

REPORT FOR NOTING

Agenda
Item

5

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	16 December 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 note the report and appendices
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No
Considered by Monitoring Officer:	N/A
Wards Affected:	All listed
Scrutiny Interest:	N/A

TRACKING/PROCESS**DIRECTOR:**

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

1.0 BACKGROUND

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

2.0 CONCLUSION

That the item be noted.

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

David Marno, Head of Development Management
Planning Services, Department for Resources and Regulation
3 Knowsley Place
Bury BL9 0EJ

Tel: 0161 253 5291
Email: d.marno@buryscouncil.gov.uk

Ward:

Application No.: 71807 **App. Type:** CONDIS 28/11/2025 Approve**Location:** Land between 18 & 24 Bradley Fold Road, Radcliffe, Bolton, BL2 5QD**Proposal:** Application to discharge conditions 3 (materials), 4 (contaminated land preliminary risk assessment), 7 (drainage) and 9 (construction traffic management plan) on planning permission 68667**Application No.:** 71912 **App. Type:** CONDIS 03/12/2025 Approve**Location:** Former Bury Police Office HQ, Irwell Street, Bury, BL9 0HE**Proposal:** Application to discharge statutory Biodiversity Net Gain condition on planning permission 70565**Application No.:** 72096 **App. Type:** CONDIS 19/11/2025 Approve**Location:** 19 Holyrood Road, Prestwich, Manchester, M25 1PD**Proposal:** Discharge of condition 4 (site verification report), condition 6 (construction traffic management plan) and condition 9 (materials) on p/p 64375**Application No.:** 72318 **App. Type:** CONDIS 01/12/2025 Approve**Location:** 33 Mount Pleasant, Nangreaves, Bury, BL9 6SP**Proposal:** Application to discharge condition no. 3 (material sample) of planning permission 71485**Application No.:** 72375 **App. Type:** CONDIS 05/12/2025 Approve**Location:** Ainsworth Nursing Home, Knowsley Road, Ainsworth, Radcliffe, Bolton, BL2 5PT**Proposal:** Application to discharge condition nos. 3 (materials); 4 (ground materials) and 12 (construction traffic management plan) on planning permission 68661**Application No.:** 72378 **App. Type:** CONDIS 19/11/2025 Approve**Location:** Land adjacent to 35 Hilton Street, Bury, BL9 6LT**Proposal:** Application to discharge conditions on planning permission 69459: Condition 3 (materials), condition 5 (contaminated land & ground/landfill gas risk), condition 6 (remediation strategy), condition 7 (drainage scheme), condition 8 (landscaping scheme), condition 9 (details of foundations/drainage/highway remedial works), condition 10 (construction traffic management plan)**Application No.:** 72380 **App. Type:** FUL 28/11/2025 Approve with Conditions**Location:** 5 Hawkshaw Lane, Tottington, Bury, BL8 4JZ**Proposal:** Extension / alterations to existing roof with rear dormer and patio doors to first floor level at rear; partial render to side and rear elevations to match existing**Application No.:** 72381 **App. Type:** FUL 19/11/2025 Approve with Conditions**Location:** 125 Starling Road, Bury, BL8 2HF**Proposal:** Single storey extension at side / rear

Application No.: 72427 **App. Type:** CONDIS 19/11/2025 **Approve**

7 Whittaker Street, Radcliffe, Manchester, M26 2DT

Location:

Proposal: Application to discharge condition 3 (confirmation no contamination), condition 4 (soil testing), condition 9 (servicing arrangements & turning facilities), condition 10 (car park surfacing), condition 11 (refuse storage) on planning permission 71228

Application No.: 72453 **App. Type:** CONDIS 05/12/2025 **Split Decision**

Land off Parkinson Street, Bury, BL9 6NY

Location:

Proposal: Application to discharge condition 5 (remediation strategy plots 1-3 and 5-11) and condition 8 (drainage management) on planning permission 71577

Application No.: 72459 **App. Type:** CONDIS 19/11/2025 **Approve**

Ferns Farm, Turton Road, Tottington, Bury, BL8 3QH

Location:

