/09/2025	Approve with Conditions
Location:	42 Wellington Road, Bury, BL9 9BQ				
Proposal:	Part single/part two storey rear extension.				

Ward: **Bury West**

Application No.:	72062	App. Type:	FUL	29/08/2025	Approve with Conditions
Location:	116 Ainsworth Road, Bury, BL8 2RX				
Proposal:	Single storey rear extension				
Application No.:	72072	App. Type:	FUL	29/08/2025	Approve with Conditions
Location:	Sullivan Works, Wood Street, Bury, BL8 2SL				
Proposal:	Over cladding of an existing mono pitch asbestos roof to rear and replacement of existing slated roof to front				
Application No.:	72145	App. Type:	FUL	04/09/2025	Approve with Conditions
Location:	289 Ainsworth Road, Bury, BL8 2LS				
Proposal:	Two storey side extension; single storey front and rear extensions and extension of existing vehicular access and driveway				
Application No.:	72299	App. Type:	FUL	02/10/2025	Approve with Conditions
Location:	2 Winmarleigh Close, Bury, BL8 2TA				
Proposal:	Two storey side extension				

Application No.:	72302	App. Type:	FUL	09/10/2025	Approve with Conditions
Location:	12 Abbey Drive, Bury, BL8 2HP				
Proposal:	First floor side extension				

Ward: Bury West - Elton

Application No.:	71608	App. Type:	FUL	27/08/2025	Approve with Conditions
Location:	12 Holbeach Close, Bury, BL8 1XA				
Proposal:	Single storey extension at side/rear				

Application No.:	71952	App. Type:	FUL	21/08/2025	Approve with Conditions
Location:	1 Rudgwick Drive, Bury, BL8 1YA				
Proposal:	Single storey side and rear extension, including raising of eaves and ridge heights; side dormers; demolition of existing garage at side and erection of single storey outbuilding at rear				

Application No.:	72176	App. Type:	FUL	01/09/2025	Approve with Conditions
Location:	96 Scholes Street, Bury, BL8 2RA				
Proposal:	Demolition of part rear single storey extension				

Application No.:	72199	App. Type:	FUL	11/09/2025	Approve with Conditions
Location:	31 Rudgwick Drive, Bury, BL8 1YA				
Proposal:	First floor front extension and external alterations				

Application No.:	72261	App. Type:	GPDE	26/09/2025	Prior Approval Not Required - Extension
Location:	378 Brandlesholme Road, Bury, BL8 1HJ				
Proposal:	Prior approval for proposed single storey rear extension				

Application No.:	72296	App. Type:	FUL	07/10/2025	Approve with Conditions
Location:	12 Springside View, Bury, BL8 4LU				
Proposal:	Single storey front extension, first floor side extension over existing garage with conversion of garage to living accommodation; Addition of render finishes and cladding to external elevations				

Ward: North Manor

Application No.:	71217	App. Type:	FUL	03/09/2025	Approve with Conditions
Location:	Bassfield Farm, Manchester Road, Ramsbottom, Bury, BL9 5LY				
Proposal:	Change of use of building from storage to residential				

Application No.:	71552	App. Type:	FUL	11/09/2025	Approve with Conditions
Location:	15 Brooklands Road, Ramsbottom, Bury, BL0 9SW				
Proposal:	Variation of Conditions 2 (approved plans) 3 (Materials) and 5 (parking arrangements) of planning permission 68279 - To take account of the revised drawings showing the elevational treatment and parking arrangements				

