

REPORT FOR NOTING

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	18 November 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 13/10/2025 and 09/11/2025



Ward:

Application No.: 71727 **App. Type:** CONDIS 06/11/2025 Approve
Location: 66 Rudgwick Drive, Bury, BL8 1YE
Proposal: Application to discharge condition 4 (revised vehicular access) and condition 5 (bin storage arrangements) on planning permission 71366

Application No.: 72227 **App. Type:** CONDIS 15/10/2025 Approve
Location: Halter Inn Works, 11 Redisher Croft, Ramsbottom, Bury, BL0 9SA
Proposal: Application to discharge condition 11 (materials), condition 12 (dilapidation survey), condition 13 (construction traffic management plan) and condition 17 (construction environment management plan) on planning permission 69702

Application No.: 72338 **App. Type:** CONDIS 22/10/2025 Approve
Location: 50 Willow Street, Bury, BL9 7QZ
Proposal: Application to discharge condition 10 (Landscaping Maintenance and Management Plan for Allotment Gardens) on planning permission 71302

Application No.: 72349 **App. Type:** CONDIS 23/10/2025 Approve
Location: Land off Parkinson Street, Bury, BL9 6NY
Proposal: Application to discharge condition 30 (residential travel plan) on planning permission 71577

Application No.: 72384 **App. Type:** CONDIS 30/10/2025 Approve
Location: Millwood Primary Special School, School Street, Radcliffe, Manchester, M26 3BW
Proposal: Application to discharge condition no. 5 (safe & stable site) on planning permisison 70596

Application No.: 72408 **App. Type:** CONDIS 30/10/2025 Approve
Location: 6 Bentley Lane, Bury, BL9 6RZ
Proposal: Application to discharge condition 5 (remediation strategy) on planning permission 64525

Application No.: 72442 **App. Type:** CONDIS 05/11/2025 Approve
Location: Topping Mill, Topping Street, Bury, BL9 6DR
Proposal: Application to discharge condition 4 (remediation) on planning application 70033

Application No.: 72461 **App. Type:** REG5 29/10/2025 Raise No Objection
Location: Corner of Bridge Hall Lane (opposite Burger King), Bury, BL9 7PB
Proposal: Regulation 5 notice (ref. BRY021/788480) of intention to install GPS node on existing pole, removal of pogona cabinet, installation of 6130 cabinet, installation of half bowler cabinet and ancillary development

Ward: **Bury East**

Application No.: 70803 **App. Type:** FUL 22/10/2025 Refused
Location: Former Barclays Bank, 26 Silver Street, Bury, BL9 0DH
Proposal: Change of use to create 9no. apartments (Class C3) including internal alterations; Existing timber framed windows to be replaced

Application No.: 70804 **App. Type:** LBC 22/10/2025 Refused
Location: Former Barclays Bank, 26 Silver Street, Bury, BL9 0DH
Proposal: Listed building consent for change of use from former bank to 9 no. apartments (Class C3) including associated works to the rear of the building to provide bin/cycle storage; Replacement of existing timber framed windows; Internal alterations including mezzanine floors and roof lights

Application No.: 72098 **App. Type:** FUL 23/10/2025 Approve with Conditions
Location: 150-156 Heywood Street, Bury, BL9 7DY & 61 Kershaw Street, Bury, BL9 7HH
Proposal: Change of use of first/second floors from office/storage (Class E(g)(i)) to 6 no. apartments including the formation of 2no rear dormers and roof lights to front and rear elevations

Application No.: 72319 **App. Type:** FUL 29/10/2025 Approve with Conditions
Location: Fairfield General Hospital, Rochdale Old Road, Bury, BL9 7TD
Proposal: Variation of condition 2 (approved Plans) on planning permission 71698 - to include alterations to the fuel tank enclosure (1100mm above tank height), increase of 600mm of brick wall adjacent to fuel tanks, new and amended access points (including doors, gate, bridge, and dormer fire escape), relocation of hatch and ladder, and associated changes to walls and elevations

Ward: **Bury East - Moorside**

Application No.: 72377 **App. Type:** FUL 24/10/2025 Approve with Conditions
Location: 36 Arley Avenue, Bury, BL9 5HD
Proposal: Single storey extension at side

Ward: **Bury East - Redvales**

Application No.: 72331 **App. Type:** FUL 06/11/2025 Approve with Conditions
Location: 272 Market Street, Bury, BL9 9JN
Proposal: Part single/part two storey rear extension

Application No.: 72361 **App. Type:** LDCE 03/11/2025 Refused
Location: 17 Belle Vue Terrace, Bury, BL9 0SY
Proposal: Lawful development certificate for existing use as small HMO (Use Class C4)

