

# REPORT FOR NOTING

<b>DECISION OF:</b>	<b>PLANNING CONTROL COMMITTEE</b>
<b>DATE:</b>	<b>27 January 2026</b>
<b>SUBJECT:</b>	<b>DELEGATED DECISIONS</b>
<b>REPORT FROM:</b>	<b>HEAD OF DEVELOPMENT MANAGEMENT</b>
<b>CONTACT OFFICER:</b>	<b>DAVID MARNO</b>
<b>TYPE OF DECISION:</b>	<b>COUNCIL</b>
<b>FREEDOM OF INFORMATION/STATUS:</b>	This paper is within the public domain
<b>SUMMARY:</b>	The report lists: Recent delegated planning decisions since the last PCC
<b>OPTIONS &amp; RECOMMENDED OPTION</b>	The Committee is recommended to the note the report and appendices
<b>IMPLICATIONS:</b>	
<b>Corporate Aims/Policy Framework:</b>	Do the proposals accord with the Policy Framework? Yes
<b>Statement by the S151 Officer: Financial Implications and Risk Considerations:</b>	Executive Director of Resources to advise regarding risk management
<b>Statement by Executive Director of Resources:</b>	N/A
<b>Equality/Diversity implications:</b>	No
<b>Considered by Monitoring Officer:</b>	N/A
<b>Wards Affected:</b>	All listed
<b>Scrutiny Interest:</b>	N/A

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

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

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**1.0 BACKGROUND**

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

**2.0 CONCLUSION**

That the item be noted.

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

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# Planning applications decided using Delegated Powers

## Between 08/12/2025 and 18/01/2026



Ward:

**Application No.:** 71697      **App. Type:** CONDIS 11/12/2025      Approve  
**Location:** Land at Springside Road, Bury  
**Proposal:** Application to discharge conditions on planning permission 68055:  
Condition 4 (Validation Report) and condition 10 (Knotweed Eradication Completion Certificate)

**Application No.:** 72147      **App. Type:** CONDIS 14/01/2026      Approve  
**Location:** Former Tarmac Building Materials Ltd, Stopes Road, Little Lever, Bolton, BL3 1NR  
**Proposal:** Application to discharge condition 3 (highway works), condition 4 (construction traffic management plan) & condition 6 (remedial works) on p/p 70350

**Application No.:** 72323      **App. Type:** CONDIS 11/12/2025      Approve  
**Location:** Land adjacent 41 Bury Old Road, Ainsworth, Bolton, BL2 5PF  
**Proposal:** Application to discharge condition 3 (contaminated land) and condition 4 (remediation strategy) on planning permission 70951

**Application No.:** 72357      **App. Type:** CON 24/12/2025      Raise No Objection  
**Location:** Land off Mottram Old Road Hyde SK14 3BE  
**Proposal:** Article 18 Consultation from Tameside MBC (ref 21/01171/OUT) - Outline application, with all matters reserved other than access, for the demolition of certain existing building and structures, and the redevelopment of the site for a residential-led, mixed-use development comprising; residential dwellings (Use Classes C3 and C2); local centres including retail, commercial and community uses (Use Classes E(a)-(g)(i); F1; F2 and Sui generis); Education Land/ Facilities and Community Facilities (Use Classes F1, F2(b)-(d); E(d)-(f)); new bridge connection to Hattersley; and associated infrastructure, open space and landscaping

**Application No.:** 72510      **App. Type:** CONDIS 19/12/2025      Approve  
**Location:** Former Castlecroft Caravan Centre, Eton Hill Road, Radcliffe, Manchester, M26 2ZT  
**Proposal:** Application to discharge condition nos. 3 (materials); 14 (Japanese Knotweed); 15 (landscaping) and 18 (external lighting) on planning permission 71775

**Application No.:** 72536      **App. Type:** CONDIS 18/12/2025      Approve  
**Location:** Site of Whittaker House, Whittaker Street, Radcliffe, Manchester, M26 2TD  
**Proposal:** Application to discharge condition 3 (remediation strategy/site verification report) and condition 4 (contamination/risk assessment) on planning permission 71563