Application No.:	71746	App. Type:	FUL	08/09/2025	Approve with Conditions
Location:	Miller & Carter, Brandlesholme Road, Tottington, Bury, BL8 4DS				
Proposal:	Installation of roof mounted 43.23kW solar PV system comprising of 95 x Canadian Solar 455w modules				
Application No.:	71827	App. Type:	FUL	17/09/2025	Approve with Conditions
Location:	2A Beech Grove, Tottington, Bury, BL8 4DY				
Proposal:	Single storey side extension				
Application No.:	71922	App. Type:	FUL	01/09/2025	Approve with Conditions
Location:	Falshaws Farm, Rowlands Road, Bury, BL9 5LJ				
Proposal:	Construction of a lined earth bank slurry lagoon and installation of a slurry separator				
Application No.:	72056	App. Type:	LDCP	21/08/2025	Lawful Development
Location:	125 Mather Road, Bury, BL9 6SL				
Proposal:	Lawful development certificate for proposed single storey extension to the rear				
Application No.:	72136	App. Type:	FUL	28/08/2025	Approve with Conditions
Location:	7 St Austell Drive, Tottington, Bury, BL8 4EY				
Proposal:	Variation of condition 2 (approved drawings) and 3 (approved materials) of planning permission 71837 to allow for a pitched roof on the rear dormer and replace the proposed render finish on both front and rear dormer with tile hanging				
Application No.:	72211	App. Type:	FUL	07/10/2025	Approve with Conditions
Location:	1 Kimble Close, Tottington, Bury, BL8 4QQ				
Proposal:	Two storey extension at side				
Application No.:	72213	App. Type:	LDCP	16/09/2025	Lawful Development
Location:	188 Railway Street, Summerseat, Ramsbottom, Bury, BL9 5QB				
Proposal:	Lawful development certificate for proposed single storey rear extension - following existing roof to outbuilding				
Application No.:	72239	App. Type:	GPDE	26/09/2025	Prior Approval Not Required - Extension
Location:	514 Holcombe Road, Ramsbottom, Bury, BL8 4EJ				
Proposal:	Prior approval for proposed single storey rear extension				
Application No.:	72255	App. Type:	FUL	29/09/2025	Approve with Conditions
Location:	2 Kimble Close, Tottington, Bury, BL8 4QQ				
Proposal:	First floor extensions at front and rear; External alterations to include render and cladding to external elevations				
Application No.:	72259	App. Type:	PIP	01/10/2025	Refused
Location:	Land on south side of Bolton Road, Hawkshaw, BL8 4JF				
Proposal:	Application for permission in principle for residential development of between 4 and 7 dwellings				

Application No.:	72277	App. Type:	FUL	09/10/2025	Approve with Conditions
Location:	14 Hillstone Close, Tottington, Bury, BL8 4EZ				
Proposal:	Single storey rear extension; Front porch				
Application No.:	72286	App. Type:	FUL	10/10/2025	Refused
Location:	6 Tor Avenue, Tottington, Bury, BL8 4HG				
Proposal:	Increase wall height of front boundary wall to maximum 2.8m high and installation of new gates to driveway				
Application No.:	72290	App. Type:	FUL	01/10/2025	Approve with Conditions
Location:	1A Rowlands Road, Summerseat, Ramsbottom, Bury, BL9 5NF				
Proposal:	Single storey extension at front/side and two storey rear extension; Replacement/alteration to existing windows/doors, rendering of existing dwelling and replacement of existing gate				

Ward: Prestwich - Holyrood

Application No.:	71907	App. Type:	FUL	05/09/2025	Approve with Conditions
Location:	10 Penrith Avenue, Whitefield, Manchester, M45 6UJ				
Proposal:	Removal of conservatory and erection of single storey extension at side/rear; Conversion of existing garage to living accommodation				
Application No.:	72057	App. Type:	FUL	26/08/2025	Approve with Conditions
Location:	1 Pine Grove, Prestwich, Manchester, M25 3DR				
Proposal:	Raising of roof ridge height with hip to gable roof extension, loft conversion and rear dormer				
Application No.:	72131	App. Type:	FUL	12/09/2025	Approve with Conditions
Location:	4 Peveril Close, Whitefield, Manchester, M45 6NR				
Proposal:	Two storey extension at side/rear and single storey rear extension with roof alterations; Replacement front porch				
Application No.:	72141	App. Type:	FUL	23/09/2025	Approve with Conditions
Location:	27 Oaklands Drive, Prestwich, Manchester, M25 1LJ				
Proposal:	Replace flat roof with a pitch roof on existing side extension; single storey rear extension and front porch				
Application No.:	72142	App. Type:	FUL	28/08/2025	Approve with Conditions
Location:	39 Simister Lane, Prestwich, Manchester, M25 2SU				
Proposal:	Variation of condition 2 (approved drawings) of planning permission 64576 - To Breedon anthracite smooth concrete tile & Cladco black dormer cladding				
Application No.:	72150	App. Type:	FUL	11/09/2025	Approve with Conditions
Location:	4 Croft Avenue, Prestwich, Manchester, M25 2SE				
Proposal:	Single storey front extension				
Application No.:	72189	App. Type:	FUL	26/09/2025	Approve with Conditions
Location:	209 Heywood Road, Prestwich, Manchester, M25 2QH				
Proposal:	Single storey rear extension; 1.8m fence to side elevations				