Proposal: Application to discharge condition 14 (materials schedule) on planning permission 71688

Application No.: 72464 **App. Type:** CONDIS 05/12/2025 **Approve**

Meadow View, Watling Street, Tottington, Bury, BL8 3QR

Location:

Proposal: Application to discharge condition 3 (Habitat Management and Monitoring Plan (the HMMP) and the Statutory Biodiversity Gain Plan on planning permission 72149

Application No.: 72465 **App. Type:** CONDIS 28/11/2025 **Approve**

Bury Contract Services, Willow Street, Bury, BL9 7QZ

Location:

Proposal: Application to discharge condition 6 (remediation strategy) on planning permission 71302

Application No.: 72475 **App. Type:** REG5 13/11/2025 **Raise No Objection**

Lakeland Discount Furnishers Ltd, York Street, Bury, BL9 7AR

Location:

Proposal: Regulation 5 notice of intention to upgrade of an existing telecommunications base station comprising removal of 6 no antennas and replacement with 6 no new antennas, the relocation of 1 no existing dish onto proposed support pole, and ancillary development thereto on the rooftop of Lakeland Discount Furniture. Top height of antennas to be 16.90m AGL.

Application No.: 72477 **App. Type:** CONDIS 05/12/2025 **Approve**

68-70 Bury New Road, Prestwich, Manchester, M25 0JU

Location:

Proposal: Application to discharge condition 3 (highways) on planning permission 70339: Works completed as per the agreed scope

Application No.: 72565 **App. Type:** CONDIS 28/11/2025 **Approve**

Land at Billberry Close & Albert Road, Whitefield, Manchester, M45 8BL

Location:

Proposal: Application to discharge condition 3 (contaminated land) on planning permission 69535

Ward: **Bury East**

Application No.: 72231 **App. Type:** FUL 14/11/2025 **Approve with Conditions**

Performance House, Heywood Street, Bury, BL9 7DZ

Location:

Proposal: Change of use of part car showroom (Sui Generis) to retail (Class E(a)); Two storey extension for ground floor retail & office and first floor office use; External alterations

Application No.: 72326 **App. Type:** ADV 28/11/2025 Approve with Conditions

Bury Metro Arts Association Derby Hall, Market Street, Bury, BL9 0BW

Location:

Proposal: 2 no. non-illuminated projecting / hanging signs; Vinyls to front glazing

Application No.: 72415 **App. Type:** P3JPA 20/11/2025 Prior Approval Required and Refused

First floor, 62 Bolton Street, Bury, BL9 0LL

Location:

Proposal: Prior approval for proposed change of use of first floor from commercial (Class E) to 1 no. flat (Class C3)

Application No.: 72430 **App. Type:** GPDE 12/11/2025 Prior Approval Not Required - Extension

249 Rochdale Old Road, Bury, BL9 7SA

Location:

Proposal: Prior approval for proposed single storey rear extension

Application No.: 72438 **App. Type:** FUL 19/11/2025 Approve with Conditions

Fairfield General Hospital, Rochdale Old Road, Bury, BL9 7TD

Location:

Proposal: Variation of condition no. 2 on planning permission 70502 (Installation of a generator compound containing 2 no. generators and 2 no. fuel tanks with surrounding fence): Best Available Techniques (BAT) guidelines are no longer applicable, the generators should now be assessed against the Medium Combustion Plant Directive (MCPD)

Application No.: 72484 **App. Type:** GPDE 04/12/2025 Prior Approval Not Required - Extension

52 James Street, Pimhole, Bury, BL9 7EG

Location:

Proposal: Prior approval for proposed single storey rear extension

Application No.: 72517 **App. Type:** LDCE 25/11/2025 Lawful Development

4 Irwell Street, Bury, BL9 0HE

Location:

Proposal: Lawful Development Certificate for an Existing 6 no. bedroom 6 no. person House in mulitple occupancy (HMO) Class C4

Application No.: 72522 **App. Type:** GPDE 05/12/2025 Prior Approval Not Required - Extension