**Application No.:** 72544      **App. Type:** CONDIS 18/12/2025      Split Decision  
**Location:** Land adjacent to 62 Springside Road, Bury, BL9 5JQ  
**Proposal:** Application to discharge condition 3 (contaminated land), condition 5 (EV charge point), condition 8 (BEMP) and condition 17 (sprinkler system) on planning permission 68815

**Application No.:** 72550      **App. Type:** REG5 10/12/2025      Raise No Objection  
**Location:** Pavement junction of 153 Heys Road and Merton Road, Prestwich, Manchester, M25 1QJ  
**Proposal:** Regulation 5 notice of intention to install 1 no. 9M light wooden pole (ref.1337159)

<b>Application No.:</b>	72560	<b>App. Type:</b>	REG5	10/12/2025	Raise No Objection
<b>Location:</b>	Pavement adj 10 Hunt Fold Drive, Tottington, Bury, BL8 4QG				
<b>Proposal:</b>	Regulation 5 notice (ref. OGEAA3553603) of intention to install fixed line broadband electronic communications apparatus consisting of a 10M light pole				
<b>Application No.:</b>	72561	<b>App. Type:</b>	REG5	10/12/2025	Raise Objections
<b>Location:</b>	O/S 15 Nuttall Hall Road, Ramsbottom, Bury, BL0 0AS				
<b>Proposal:</b>	Regulation 5 Notice of intention to install 1 no. 12m medium wooden pole				
<b>Application No.:</b>	72562	<b>App. Type:</b>	REG5	19/12/2025	Raise No Objection
<b>Location:</b>	Pavement o/s 104-126 Baguley Crescent, Prestwich, Manchester, M24 4GU				
<b>Proposal:</b>	Regulation 5 notice (ref. WGNMVR1C) of intention to install fixed line broadband electronic communications apparatus, as 9M light wooden pole				
<b>Application No.:</b>	72563	<b>App. Type:</b>	CONDIS	22/12/2025	Approve
<b>Location:</b>	Brook Bottom Farm, Bury Old Road, Shuttleworth, Ramsbottom, Bury, BL0 0RZ				
<b>Proposal:</b>	Application to discharge condition 2 (EV charging point) on planning permission 72026				
<b>Application No.:</b>	72564	<b>App. Type:</b>	CONDIS	19/12/2025	Approve
<b>Location:</b>	Brook Bottom Farm, Bury Old Road, Shuttleworth, Ramsbottom, Bury, BL0 0RZ				
<b>Proposal:</b>	Application to discharge condition 4 (landscaping scheme and bird boxes) on planning permission 72027				
<b>Application No.:</b>	72575	<b>App. Type:</b>	CONDIS	16/01/2026	Approve
<b>Location:</b>	131 Radcliffe New Road, Radcliffe, Manchester, M45 7RP				
<b>Proposal:</b>	Application to discharge condition 3 (materials), condition 4 (construction traffic management plan (CTMP)) and condition 10 (surface water drainage) on planning permission 71264				
<b>Application No.:</b>	72589	<b>App. Type:</b>	REG5	23/12/2025	Raise No Objection
<b>Location:</b>	Rear of Pike Farm, Bury Old Road, Ramsbottom, Bury, BL9 6SY				
<b>Proposal:</b>	Regulation 5 notice (ref. COL.MOD.UK.0006602_1) of intention to install electronic communications apparatus comprising: <ul style="list-style-type: none"> <li>• 3No. ANTENNAS AT 18.69m MEAN;</li> <li>• 3No. CABINETS TO BE REFRESHED WITHIN INTERNAL ROOM 2;</li> <li>• 3No. ANTENNAS &amp; ANCILLARY EQUIPMENT AT 18.00m MEAN HEIGHT;</li> <li>• 2No. CABINETS WITHIN INTERNAL ROOM 2;</li> <li>• 3No. ANTENNAS &amp; ANCILLARY EQUIPMENT AT 18.69m MEAN HEIGHT TO BE REMOVED; and,</li> <li>• 3No. ANTENNAS &amp; ANCILLARY EQUIPMENT AT 18.00m MEAN TO BE REMOVED</li> </ul>				
<b>Application No.:</b>	72592	<b>App. Type:</b>	CONDIS	14/01/2026	Split Decision
<b>Location:</b>	221 Walmersley Road, Bury, BL9 5DF				
<b>Proposal:</b>	Application to discharge condition 1 (start by date), Condition 2 (approved drawings), condition 3 (car and cycle parking), Condition 4 (bin storage facilities) and Condition 5 (use of basement), on planning permission 71644				
<b>Application No.:</b>	72597	<b>App. Type:</b>	REG5	19/12/2025	Raise No Objection
<b>Location:</b>	Pavement adj to 8, 11, 40 Baguley Crescent, Prestwich, Manchester, M24 4GT				
<b>Proposal:</b>	Regulation 5 notice of intention to install 3 no. 9M light wooden pole (ref.WGNWD69Z)				