Ward: **Bury West**

Application No.: 72307 **App. Type:** FUL 16/10/2025 Approve with Conditions
Location: 34 Greenhill Road, Bury, BL8 2LL
Proposal: Single storey rear extension

Application No.: 72351 **App. Type:** FUL 05/11/2025 Approve with Conditions
Location: 67 Newington Drive, Bury, BL8 2DZ
Proposal: Erection of outbuilding in side garden

Ward: **Bury West - Elton**

Application No.: 71598 **App. Type:** FUL 23/10/2025 Approve with Conditions
Location: The Gatehouse, Woodhill Road, Bury, BL8 1BN
Proposal: Reconfiguration/extensions of the dwelling to include two storey front and side extensions and first floor rear extension; replacement garage.

Application No.: 72193 **App. Type:** FUL 22/10/2025 Approve with Conditions
Location: 2 Holbeach Close, Bury, BL8 1XA
Proposal: Two storey extensions to both sides; Front porch

Application No.: 72342 **App. Type:** LDCP 15/10/2025 Lawful Development
Location: 9 Woodhill Vale, Bury, BL8 1AH
Proposal: Lawful Development Certificate for the proposed change of use from residential property (Class C3) to Residential institution (Class C2) for up to two children (up to the age of 18) supported by a maximum of four members of staff working on a rota basis.

Ward: **North Manor**

Application No.: 72305 **App. Type:** FUL 15/10/2025 Approve with Conditions
Location: 512 Bolton Road West, Ramsbottom, Bury, BL0 9RU
Proposal: Front porch; First floor front extension; Two storey rear extension with balustrade balcony

Application No.: 72356 **App. Type:** FUL 04/11/2025 Approve with Conditions
Location: 119 Summerseat Lane, Ramsbottom, Bury, BL0 9UB
Proposal: Front porch; single storey / first floor side extension including timber cladding to front; new driveway / pavement crossing and render to front, side and rear elevations

Ward: **Prestwich - Holyrood**

Application No.: 72285 **App. Type:** FUL 03/11/2025 Refused
Location: Land to south of Mount Pleasant, Prestwich, Manchester, M25 2SD
Proposal: Residential development - 7 no. dwellings including associated access road, parking, private amenity space, boundary treatments and landscaping

Ward: **Prestwich - Sedgley**

Application No.: 72059 **App. Type:** FUL 22/10/2025 Approve with Conditions
Location: 2 Windsor Road, Prestwich, Manchester, M25 0DZ
Proposal: Erection of 1 no. dwelling

Application No.: 72180 **App. Type:** FUL 21/10/2025 Approve with Conditions
Location: 39 Hereford Drive, Prestwich, Manchester, M25 0AG
Proposal: Hip to gable roof extension with loft conversion and dormers at front/rear; Single storey extension at front/side; Two storey extension at side/rear;

Application No.: 72221 **App. Type:** FUL 28/10/2025 Approve with Conditions
Location: Holy Law Congregation, Bury Old Road, Prestwich, Manchester, M25 0EX
Proposal: Security fencing around two perimeters, rear and right side of the boundary

Application No.: 72238 **App. Type:** FUL 15/10/2025 Approve with Conditions
Location: 6 Fort Road, Prestwich, Manchester, M25 0HA
Proposal: Loft conversion with front & rear dormer

Application No.: 72339 **App. Type:** FUL 23/10/2025 Approve with Conditions
Location: 108 Windsor Road, Prestwich, Manchester, M25 0DF
Proposal: Two storey extensions at front, side and rear including raising roof height to form accommodation in loft space

Application No.: 72340 **App. Type:** FUL 24/10/2025 Approve with Conditions
Location: 34 Lichfield Drive, Prestwich, Manchester, M25 0HX
Proposal: Two storey side/rear extension; Single storey rear extension

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

Application No.: 72301 **App. Type:** FUL 15/10/2025 Approve with Conditions
Location: 36 Agecroft Road East, Prestwich, Manchester, M25 9RT
Proposal: Variation of condition no. 3 (external finishing materials) on p/p 71647 (Two storey extension at side/rear; New front porch; Loft conversion with rear dormer; 1 rooflight to the front and 2 rooflight/balconies):
Change of materials on bay windows to front elevation from tiles to grey cladding

Application No.: 72374 **App. Type:** FUL 05/11/2025 Approve with Conditions
Location: 9 School Grove, Prestwich, Manchester, M25 9RJ
Proposal: Single storey side extension

Ward: **Radcliffe - East**

Application No.: 71775 **App. Type:** FUL 15/10/2025 Approve with Conditions
Location: Former Castlecroft Caravan Centre, land at rear of Eton Hill Road, Radcliffe, Bury, M26 2ZT
Proposal: Erection of 5no. covered padel courts, conversion of existing building to clubhouse, provision of accessible WC and shower unit and associated car parking, cycle parking and access works.