20 Benson Street, Bury, BL9 7EP

Location:

Proposal: Prior approval for proposed single storey rear extension

Ward: **Bury East - Moorside**

Application No.: 72055 **App. Type:** FUL 20/11/2025 Refused

165 Walmersley Road, Bury, BL9 5DE

Location:

Proposal: Two/single storey rear extension with garage extension at rear/boundary wall

Application No.: 72379 **App. Type:** FUL 10/11/2025 Approve with Conditions

109 Walmersley Road, Bury, BL9 5AN

Location:

Proposal: Change of use from dwellinghouse (Class C3) to 8 bed (single occupancy) House in Multiple Occupation (Sui Generis) together with proposed external alterations including new rear dormer conversion and new roof and dormer windows

Application No.: 72518 **App. Type:** GPDE 05/12/2025 Prior Approval Not Required - Extension
Location: The Beeches, Castle Hill Road, Bury, BL9 6UN
Proposal: Prior approval for proposed single storey rear extension

Ward: Bury East - Redvales

Application No.: 72224 **App. Type:** FUL 24/11/2025 Approve with Conditions
Location: 102 Nelson Street, Bury, BL9 9HX

Proposal: Reinstatement of mid-terraced house at no. 102 Nelson Street following collapse after gas explosion

Application No.: 72225 **App. Type:** FUL 24/11/2025 Approve with Conditions
Location: 104 Nelson Street, Bury, BL9 9HX

Proposal: Reinstatement of mid-terraced house at no. 104 Nelson Street following collapse after gas explosion

Application No.: 72226 **App. Type:** FUL 24/11/2025 Approve with Conditions
Location: 106 Nelson Street, Bury, BL9 9HX

Proposal: Reinstatement of end-terraced house at no. 106 Nelson Street following collapse after gas explosion

Application No.: 72248 **App. Type:** FUL 18/11/2025 Approve with Conditions
Location: 57 Millett Street, Bury, BL9 0JB

Proposal: Single storey extension at rear and the construction of a boundary wall at rear including a door to rear alleyway

Application No.: 72313 **App. Type:** FUL 13/11/2025 Refused
Location: Land at rear of 354 Manchester Road, Bury, BL9 9NR

Proposal: Erection of 1 no. dwelling

Application No.: 72317 **App. Type:** FUL 19/11/2025 Approve with Conditions
Location: 30 St Peters Road, Bury, BL9 9RB

Proposal: Single storey extension at side/rear with conversion of existing garage to living accommodation.

Application No.: 72423 **App. Type:** FUL 19/11/2025 Approve with Conditions
Location: 12 Silverdale Close, Bury, BL9 9GE

Proposal: Single storey / two storey extension at side and new door to side elevation

Ward: Bury West

Application No.: 72315 **App. Type:** ADV 28/11/2025 Refused
Location: Pavement adj Rose & Crown car park, Lowercroft Road, Bury, BL8 2EY

Proposal: Non-illuminated banner sign attached to existing telegraph pole

Application No.: 72353 **App. Type:** ADV 12/11/2025 Refused
Location: 4 Colville Drive, Bury, BL8 2DX

Proposal: Advertisement consent for 2 no. non illuminated signs attached to side garden walls of 466 & 474 Bolton Road

Ward: **Bury West - Church (Historic)**

Application No.: 72489 **App. Type:** FUL 05/12/2025 Approve with Conditions
Location: 15 Garstang Drive, Bury, BL8 2JS

Proposal: Single storey extension at side/rear and front porch infill extension with external alterations

Ward: **Bury West - Elton**

Application No.: 72403 **App. Type:** FUL 13/11/2025 Approve with Conditions
Location: 21 Stockton Drive, Bury, BL8 1UQ

Proposal: Single storey side extension

Application No.: 72420 **App. Type:** FUL 25/11/2025 Approve with Conditions
Location: 4 Horsham Close, Bury, BL8 1XY

Proposal: First floor extension at side with conversion of existing garage to living accommodation and new window openings.