<b>Application No.:</b>	72601	<b>App. Type:</b>	CONDIS 19/12/2025	Split Decision
<b>Location:</b>	Former Castlecroft Caravan Centre, Land at rear of Eton Hill Road, Radcliffe, Bury, M26 2ZT			
<b>Proposal:</b>	Application to discharge condition nos. 8,9,10,11 & 12 (all ground contamination) Condition no. 13 (drainage) on planning permission 71775 - 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			
<b>Application No.:</b>	72612	<b>App. Type:</b>	REG5 23/12/2025	Raise Objections
<b>Location:</b>	Pavement o/s St Andrews Church, Mersey Drive, Whitefield, Manchester, M45 8LA			
<b>Proposal:</b>	Regulation 5 notice (ref. BOLT-X-XT) of intention to install above-ground cabinets (in order to house electronic equipment)			
<b>Application No.:</b>	72613	<b>App. Type:</b>	REG5 18/12/2025	Raise Objections
<b>Location:</b>	Pavement o/s Stand Lodge, 1 Stand Lane, Radcliffe, Manchester, M26 1JP			
<b>Proposal:</b>	Regulation 5 notice (ref. BOLT-X-XU-BOLTONWARD0106) of intention to install above-ground cabinets (in order to house electronic equipment)			
<b>Application No.:</b>	72615	<b>App. Type:</b>	REG5 11/12/2025	Raise No Objection
<b>Location:</b>	Pavement o/s 29 Parkhills Close, Bury, BL9 9HB			
<b>Proposal:</b>	Regulation 5 notice (ref. BOLT-X-XR&BOLTONWARD0105) of intention to install above-ground cabinets (in order to house electronic equipment)			
<b>Application No.:</b>	72616	<b>App. Type:</b>	REG5 23/12/2025	Raise Objections
<b>Location:</b>	Pavement at side of 2 Sanderson Street, Bury, BL9 6BP			
<b>Proposal:</b>	Regulation 5 notice (ref. BOLT-X-XQ) of intention to install above-ground cabinet (in order to house electronic equipment)			
<b>Application No.:</b>	72617	<b>App. Type:</b>	REG5 19/12/2025	Raise No Objection
<b>Location:</b>	Pavement adj skip yard at junction of Fountain Street North & Back Manor Street, Bury, BL9 7AN			
<b>Proposal:</b>	Regulation 5 notice (ref. BOLTWARD0104) of intention to install above-ground cabinets (in order to house electronic equipment)			
<b>Application No.:</b>	72618	<b>App. Type:</b>	REG5 19/12/2025	Raise No Objection
<b>Location:</b>	Pavement at side of 217 Ainsworth Road, Bury, BL8 2RU			
<b>Proposal:</b>	Regulation 5 notice (ref. BOLT-X-AF) of intention to install above-ground cabinets (in order to house electronic equipment)			
<b>Application No.:</b>	72619	<b>App. Type:</b>	REG5 19/12/2025	Raise No Objection
<b>Location:</b>	Grass verge o/s 154-156 Church Street, Ainsworth, Bolton, BL2 5SJ			
<b>Proposal:</b>	Regulation 5 notice (ref. BOLT-X-AH) of intention to install above-ground cabinets (in order to house electronic equipment)			
<b>Application No.:</b>	72620	<b>App. Type:</b>	REG5 10/12/2025	Raise No Objection
<b>Location:</b>	Pavement adj grassed area at junction of Spring Lane & Whittaker Street, Radcliffe, Manchester, M26 2TQ			
<b>Proposal:</b>	Regulation 5 notice (ref. BOLT-X-XV) of intention to install above-ground cabinets (in order to house electronic equipment)			
<b>Application No.:</b>	72667	<b>App. Type:</b>	CONDIS 15/01/2026	Approve
<b>Location:</b>	Former Bury Police Office HQ, Irwell Street, Bury, BL9 0HE			
<b>Proposal:</b>	Application to discharge condition 5 (remediation validation report) on planning permission 70565			

