

Title	Planning Applications
To:	Planning Control Committee
On:	18 November 2025
By:	Development Manager
Status:	For Publication

Executive Summary

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

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

This report has the following implications

Township Forum/ Ward: Identified in each case.

Policy: Identified in each case.

Resources: Not generally applicable.

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

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

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

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

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

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

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

Development Manager

Background Documents

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

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

01	Township Forum - Ward:	Radcliffe - West	App No.	71888
	Location:	Shore Top Farm, Kearsley Road, Radcliffe, Manchester, M26 1FA		
	Proposal:	Construction, operation and decommissioning of a Battery Energy Storage System (BESS) facility and associated infrastructure		
	Recommendation:	Approve with Conditions	Site Visit:	N
<hr/>				
02	Township Forum - Ward:	Radcliffe - North and Ainsworth	App No.	72236
	Location:	Coach House, Knowsley View, Knowsley Road, Bolton, BL2 5PT		
	Proposal:	Change of use from coach house to 3 no. 2 bed apartments; Raising ridge height on existing extension; Single storey front extension; Single storey side extension.		
	Recommendation:	Approve with Conditions	Site Visit:	N
<hr/>				
03	Township Forum - Ward:	Tottington	App No.	72334
	Location:	10 Chiltern Drive, Bury, BL8 1QY		
	Proposal:	Change of use from residential property (Class C3) to Residential institutions - childrens home for 2 no children (Class C2)		
	Recommendation:	Approve with Conditions	Site Visit:	N
<hr/>				
04	Township Forum - Ward:	Prestwich - St Mary's	App No.	71784
	Location:	Land to rear of 69 Sandy Lane/Lowther Court, Prestwich, Manchester, M25 9PS		
	Proposal:	Demolition of existing garages and erection of 2 no. dwellings		
	Recommendation:	Approve with Conditions	Site Visit:	N
<hr/>				