Application No.: 72433 **App. Type:** LDCP 28/11/2025 Lawful Development
Location: 18 Wragby Close, Bury, BL8 1XD

Proposal: Lawful development certificate for proposed single storey pitched roof rear extension.

Application No.: 72448 **App. Type:** FUL 24/11/2025 Approve with Conditions
Location: 47 Rudgwick Drive, Bury, BL8 1YE

Proposal: Two Storey Extension at Rear; First Floor Extension at Side and Extension to Existing Front Porch

Application No.: 72456 **App. Type:** LDCP 04/12/2025 Lawful Development
Location: 9 Winchester Close, Bury, BL8 1YQ

Proposal: Lawful development certificate for proposed demolition of conservatory, partial demolition of rear dining room extension and erection of extension to the rear of the property across the full width of the original building in red brick and white/black windows/doors to tie in to the existing building; Replacement of windows, fascias, gutters and soffits, new front door

Application No.: 72479 **App. Type:** FUL 04/12/2025 Approve with Conditions
Location: 14 Hebburn Drive, Bury, BL8 1ED

Proposal: Side extension with rear dormer extension

Ward: **North Manor**

Application No.: 72222 **App. Type:** FUL 03/12/2025 Approve with Conditions
Location: 1 Mayfield Road, Ramsbottom, Bury, BL0 9TB

Proposal: Single Storey Wrap Around Extension; New boundary wall

Application No.: 72283 **App. Type:** FUL 25/11/2025 Approve with Conditions
Location: Brick Barn Farm, Whipney Lane, Tottington, Bury, BL8 4HT

Proposal: Erection of self-contained granny annex ancillary to the existing dwelling

Application No.: 72417 **App. Type:** FUL 20/11/2025 Approve with Conditions
Location: Hollymount Farm, Hollymount Lane, Tottington, Bury, BL8 4HP

Proposal: Removal of condition 17 (sprinkler/misting system) from planning permission 68505
(Demolition works and redevelopment for 4no. new dwellings (3 new build, 1 barn conversion) with car ports and two storey extension at side of existing farmhouse; associated landscaping; access works): sprinkler system is not required

Application No.: 72498 **App. Type:** PIP 04/12/2025 Refused
Location: Land off Bentley Lane, Bury, BL9 6RZ

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

Application No.: 72513 **App. Type:** GPDE 04/12/2025 Prior Approval Not Required - Extension
Location: 33 Oak Avenue, Ramsbottom, Bury, BL0 9UY

Proposal: Prior approval for proposed single storey rear extension

Ward: **Prestwich - Holyrood**

Application No.: 72079 **App. Type:** FUL 26/11/2025 Approve with Conditions
Location: 93 Simister Lane, Prestwich, Manchester, M25 2SU

Proposal: Single storey front extension, two/single storey extensions at rear with ground floor balcony at rear; Render to external elevations

Application No.: 72311 **App. Type:** FUL 14/11/2025 Approve with Conditions
Location: 4 Brooklawn Drive, Prestwich, Manchester, M25 2GS

Proposal: Two/single storey extension at side/rear

Application No.: 72320 **App. Type:** FUL 24/11/2025 Approve with Conditions
Location: 32 Parrenthorn Road, Prestwich, Manchester, M25 2RL

Proposal: Single storey front/side/rear extension along with a front canopy

Application No.: 72391 **App. Type:** FUL 04/12/2025 Approve with Conditions
Location: 50 Heys Road, Prestwich, Manchester, M25 1JY

Proposal: Two/single storey rear extension

Application No.: 72392 **App. Type:** FUL 12/11/2025 Approve with Conditions
Location: 6 Pine Grove, Prestwich, Manchester, M25 3DR
Proposal: Replacement single storey rear extension

Application No.: 72450 **App. Type:** OUT 04/12/2025 Refused
Location: Brook Farm, Simister Lane, Prestwich, Manchester, M25 2SB
Proposal: Outline application (all matters reserved except access) for the demolition of an existing farmstead and the erection of 9no. dwellings and associated works