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**Application No.:** 72675      **App. Type:** CONDIS 23/12/2025      Approve  
**Location:** Stone House, 1 Dorothy Street, Ramsbottom, Bury, BL0 9QJ  
**Proposal:** Application to discharge condition 8 (remediation strategy) on planning permission 57515 and condition 6 (remediation strategy) of application 69389

**Ward:** Bury East

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**Application No.:** 72308      **App. Type:** FUL      12/12/2025      Refused  
**Location:** 195 Rochdale Road, Pimhole, Bury, BL9 7BB  
**Proposal:** Change of use of part ground floor and first floor to form 4 no. bedroom (single occupancy) House in Multiple Occupation (HMO) (Use Class C4); part two storey/part single storey rear extension and loft conversion with front and rear dormers

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**Application No.:** 72406      **App. Type:** FUL      19/12/2025      Approve with Conditions  
**Location:** 36 Nuttall Street, Pimhole, Bury, BL9 7EW  
**Proposal:** Replacement single storey rear extension

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**Application No.:** 72428      **App. Type:** FUL      10/12/2025      Approve with Conditions  
**Location:** 2 Pear Avenue, Bury, BL9 7NB  
**Proposal:** Single storey rear extension and front porch

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**Application No.:** 72445      **App. Type:** FUL      19/12/2025      Approve with Conditions  
**Location:** Lester House, 21 Broad Street, Bury, BL9 0AW  
**Proposal:** External alterations to building facade comprising of replacement windows and panels, alterations to existing access, new doorway to bin store and creation of upper floor private garden spaces to utilise existing balcony

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**Application No.:** 72529      **App. Type:** LBC      19/12/2025      Approve with Conditions  
**Location:** Bury Metro Arts Association Derby Hall, Market Street, Bury, BL9 0BW  
**Proposal:** Listed Building Consent - 2 no. non-illuminated projecting / hanging signs; Vinyls to front glazing

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**Application No.:** 72602      **App. Type:** ADV      08/01/2026      Refused  
**Location:** Pavement o/s 30 Derby Way, Moorgate, Bury, BL9 0NJ  
**Proposal:** Non-illuminated advertising panels to all 4 sides of existing telecommunications cabinet

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**Application No.:** 72604      **App. Type:** ADV      09/01/2026      Refused  
**Location:** Pavement at Derby Way, opposite entrance to The Rock multi-storey car park, Bury, BL9 0NS  
**Proposal:** Non-illuminated advertising panels to all 4 sides of existing telecommunications cabinet

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**Application No.:** 72605      **App. Type:** ADV      09/01/2026      Refused  
**Location:** Pavement at junction of Derby Way & Rochdale Road, Bury, BL9 0NJ  
**Proposal:** Non-illuminated advertising panels to all 4 sides of existing telecommunications cabinet

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**Application No.:** 72606      **App. Type:** ADV      16/01/2026      Refused  
**Location:** Pavement adj to entrance of Angouleme Retail Park, George Street, Bury, BL9 0PE  
**Proposal:** Non-illuminated advertising panels to all 4 sides of existing telecommunications cabinet