Application No.: 72206 **App. Type:** P3JPA 22/10/2025 Prior Approval Required and Granted
Location: 78-80 Church Street West, Radcliffe, Manchester, M26 2SY
Proposal: Prior approval for proposed change of use from commercial (Class E) to 18 no. flats (Class C3)

Application No.: 72289 **App. Type:** GPDE 15/10/2025 Prior Approval Not Required - Extension
Location: 173 Bury Road, Radcliffe, Manchester, M26 2XR
Proposal: Prior approval for proposed single storey rear extension

Application No.: 72365 **App. Type:** FUL 05/11/2025 Approve with Conditions
Location: 14 Coventry Road, Radcliffe, Manchester, M26 4FY
Proposal: Two/single storey extension at side/rear linked to existing garage

Application No.: 72373 **App. Type:** GPDE 06/11/2025 Prior Approval Required & Granted - Ext
Location: 18 Belgrave Street, Radcliffe, Manchester, M26 4DS
Proposal: Prior approval for proposed single storey rear extension

Ward: **Radcliffe - North and Ainsworth**

Application No.: 72214 **App. Type:** FUL 31/10/2025 Approve with Conditions
Location: 29 Greenside, Ainsworth, Bolton, BL2 5SF
Proposal: Porch to front elevation and alterations to first floor front window with installation of juliet balcony; Single storey side extension

Application No.: 72230 **App. Type:** FUL 31/10/2025 Approve with Conditions
Location: Land adjacent to 100 Bury New Road, Radcliffe, Bolton, BL2 6QB
Proposal: Erection of 2 no. detached dwellings with associated means of access

Application No.: 72309 **App. Type:** FUL 15/10/2025 Approve with Conditions
Location: 3 Brynhall Close, Radcliffe, Manchester, M26 4NG
Proposal: Demolition of existing single storey extension and erection of two/single storey extension at front/side/rear

Application No.: 72364 **App. Type:** LDCE 03/11/2025 Lawful Development
Location: Land opposite 41 Arthur Lane, Ainsworth, Bolton, BL2 5PR
Proposal: Lawful development certificate for existing conversion of stable to a dwelling with an extension (approved under Appeal ref. App/T4210/W/21/3288575, LPA ref. 67550)

Application No.: 72366 **App. Type:** PRNPV 24/10/2025 Prior Approval Not Required
Location: Les Williams and Co, Carlton Works, 250 Radcliffe Moor Road, Radcliffe, Bolton, BL2 6RE
Proposal: Prior approval for proposed installation of solar PV panels to roof

Application No.: 72385 **App. Type:** FUL 07/11/2025 Approve with Conditions
Location: 21 Chelsea Avenue, Radcliffe, Manchester, M26 3NE
Proposal: Erection of a single storey outbuilding at rear comprising of bedroom, kitchen/living/craft area and ensuite

Ward: **Radcliffe - West**

Application No.: 72284 **App. Type:** FUL 29/10/2025 Approve with Conditions
Location: 44 Rossall Avenue, Radcliffe, Manchester, M26 1JD
Proposal: Front porch, two storey extension at side/rear and single storey rear extension

Application No.: 72372 **App. Type:** LDCP 03/11/2025 Lawful Development
Location: 16 Ringwood Avenue, Radcliffe, Manchester, M26 1BP
Proposal: Lawful development certificate for proposed single storey rear extension and demolition of existing prefabricated garage

Ward: Ramsbottom

Application No.: 71588 **App. Type:** LDCE 13/10/2025 Lawful Development
Location: Bast House Farm, Manchester Road, Ramsbottom, Bury, BL9 5LZ
Proposal: Lawful development certificate for existing use of store to end of old stable building that has been used as a domestic store

Application No.: 72082 **App. Type:** FUL 28/10/2025 Refused
Location: Land to south of 390 Manchester Road, Ramsbottom, BL9 5NB
Proposal: Application for permission in principle for proposed residential development between 7 to 9 no. dwellings

Application No.: 72179 **App. Type:** FUL 22/10/2025 Approve with Conditions
Location: Abbots Hall, Woodhey Road, Ramsbottom, Bury, BL0 9RD
Proposal: Completion of existing detached outbuilding to form ground floor double garage for domestic use and first floor office accommodation with side balcony

Application No.: 72241 **App. Type:** FUL 16/10/2025 Approve with Conditions
Location: Woodhey Farm, Woodhey Road, Ramsbottom, Bury, BL0 9RD
Proposal: First floor extension over existing storage area

Application No.: 72312 **App. Type:** ADV 14/10/2025 Approve with Conditions
Location: 52A Bolton Street, Ramsbottom, Bury, BL0 9HX
Proposal: 1 non illuminated fascia sign.