Application No.: 72192 **App. Type:** FUL 19/09/2025 Approve with Conditions
Location: 20 Nursery Road, Prestwich, Manchester, M25 3DG
Proposal: Demolition of a single storey rear extension and conservatory; Two storey rear extension

Application No.: 72223 **App. Type:** FUL 11/09/2025 Approve with Conditions
Location: 15 Guest Road, Prestwich, Manchester, M25 3DJ
Proposal: Single storey rear pitch roof to flat roof with parapet wall

Ward: **Prestwich - Sedgley**

Application No.: 71572 **App. Type:** FUL 29/08/2025 Refused
Location: 15 Bishops Road, Prestwich, Manchester, M25 0HT
Proposal: Loft conversion with raised ridge and front and rear dormers

Application No.: 71800 **App. Type:** FUL 01/10/2025 Refused
Location: 299 Middleton Road, Manchester, M8 4LY
Proposal: Demolition of existing dwelling and erection of 1 no. replacement dwelling

Application No.: 71967 **App. Type:** FUL 09/09/2025 Approve with Conditions
Location: 8 Chandos Road, Prestwich, Manchester, M25 9WW
Proposal: Single storey front extension; Single storey extension at side and rear; Hip to gable roof extension with loft conversion and dormer extensions at front and rear

Application No.: 72001 **App. Type:** FUL 03/09/2025 Approve with Conditions
Location: 6 Hardman Avenue, Prestwich, Manchester, M25 0HB
Proposal: Loft conversion with rear dormer and 2 no. front dormers

Application No.: 72013 **App. Type:** FUL 25/09/2025 Approve with Conditions
Location: 106 Kings Road, Prestwich, Manchester, M25 0FY
Proposal: Proposed side extension; proposed front porch; proposed first floor rear extension; pitched roof above existing first floor flat roof; alterations to the front and side window arrangements.

Application No.: 72018 **App. Type:** FUL 01/09/2025 Approve with Conditions
Location: 3 Blackburn Street, Prestwich, Manchester, M25 1FT
Proposal: Single storey rear extension

Application No.: 72097 **App. Type:** FUL 01/10/2025 Refused
Location: 27 Bury New Road, Prestwich, Manchester, M25 9JY
Proposal: Retrospective application for a freestanding pergola to the front of the restaurant, used as an outdoor dining area ancillary to the existing Class E use.

Application No.: 72099 **App. Type:** FUL 03/10/2025 Approve with Conditions
Location: 86/88 Kings Road, Prestwich, Manchester, M25 0FY

Proposal: Single storey extension at rear (86 Kings Road); first floor extension at rear (88 Kings Road); extension to existing retaining wall at rear (86 Kings Road); new roof to existing single storey rear extension (88 Kings Road) and new fencing at front, sides and rear (86/88 Kings Road)

Application No.: 72114 **App. Type:** FUL 01/09/2025 Approve with Conditions
Location: 64 Park Road, Prestwich, Manchester, M25 0FA

Proposal: Single storey side & rear extensions and loft conversion with rear dormer along with internal and external alterations

Application No.: 72173 **App. Type:** GPDE 05/09/2025 Prior Approval Not Required - Extension
Location: 1 Mowbray Avenue, Prestwich, Manchester, M25 0LP

Proposal: Prior approval for proposed single storey rear extension

Application No.: 72183 **App. Type:** FUL 11/09/2025 Approve with Conditions
Location: 6 Hilton Crescent, Prestwich, Manchester, M25 9NQ

Proposal: Single storey side extension with steps to garden level; Dormer at rear

Application No.: 72191 **App. Type:** FUL 04/09/2025 Approve with Conditions
Location: 24 Brookfield, Prestwich, Manchester, M25 1EL

Proposal: Two storey/single storey rear/side extensions

Application No.: 72275 **App. Type:** FUL 26/09/2025 Approve with Conditions
Location: 12 Windsor Road, Prestwich, Manchester, M25 0DZ

Proposal: Front porch

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

Application No.: 71973 **App. Type:** FUL 10/09/2025 Approve with Conditions
Location: 142 & 144 Butterstile Lane, Prestwich, Manchester, M25 9TJ

Proposal: Conversion of 2 no. shops into 1 no. shop; alterations to shop front; new window / door and external staircase at rear for first floor access.