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**Application No.:** 72607      **App. Type:** ADV      16/01/2026      Refused  
**Location:** Pavement at junction of George Street & South Cross Street, Bury, BL9 0RS  
**Proposal:** Non-illuminated advertising panels to all 4 sides of existing telecommunications cabinet

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**Application No.:** 72652      **App. Type:** FUL      15/01/2026      Approve with Conditions  
**Location:** 77 Fairfield Drive, Bury, BL9 7SL  
**Proposal:** New front porch and single storey extension at side

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**Ward: Bury East - Moorside**

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**Application No.:** 72253      **App. Type:** FUL      16/12/2025      Approve with Conditions  
**Location:** Site of Car Time, Bell Lane, Bury, BL9 6BB  
**Proposal:** Variation of condition no.2 (approved plans) on planning permission 70945:  
Increase the floorspace of the retail unit

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**Application No.:** 72370      **App. Type:** FUL      22/12/2025      Refused  
**Location:** Land to rear of 29 Raven Street, Bury, BL9 5AU  
**Proposal:** Demolition of former works and Erection of 1 no. single storey dwelling for persons in adult social care

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**Application No.:** 72595      **App. Type:** FUL      14/01/2026      Approve with Conditions  
**Location:** Bury Community Fire Station, Magdalene Road, Bury, BL9 0ES  
**Proposal:** Installation of Air Source Heat Pump (ASHP) to replace gas fired boilers and associated works

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**Ward: Bury East - Redvales**

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**Application No.:** 72439      **App. Type:** FUL      19/12/2025      Approve with Conditions  
**Location:** 691 Whitefield Road, Bury, BL9 9PL  
**Proposal:** Single storey side extension

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**Application No.:** 72515      **App. Type:** FUL      22/12/2025      Approve with Conditions  
**Location:** 9 Wiltshire Close, Bury, BL9 9EY  
**Proposal:** Loft conversion with front & rear dormers

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**Application No.:** 72519      **App. Type:** FUL      12/01/2026      Approve with Conditions  
**Location:** 37 Redvales Road, Bury, BL9 9PU  
**Proposal:** Single storey rear extension and shop front/fenestration alterations.

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**Application No.:** 72521      **App. Type:** FUL      14/01/2026      Approve with Conditions  
**Location:** 112 Horne Street, Bury, BL9 9HS  
**Proposal:** Single storey rear extension; Loft conversion with rear dormer

Ward: **Bury West**

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**Application No.:** 72325      **App. Type:** FUL      10/12/2025      Approve with Conditions  
**Location:** Higher Woodhill Farm, Woodhill Road, Bury, BL8 1BS  
**Proposal:** Erection of an agricultural building to accommodate livestock and general purpose agricultural storage

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**Application No.:** 72499      **App. Type:** FUL      16/12/2025      Approve with Conditions  
**Location:** 76 Newington Drive, Bury, BL8 2EG  
**Proposal:** Single storey rear extension

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**Application No.:** 72581      **App. Type:** FUL      09/01/2026      Approve with Conditions  
**Location:** 14 Glenboro Avenue, Bury, BL8 2PR  
**Proposal:** Single storey side/rear extension

Ward: **Bury West - Elton**

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**Application No.:** 72473      **App. Type:** FUL      16/01/2026      Approve with Conditions  
**Location:** 6 Valley View, Bury, BL8 1WN  
**Proposal:** Construction of detached outbuilding (garden room) at rear

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**Application No.:** 72496      **App. Type:** FUL      19/12/2025      Approve with Conditions  
**Location:** 44 Elterwater Close, Bury, BL8 1UW  
**Proposal:** Two storey side extension, single storey rear extension and external alterations

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**Application No.:** 72541      **App. Type:** FUL      14/01/2026      Approve with Conditions  
**Location:** 12 Springside View, Bury, BL8 4LU  
**Proposal:** Variation of condition 2 (approved plans) on planning permission 72296:  
Amended roof design and material