Ward: **Prestwich - Sedgley**

Application No.: 72388 **App. Type:** FUL 11/11/2025 Approve with Conditions
Location: 26 Hereford Drive, Prestwich, Manchester, M25 0AG
Proposal: Single storey and first floor rear extensions

Application No.: 72463 **App. Type:** FUL 05/12/2025 Approve with Conditions
Location: 12A Rectory Avenue, Prestwich, Manchester, M25 1DE
Proposal: Erection of 1 no. dwelling following demolition of existing dwelling

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

Application No.: 72321 **App. Type:** FUL 28/11/2025 Refused
Location: 15 Barnhill Road, Prestwich, Manchester, M25 9WH
Proposal: External escape staircase to side

Application No.: 72363 **App. Type:** FUL 01/12/2025 Approve with Conditions
Location: 7 Butt Hill Avenue, Prestwich, Manchester, M25 9PN
Proposal: Extension and conversion of existing detached garage into granny flat.

Application No.: 72394 **App. Type:** FUL 19/11/2025 Approve with Conditions
Location: 6 Kingswood Road, Prestwich, Manchester, M25 3AB
Proposal: Single storey rear extension

Application No.: 72440 **App. Type:** FUL 01/12/2025 Approve with Conditions
Location: 26 Willow Road, Prestwich, Manchester, M25 3AG
Proposal: Single storey rear extension

Application No.: 72488 **App. Type:** LDCP 28/11/2025 Lawful Development
Location: 4 Hamilton Close, Prestwich, Manchester, M25 9JS
Proposal: Lawful development certificate for proposed replacement of existing garage door with part brick work and part half-glazed pedestrian door

Ward: **Radcliffe - East**

Application No.: 71917 **App. Type:** FUL 01/12/2025 Approve with Conditions

Fragrance Oils International Ltd, Eton Hill Road, Radcliffe, Manchester, M26 2FR

Location:

Proposal: Demolition of an existing single storey, mixed use building and steel framed warehouse; Erection of a two storey building to provide office, research and development and warehouse facilities

Application No.: 72335 **App. Type:** FUL 03/12/2025 Approve with Conditions

Globe Industrial Estate, Darbyshire Street, Radcliffe, Manchester, M26 9TA

Location:

Proposal: Erection of industrial unit (Use Class B2/B8) with associated parking

Application No.: 72395 **App. Type:** LDCP 12/11/2025 Lawful Development

74 Bury Road, Radcliffe, Manchester, M26 2UU

Location:

Proposal: Lawful development certificate for proposed use of a (C3a) dwelling as a children's home for a single child, with a manager and two carers who would stay overnight, working on a rota basis (C2)

Application No.: 72398 **App. Type:** FUL 28/11/2025 Approve with Conditions

Land at Green Street, Radcliffe

Location:

Proposal: Variation of condition nos. 1 (approved drawings), 4 (remediation), 8 (noise), 21 (vehicular & pedestrian arrangements), 22 (turning facilities), 23 (car and cycle parking) and 24 (bin storage) on planning permission 70333 (Mixed-use development comprising 132 apartments, bar, commercial and office spaces) - include a phasing plan with subsequent phasing of the remediation strategy; parking servicing and bin storage arrangements

Application No.: 72422 **App. Type:** FUL 25/11/2025 Approve with Conditions

2 Coventry Road, Radcliffe, Manchester, M26 4FY

Location:

Proposal: First floor extension at side

Ward: Radcliffe - North and Ainsworth

Application No.: 72124 **App. Type:** LBC 18/11/2025 Approve with Conditions

Ainsworth Unitarian Chapel, Knowsley Road, Ainsworth, Radcliffe, Bolton, BL2 5PZ

Location:

Proposal: Listed Building Consent for installation of ambulant disabled WC, brew area to existing room and replacement timber single glazed side opening light in mullioned window

Application No.: 72237 **App. Type:** FUL 26/11/2025 Approve with Conditions

5 Stonedelph Close, Ainsworth, Radcliffe, Bolton, BL2 5SH

Location:

Proposal: First floor front/side extension with cladding

Application No.: 72354 **App. Type:** FUL 26/11/2025 Approve with Conditions

22 Countess Lane, Radcliffe, Manchester, M26 3WF

Location:

Proposal: Provision of a new vehicular access including a dropped kerb and creation of a new driveway

Application No.: 72393 **App. Type:** FUL 05/12/2025 Approve with Conditions

9 Berkeley Crescent, Radcliffe, Manchester, M26 3TR

Location:

Proposal: Single storey side extension linked to existing detached outbuilding; Single storey front extension; Formation of first floor balcony at side above existing carport

Application No.: 72396	App. Type: PMBPA	13/11/2025	Prior Approval Required and Granted
Location: 344 Bradley Fold Road, Radcliffe, Bolton, BL2 6RL			
Proposal: Prior approval for a proposed change of use from agricultural building to 1no. dwelling			

Application No.: 72405	App. Type: FUL	13/11/2025	Approve with Conditions
Location: 41 Moss Shaw Way, Radcliffe, Manchester, M26 4WT			
Proposal: Single storey extensions at front/rear and two storey side extension with conversion of garage to living accommodation			

Application No.: 72436	App. Type: PIP	14/11/2025	Refused
Location: Land at Gorse Hill Stables, 160 Starling Road, Bury, BL8 2HJ			
Proposal: Application for permission in principle for erection of up to 9 no. dwellings			

Ward: Radcliffe - West

Application No.: 72282	App. Type: FUL	01/12/2025	Approve with Conditions
Location: Millwood Primary Special School, School Street, Radcliffe, Manchester, M26 3BW			
Proposal: Variation of condition nos. 12 (landscaping scheme) to mitigate loss of trees/vegetation, 13 (tree removal/retention plan) revised tree retention and protection drawing to reflect current situation, 15 (biodiversity mitigation and enhancement) updated report to reflect mitigations for lost trees and condition 3 (materials) change of colour of profiled metal roof system from RAL 7004 to RAL 0005500, and change of curtain walling material to Meteon Steel Grey (Satin) A21.7.0 following approval of planning permission 70576			

Application No.: 72343	App. Type: FUL	11/11/2025	Approve with Conditions
Location: 6 Fernbank, Radcliffe, Manchester, M26 1YB			
Proposal: Raise roof ridge height by 500mm; Loft conversion with rear dormer			

Application No.: 72478	App. Type: LDCE	28/11/2025	Lawful Development
Location: Unit 1, 136 Sion Street, Radcliffe, M26 3SB			
Proposal: Lawful development certificate for existing general industrial use (Class B2)			

Ward: Ramsbottom

Application No.: 72457	App. Type: PIP	13/11/2025	Refused
Location: Land off Whalley Road, Ramsbottom			
Proposal: Application for permission in principle for up to 9 no. dwellings			

Application No.: 72482	App. Type: LDCP	25/11/2025	Lawful Development
Location: 64 Fir Street, Ramsbottom, Bury, BL0 0BG			
Proposal: Lawful development certificate for proposed hip to gable and rear dormer			

Application No.: 72483	App. Type: FUL	05/12/2025	Approve with Conditions
Location: 64 Fir Street, Ramsbottom, Bury, BL0 0BG			
Proposal: Two storey side extension			

Application No.:	72485	App. Type:	FUL	04/12/2025	Approve with Conditions
Location:	3 Astley Hall Drive, Ramsbottom, Bury, BL0 9DF				
Proposal:	Single storey side/rear extension following demolition of garage				

Application No.:	72486	App. Type:	FUL	05/12/2025	Approve with Conditions
Location:	255 Whittingham Drive, Ramsbottom, Bury, BL0 9NY				
Proposal:	Variation of condition no. 2 (approved drawings) on planning permission 71852 (Single storey rear extension; loft conversion with rear dormer and raise roof ridge height): for the addition of a high level window above head height on side of dormer cheek				

Ward: Tottington

Application No.:	72419	App. Type:	FUL	18/11/2025	Approve with Conditions
Location:	27 Thornfield Road, Tottington, Bury, BL8 4BX				
Proposal:	Single storey rear extension				