Application No.: 71982 **App. Type:** FUL 01/10/2025 Refused
Location: Land adjacent to 49 Rainsough Brow, Prestwich, Manchester, M25 9XW

Proposal: Erection of a two storey mixed use development consisting of 1 no. shop (Class E) on the ground floor and 1 no. apartment on first floor (Class C3) and associated car parking, landscaping and boundary treatment

Application No.: 72125 **App. Type:** LDCP 10/09/2025 Lawful Development
Location: 102 Gardner Road, Prestwich, Manchester, M25 3JE

Proposal: Lawful development certificate for proposed replacement of pitched roof with flat roof on existing rear extension

Application No.: 72152 **App. Type:** LDCP 04/09/2025 Lawful Development
Location: 71 Agecroft Road West, Prestwich, Manchester, M25 9RF

Proposal: Lawful development certificate for proposed - Demolish existing garage, remove existing front porch, remove rear bay window and construction of single storey side extension and alterations to fenestrations

Application No.: 72198 **App. Type:** FUL 26/09/2025 Approve with Conditions
Location: 5 Woodward Road, Prestwich, Manchester, M25 9TX
Proposal: Removal of existing garage and erection of single storey extension at side/rear

Application No.: 72245 **App. Type:** FUL 18/09/2025 Approve with Conditions
Location: 30 Sandy Lane, Prestwich, Manchester, M25 9NA
Proposal: Two storey side extension and and single storey rear extension

Application No.: 72276 **App. Type:** FUL 29/09/2025 Approve with Conditions
Location: 55 Gardner Road, Prestwich, Manchester, M25 3HX
Proposal: Single storey rear extension

Application No.: 72303 **App. Type:** FUL 07/10/2025 Approve with Conditions
Location: 71 Agecroft Road West, Prestwich, Manchester, M25 9RF
Proposal: Remove existing garage/front porch/rear bay window and construction of single storey side extension; Alterations to fenestrations including insulation/replacement of all windows and render to all external elevations

Ward: Radcliffe - East

Application No.: 71000 **App. Type:** FUL 18/09/2025 Approve with Conditions
Location: Eton Business Park, Eton Hill Road, Radcliffe
Proposal: Erection of 17 no. small light industrial units (Class B2) with associated servicing and car parking

Application No.: 71145 **App. Type:** FUL 04/09/2025 Approve with Conditions
Location: Champion Mouldings Ltd, Eton Hill Industrial Estate, Eton Way South, Radcliffe, Bury, M26 2ZT
Proposal: Erection of a surface-mounted ancillary storage building anchored to existing hardstanding; render to existing brick office building and expansion of car parking.

Application No.: 71563 **App. Type:** FUL 18/09/2025 Approve with Conditions
Location: Site of Whittaker House, Whittaker Street, Radcliffe, Manchester, M26 2TD
Proposal: Variation of condition nos. 1, 14, 15 and 16 of planning permission 63805 in accordance with revised drawings submitted.

Application No.: 71812 **App. Type:** FUL 19/09/2025 Approve with Conditions
Location: Station Works, Bury Road, Radcliffe, Manchester, M26 2UA
Proposal: Variation of condition no. 12 following approval of planning permission 69463 - To change the wording for the foul and surface water drainage at the site

Application No.: 72054 **App. Type:** FUL 19/09/2025 Refused
Location: Land off Brookbottom Road, Radcliffe, Manchester, M26 4HX
Proposal: Demolition of 2 no. Stable Blocks; Erection of 5 no. Dwellings and a Stable Building

Application No.: 72119 **App. Type:** FUL 26/08/2025 Approve with Conditions
Location: 19 Davenport Avenue, Radcliffe, Manchester, M26 4HS
Proposal: Single storey extension at side

Application No.: 72258 **App. Type:** FUL 03/10/2025 Approve with Conditions
Location: 78-80 Church Street West, Radcliffe, Manchester, M26 2SY
Proposal: External works to existing fenestration and demolition of single storey rear extension

Ward: Radcliffe - North and Ainsworth

Application No.: 71846 **App. Type:** LDCP 18/09/2025 Lawful Development
Location: Unit 34, Bradley Fold Road, Radcliffe, Bolton, BL2 6RS
Proposal: Lawful development certificate for proposed development of yard area for the provision of temporary material storage bays using movable concrete 'lego' blocks.