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**Application No.:** 72582      **App. Type:** FUL      13/01/2026      Approve with Conditions  
**Location:** 38 Pickering Close, Bury, BL8 1UE  
**Proposal:** Single Storey Rear Extension

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**Application No.:** 72610      **App. Type:** ADV      09/01/2026      Refused  
**Location:** Pavement at roundabout at Wood Street & Victoria Street, Bury, BL8 1LE  
**Proposal:** Non-illuminated advertising panels to all 4 sides of existing telecommunications cabinet

Ward: **North Manor**



<b>Application No.:</b>	71987	<b>App. Type:</b>	FUL	09/01/2026	Approve with Conditions
<b>Location:</b>	Irwell View Farm, Touch Road, Bury, BL9 5QS				
<b>Proposal:</b>	Removal of 2 no. chimney stacks; Alterations to windows on the western elevation				
<b>Application No.:</b>	72200	<b>App. Type:</b>	FUL	18/12/2025	Refused
<b>Location:</b>	29 Hawthorn Avenue, Ramsbottom, Bury, BL0 9UZ				
<b>Proposal:</b>	Loft conversion with dormers at front and rear				
<b>Application No.:</b>	72288	<b>App. Type:</b>	FUL	17/12/2025	Approve with Conditions
<b>Location:</b>	863 Walmersley Road, Bury, BL9 5LE				
<b>Proposal:</b>	New front porch; single storey / two storey extension at side; single storey extension at rear and render to proposed extensions; Extension to existing decking				
<b>Application No.:</b>	72291	<b>App. Type:</b>	FUL	19/12/2025	Approve with Conditions
<b>Location:</b>	16 Tor Avenue, Tottington, Bury, BL8 4HG				
<b>Proposal:</b>	Front porch extension, additional dormer at front and single storey rear extension; External alterations and extension of existing rear terrace				
<b>Application No.:</b>	72441	<b>App. Type:</b>	FUL	16/12/2025	Approve with Conditions
<b>Location:</b>	5 Old Oak Cottages, Bolton Road, Tottington, Bury, BL8 4JB				
<b>Proposal:</b>	Single storey side extension				
<b>Application No.:</b>	72458	<b>App. Type:</b>	FUL	24/12/2025	Approve with Conditions
<b>Location:</b>	29 Park Road, Ramsbottom, Bury, BL0 9RZ				
<b>Proposal:</b>	Installation of wall mounted EV charging pod to front elevation				
<b>Application No.:</b>	72490	<b>App. Type:</b>	FUL	19/12/2025	Approve with Conditions
<b>Location:</b>	Cragg Farm, 94 Bass Lane, Summerseat, Ramsbottom, Bury, BL9 5NS				
<b>Proposal:</b>	Retrospective application for replacement barn and ornamental garden pond				
<b>Application No.:</b>	72491	<b>App. Type:</b>	FUL	19/12/2025	Approve with Conditions
<b>Location:</b>	Cragg Farm, 94 Bass Lane, Summerseat, Ramsbottom, Bury, BL9 5NS				
<b>Proposal:</b>	Retrospective application for garden pergola and decking				
<b>Application No.:</b>	72507	<b>App. Type:</b>	FUL	14/01/2026	Refused
<b>Location:</b>	The former Waterside public house and car park, Kay Street, Summerseat, Bury, BL9 5PE				
<b>Proposal:</b>	Erection of 5 no. detached dwellings with associated access, parking and landscaping				
<b>Application No.:</b>	72514	<b>App. Type:</b>	FUL	07/01/2026	Approve with Conditions
<b>Location:</b>	21 Park Road, Ramsbottom, Bury, BL0 9RZ				
<b>Proposal:</b>	Single Storey Rear Extension				

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**Application No.:** 72516      **App. Type:** FUL      19/12/2025      Refused  
**Location:** Land adjacent to 62 Springside Road, Bury, BL9 5JQ  
**Proposal:** Variation of condition no. 12 on planning permission 68815 - Outline application for 12 no. dwellings including means of access (all other matters reserved for appearance, layout, scale and landscaping) - to substitute the approved access