Application No.: 72316 **App. Type:** FUL 13/10/2025 Approve with Conditions
Location: 24 Carr Bank Avenue, Ramsbottom, Bury, BL0 9DW
Proposal: Single storey front extension with alterations to existing garage and new door to side elevation

Application No.: 72332 **App. Type:** LDCP 22/10/2025 Lawful Development
Location: 34 Carrwood Hey, Ramsbottom, Bury, BL0 9QT
Proposal: Lawful development certificate for proposed loft with dormer

Application No.: 72359 **App. Type:** FUL 30/10/2025 Refused
Location: Meadow Heys, Moorbottom Road, Ramsbottom, Bury, BL8 4NS
Proposal: Variation of condition 2 (approved drawings) of planning permission 71313 to amend walling material of annex to burnt wood vertical cladding

Ward: **Tottington**

Application No.: 72310 **App. Type:** FUL 22/10/2025 Approve with Conditions
Location: Holcombe Villa Farm, Turton Road, Tottington, Bury, BL8 3QG
Proposal: Single storey rear extension with balcony above; Single storey front extension

Application No.: 72411 **App. Type:** LDCP 03/11/2025 Lawful Development
Location: 14 Claybank Drive, Tottington, Bury, BL8 4BU
Proposal: Lawful development certificate for proposed single storey rear extension to domestic dwelling

Ward: **Whitefield + Unsworth - Besses**

Application No.: 72329 **App. Type:** FUL 15/10/2025 Approve with Conditions
Location: 5 Ashby Grove, Whitefield, Manchester, M45 6EX
Proposal: Single storey side extension

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

Application No.: 72271 **App. Type:** FUL 07/11/2025 Approve with Conditions
Location: 361 Bury New Road, Whitefield, Manchester, M45 7SU
Proposal: Loft conversion with front and rear dormers

Application No.: 72294 **App. Type:** FUL 17/10/2025 Approve with Conditions
Location: 45 Sergeants Lane, Whitefield, Manchester, M45 7TR
Proposal: Two/single storey rear extension

Application No.: 72352 **App. Type:** FUL 23/10/2025 Approve with Conditions
Location: 37 Middleton Drive, Whitefield, Bury, BL9 8DT
Proposal: Single storey rear extension and new gable on rear elevation to form bedroom at first floor

Application No.: 72355 **App. Type:** FUL 07/11/2025 Approve with Conditions
Location: 12 Deane Close, Whitefield, Manchester, M45 7LG
Proposal: Front porch; garage conversion; single storey rear extension and associated external alterations

Application No.: 72382 **App. Type:** FUL 24/10/2025 Approve with Conditions
Location: 18 Hey Croft, Whitefield, Manchester, M45 7HX
Proposal: Replacement of conservatory with single storey rear extension with raised patio; Conversion of existing garage to living accommodation

Application No.: 72387 **App. Type:** FUL 07/11/2025 Approve with Conditions
Location: 3 Sergeants Lane, Whitefield, Manchester, M45 7TR
Proposal: Single storey rear extension, changes to front elevation and outbuilding to rear

Ward: **Whitefield + Unsworth - Unsworth**

Application No.:	72247	App. Type:	FUL	16/10/2025	Approve with Conditions
Location:	2 Sandown Road, Bury, BL9 8HN				
Proposal:	Single storey extension at side; new pitched roof over existing single storey extension at rear; 1m high timber fence to front of the site and pedestrian gate.				
Application No.:	72330	App. Type:	FUL	21/10/2025	Approve with Conditions
Location:	30 Oakwell Drive, Bury, BL9 8LB				
Proposal:	Garage conversion with single storey side/rear extension				
Application No.:	72341	App. Type:	FUL	28/10/2025	Approve with Conditions
Location:	Bury Hebrew Congregation, Sunny Bank Road, Bury, BL9 8ET				
Proposal:	Installation of 2.2m to 2.4m security fencing around the boundary; Security gates at entry point from Sunnybank Road				
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Total Number of Applications Decided:			64		