Application No.: 71955 **App. Type:** FUL 21/08/2025 Approve with Conditions
Location: 27 Knowsley Road, Ainsworth, Radcliffe, Bolton, BL2 5PY
Proposal: First floor extension at side and garage conversion

Application No.: 71988 **App. Type:** FUL 23/09/2025 Approve with Conditions
Location: 1 Pendennis Close, Radcliffe, Manchester, M26 3UH
Proposal: Single storey front extension

Application No.: 71991 **App. Type:** FUL 18/09/2025 Approve with Conditions
Location: 56 Starling Road, Radcliffe, Manchester, M26 4LN
Proposal: Demolition of existing double garage; Single storey rear extension

Application No.: 72138 **App. Type:** LDCP 03/09/2025 Lawful Development
Location: 179 Turks Road, Radcliffe, Manchester, M26 3WW
Proposal: Lawful development certificate for proposed single storey rear extension

Application No.: 72196 **App. Type:** FUL 26/09/2025 Approve with Conditions
Location: 139 Turks Road, Radcliffe, Manchester, M26 3WW
Proposal: Single storey rear/side extension

Application No.: 72205 **App. Type:** GPDE 09/09/2025 Prior Approval Not Required - Extension
Location: 125 Starling Road, Bury, BL8 2HF
Proposal: Prior approval for proposed single storey rear extension

Ward: Radcliffe - West

Application No.: 72140 **App. Type:** LDCP 11/09/2025 Lawful Development
Location: 165-167 Stand Lane, Radcliffe, Manchester, M26 1JR
Proposal: Lawful development certificate for proposed change of use from Indoor sports to Shop & storage (Class E)

Application No.:	72287	App. Type:	FUL	03/10/2025	Approve with Conditions
Location:	61 Coronation Road, Radcliffe, Manchester, M26 3RA				
Proposal:	Demolition of existing rear outbuilding and erection of two storey extension at side and single storey extension at rear				

Application No.:	72297	App. Type:	FUL	26/09/2025	Approve with Conditions
Location:	21 Wolsey Street, Radcliffe, Manchester, M26 3AS				
Proposal:	Single Storey Rear Extension; Chimney Removal				

Ward: **Ramsbottom**

Application No.:	71705	App. Type:	FUL	10/09/2025	Approve with Conditions
Location:	46-48 Bolton Street, Ramsbottom, Bury, BL0 9HX				
Proposal:	Proposed new air conditioning condenser unit to side elevation; alterations to shop front and installation of louvres to the rear elevation.				

Application No.:	71706	App. Type:	ADV	10/09/2025	Approve with Conditions
Location:	46-48 Bolton Street, Ramsbottom, Bury, BL0 9HX				
Proposal:	1no. externally illuminated fascia sign and 1no. externally illuminated projecting sign				

Application No.:	71914	App. Type:	FUL	12/09/2025	Approve with Conditions
Location:	47 Dundee Lane, Ramsbottom, Bury, BL0 9HL				
Proposal:	Demolition of conservatory; single storey rear extension; Side dormer				

Application No.:	71949	App. Type:	FUL	26/09/2025	Refused
Location:	Bast House Cottage, 335 Manchester Road, Ramsbottom, Bury, BL9 5LZ				
Proposal:	Replace existing windows with UPVC woodgrain windows; change window to ground floor front & side elevation to glazed door, addition of window to first floor rear elevation and increase size of window to existing ground floor rear elevation. Upgrade house insulation to improve thermal performance which will need side gable recessed bay to be insulated and rendered white externally				