Application No.:	72533	App. Type:	GPDE	01/12/2025	Prior Approval Not Required - Extension
Location:	1 Hawthorn Crescent, Tottington, Bury, BL8 3NG				
Proposal:	Prior approval for proposed single storey rear extension				

Ward: Whitefield + Unsworth - Besses

Application No.:	71945	App. Type:	FUL	27/11/2025	Approve with Conditions
Location:	40 Swinton Crescent, Bury, BL9 8PB				
Proposal:	Two storey extension at side/rear				

Application No.:	72443	App. Type:	FUL	04/12/2025	Approve with Conditions
Location:	10 Wenning Close, Whitefield, Manchester, M45 8JL				
Proposal:	Single storey extension at rear				

Application No.:	72476	App. Type:	LDCP	25/11/2025	Lawful Development
Location:	8 Conway Avenue, Whitefield, Manchester, M45 7AZ				
Proposal:	Lawful development certificate for proposed hip to gable roof extension and rear dormer				

Ward: Whitefield + Unsworth - Pilkington Park

Application No.:	72185	App. Type:	FUL	19/11/2025	Approve with Conditions
Location:	4 Parkstone Avenue, Whitefield, Manchester, M45 7QH				
Proposal:	Demolition of existing dwelling and erection of 1 no. replacement dwelling				

Application No.:	72306	App. Type:	FUL	03/12/2025	Approve with Conditions
Location:	11 Marle Croft, Whitefield, Manchester, M45 7NB				
Proposal:	First floor front extension; Pitch roof to garage conversion; Single storey front extension; Cedar panelling to front elevation.				

Application No.: 72344	App. Type: FUL	28/11/2025	Approve with Conditions
Location: 2 Fairhaven Avenue, Whitefield, Manchester, M45 7QG			
Proposal: First floor front and side extensions; single storey rear extension; juliette balconies at rear; rear dormer; new roof windows and all elevations to be rendered.			
Application No.: 72358	App. Type: FUL	14/11/2025	Approve with Conditions
Location: 20 Church Lane, Whitefield, Manchester, M45 7NF			
Proposal: Conversion of existing garage to lounge and erection of a single storey detached garage to front/side			
Application No.: 72421	App. Type: FUL	14/11/2025	Approve with Conditions
Location: 14 Philips Park Road East, Whitefield, Manchester, M45 7HJ			
Proposal: Single storey extension at side			
Application No.: 72432	App. Type: FUL	19/11/2025	Refused
Location: Whitefield Garage, 325 Bury New Road, Whitefield, Manchester, M45 7SE			
Proposal: Variation of condition 11 (operating times) on planning permission 55660 (Redevelopment of petrol filling station): to allow for 24 hour operation of site			
Ward: Whitefield + Unsworth - Unsworth			
Application No.: 72215	App. Type: FUL	20/11/2025	Approve with Conditions
Location: 15 Borrowdale Drive, Bury, BL9 8HT			
Proposal: Hip to gable roof extension with loft conversion and rear dormer; Single/two storey side extension and single storey rear extension			
Application No.: 72270	App. Type: FUL	19/11/2025	Approve with Conditions
Location: McDonalds Restaurant, Little 66, Bury, BL9 8RD			
Proposal: Installation of 1 no. additional rapid electric vehicle charging station; Upgrade to the 2 no. existing EV chargers and ancillary equipment existing within the car park			
Application No.: 72402	App. Type: FUL	17/11/2025	Approve with Conditions
Location: McDonalds Restaurant Park, Little 66, Bury, BL9 8RS			
Proposal: Reconfiguration of shopfront to include new access door and refurbish existing doors and windows			
Application No.: 72452	App. Type: FUL	25/11/2025	Approve with Conditions
Location: 45 Randale Drive, Bury, BL9 8NF			
Proposal: Demolition of the existing single storey side/rear extension and erection of a new single storey side/rear extension.			
Application No.: 72492	App. Type: AG	19/11/2025	Prior Approval Required and Refused
Location: Land west of Croft Lane, Bury, BL9 8QH			
Proposal: Prior approval for proposed agricultural building			