Application No.:	71950	App. Type:	LBC	26/09/2025	Refused
Location:	Bast House Cottage, 335 Manchester Road, Ramsbottom, Bury, BL9 5LZ				
Proposal:	Listed Building Consent to replace existing windows ; change window to ground floor front & side elevation to glazed door, addition of window to first floor rear elevation and increase size of window to existing ground floor rear elevation. Upgrade house insulation to improve thermal performance which will need side gable recessed bay to be insulated and rendered white externally				

Application No.:	72026	App. Type:	FUL	10/09/2025	Approve with Conditions
Location:	Brook Bottom Farm, Bury Old Road, Shuttleworth, Ramsbottom, Bury, BL0 0RZ				
Proposal:	Change of use of dwelling (Class C3) to 5 no. holiday let units				

Application No.:	72027	App. Type:	FUL	10/09/2025	Approve with Conditions
Location:	Brook Bottom Farm, Bury Old Road, Shuttleworth, Ramsbottom, Bury, BL0 0RZ				
Proposal:	Detached holiday let unit, hydrotherapy pod & 2 no. hot tubs				

Application No.:	72076	App. Type:	PIAPA	01/09/2025	Prior Approval Required and Granted
Location:	83 Bolton Street, Ramsbottom, Bury, BL0 9HY				
Proposal:	Prior approval for change of use building from commercial (Class E) to 1no. dwellinghouse (Class C3)				
Application No.:	72081	App. Type:	FUL	29/08/2025	Refused
Location:	Unit, 1-2 Halter Inn Works, 11 Redisher Croft, Ramsbottom, Bury, BL0 9SA				
Proposal:	Variation of condition no. 2 of planning permission 69702 (Demolition of existing industrial buildings and erection of 3 no. detached dwellings): alterations to the design and size of the proposed dwellings to increase internal floor area; balcony at first floor; roof amended and gables increased and changes to fenestration				
Application No.:	72100	App. Type:	FUL	22/09/2025	Refused
Location:	The White Rabbit, 13 Peel Brow, Ramsbottom, Bury, BL0 0AA				
Proposal:	Retention of timber outbuildings for use as outdoor bar/seating areas and pizza bar				
Application No.:	72111	App. Type:	FUL	01/09/2025	Approve with Conditions
Location:	9 Bolton Road West, Ramsbottom, Bury, BL0 9NA				
Proposal:	Change of use from restaurant (Class E(b)) to coffee shop/hot food takeaway (Sui Generis) and installation of flue to the rear elevation.				
Application No.:	72257	App. Type:	LDCP	23/09/2025	Lawful Development
Location:	20 Stanford Hall Crescent, Ramsbottom, Bury, BL0 9FD				
Proposal:	Lawful development certificate for proposed single storey rear extension and porch				
Application No.:	72280	App. Type:	LDCP	02/10/2025	Lawful Development
Location:	8 Stanford Hall Crescent, Ramsbottom, Bury, BL0 9FD				
Proposal:	Lawful development certificate for proposed single storey rear extension on domestic dwelling under PD rights				

Ward: **Tottington**

Application No.:	70870	App. Type:	FUL	03/09/2025	Approve with Conditions
Location:	33 Sunny Bower Street, Tottington, Bury, BL8 3HL				
Proposal:	Conversion of part of adjoining barn to form a two storey addition to existing dwelling				
Application No.:	72149	App. Type:	FUL	26/09/2025	Approve with Conditions
Location:	Meadow View, Watling Street, Tottington, BL8 3QR				
Proposal:	Demolition and replacement of existing agricultural building				
Application No.:	72153	App. Type:	FUL	04/09/2025	Approve with Conditions
Location:	250 Turton Road, Tottington, Bury, BL8 4AJ				
Proposal:	Two storey side extension				

Application No.: 72186 **App. Type:** FUL 11/09/2025 Refused
Location: 84 Holcombe Road, Tottington, Bury, BL8 4AY
Proposal: Rear dormer; extension of the existing side dormer, and front canopy along with cladding to front & rear elevations

Application No.: 72235 **App. Type:** FUL 18/09/2025 Approve with Conditions
Location: 3 Rosewood Avenue, Tottington, Bury, BL8 3HG
Proposal: Two storey side/rear extension; Single storey rear extension

Ward: **Whitefield + Unsworth - Besses**

Application No.: 71954 **App. Type:** LDCP 21/08/2025 Lawful Development
Location: 27 Victoria Avenue, Whitefield, Manchester, M45 6BZ
Proposal: Lawful Development Certificate for proposed use of a (C3a) dwelling as a residential home for a maximum of two children with two carers who would sleep overnight on a rota basis (C2).

Application No.: 72123 **App. Type:** FUL 05/09/2025 Approve with Conditions
Location: 71 Thatch Leach Lane, Whitefield, Manchester, M45 6EN
Proposal: Two storey extension at side/rear and single storey rear extension with steps to garden level

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

Application No.: 71417 **App. Type:** FUL 03/09/2025 Approve with Conditions
Location: 4 Ringley Close, Whitefield, Manchester, M45 7HR
Proposal: Erection of replacement dwelling with landscaping and extension to driveway

Application No.: 72197 **App. Type:** FUL 04/09/2025 Approve with Conditions
Location: 41 Ringley Drive, Whitefield, Manchester, M45 7LA
Proposal: First floor side extension; Addition of first floor window to front elevation

Application No.: 72207 **App. Type:** ADV 04/09/2025 Approve with Conditions
Location: 225 Bury New Road, Whitefield, Manchester, M45 8GW
Proposal: 1 No. free standing non-illuminated sign in front garden

Application No.: 72212 **App. Type:** FUL 10/10/2025 Approve with Conditions
Location: 1 Ganton Avenue, Whitefield, Manchester, M45 7LT
Proposal: First floor side extension with extension of existing front canopy and alterations/render to front elevation

Application No.: 72260 **App. Type:** PIP 03/10/2025 Refused
Location: Hilsden Farm Stables, Ringley Road West, Radcliffe, M26 1DW
Proposal: Application for permission in principle for erection of up to 4 no. dwellings

Application No.:	71979	App. Type:	FUL	03/10/2025	Approve with Conditions
Location:	Brick House Farm, Griffe Lane, Bury, BL9 8QS				
Proposal:	Erection of 1 no. live/work unit				
Application No.:	72128	App. Type:	FUL	27/08/2025	Approve with Conditions
Location:	62 Church Meadow, Bury, BL9 8JF				
Proposal:	Single storey extension at rear				
Application No.:	72129	App. Type:	FUL	29/08/2025	Approve with Conditions
Location:	Brick House Farm, Griffe Lane, Bury, BL9 8QS				
Proposal:	Variation of condition 9 (approved materials) following approval of planning permission 65542 to change roof tiles over single storey lean-to to Planum Roof Tiles by La Escandella				
Application No.:	72208	App. Type:	ADV	04/09/2025	Refused
Location:	The Gatehouse, Connect 56 Business Hub, Manchester Road, Bury, BL9 9NY				
Proposal:	1 No. non-illuminated 5mm diabond sheet sign to front elevation				
Application No.:	72220	App. Type:	FUL	09/10/2025	Approve with Conditions
Location:	Brick House Farm, Griffe Lane, Bury, BL9 8QS				
Proposal:	Variation of condition 2 (approved plans) following approval of planning permission 70796 including removal of the proposed basement, mirroring the approved floor plans, revised window locations and removal of the proposed lean-to roof to the side/rear and replacement with a flat roof				
Application No.:	72228	App. Type:	LDCP	03/10/2025	Lawful Development
Location:	546 Manchester Road, Bury, BL9 9PA				
Proposal:	Lawful development certificate for proposed change of use from residential (Class C3) to children's residential care home for up to three children with up to three staff working on a rota basis (Class C2).				
Application No.:	72233	App. Type:	FUL	17/09/2025	Approve with Conditions
Location:	22 Ventnor Avenue, Bury, BL9 8HH				
Proposal:	Single storey side and rear extension				
Application No.:	72274	App. Type:	FUL	25/09/2025	Approve with Conditions
Location:	19 Bloomfield Drive, Bury, BL9 8JX				
Proposal:	Single Storey Rear Extension				
Application No.:	72278	App. Type:	FUL	10/10/2025	Approve with Conditions
Location:	66 Hathaway Road, Bury, BL9 8EG				
Proposal:	Variation of condition 3 (approved materials) following approval of planning permission 70103 - Change to a render finish				

Total Number of Applications Decided: 165