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**Application No.:** 72525      **App. Type:** FUL      19/12/2025      Approve with Conditions  
**Location:** Cragg Farm, 94 Bass Lane, Summerseat, Ramsbottom, Bury, BL9 5NS  
**Proposal:** Retrospective planning permission for replacement driveway and installation of areas of hardstanding and associated landscaping

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**Application No.:** 72530      **App. Type:** PIP      15/12/2025      Refused  
**Location:** Land at Ivy Bank, Walmersley Old Road, Bury, BL9 6RU  
**Proposal:** Application for permission in principle for the erection of 1 no. dwelling

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**Application No.:** 72532      **App. Type:** FUL      05/01/2026      Approve with Conditions  
**Location:** 23 Southfield Road, Ramsbottom, Bury, BL0 9ST  
**Proposal:** Demolition of garage; Two storey/single storey rear extension; Front porch

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Ward: **Prestwich - Holyrood**

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**Application No.:** 72084      **App. Type:** FUL      19/12/2025      Approve with Conditions  
**Location:** 343 Heywood Road, Prestwich, Manchester, M25 2RN  
**Proposal:** New front porch and erection of outbuilding in rear garden to form children's play room

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**Application No.:** 72412      **App. Type:** FUL      13/01/2026      Approve with Conditions  
**Location:** 19 Holyrood Road, Prestwich, Manchester, M25 1PD  
**Proposal:** Change of use from dwellinghouse (Class C3 (a)) to residential children's home for up to 3 no. children (Class C2)

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**Application No.:** 72424      **App. Type:** FUL      19/12/2025      Approve with Conditions  
**Location:** 40 Orange Hill Road, Prestwich, Manchester, M25 1LS  
**Proposal:** Change of use from a single dwellinghouse (Class C3) to 2 no. self-contained apartments (Class C3)

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**Application No.:** 72469      **App. Type:** LDGP      08/01/2026      Lawful Development  
**Location:** 32 Polefield Road, Prestwich, Manchester, M25 2GN  
**Proposal:** Lawful development certificate for proposed use as a children's home for up to two children under the age of 18 (Class C2) in addition to its current use as a residential dwelling (Class C3)

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**Application No.:** 72555      **App. Type:** FUL      15/01/2026      Approve with Conditions  
**Location:** 4 Glebelands Road, Prestwich, Manchester, M25 1NE  
**Proposal:** Change of use from house in multiple occupation (HMO) (Sui Generis) to 1 no. residential dwellinghouse (Class C3)

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Ward: **Prestwich - Sedgley**

<b>Application No.:</b>	72184	<b>App. Type:</b>	FUL	17/12/2025	Approve with Conditions
<b>Location:</b>	78 Kings Road, Prestwich, Manchester, M25 0FY				
<b>Proposal:</b>	First floor rear extension at rear, alterations to new side elevation and roof over existing single storey outrigger at the rear. Works to existing boundary wall.				
<b>Application No.:</b>	72350	<b>App. Type:</b>	FUL	16/12/2025	Approve with Conditions
<b>Location:</b>	8 Carlton Avenue, Prestwich, Manchester, M25 0EB				
<b>Proposal:</b>	Single storey side extension; Loft conversion with rear dormer				
<b>Application No.:</b>	72386	<b>App. Type:</b>	FUL	14/01/2026	Approve with Conditions
<b>Location:</b>	66, 66A & 68 Albert Avenue, Prestwich, Manchester, M25 0LX				
<b>Proposal:</b>	Extension to roof at sides / Loft conversions with front and rear dormer extensions; new front porches (66/66A/68 Albert Avenue) and single storey extension at rear with decking, handrail and steps to rear garden (68 Albert Avenue).				
<b>Application No.:</b>	72397	<b>App. Type:</b>	FUL	11/12/2025	Approve with Conditions
<b>Location:</b>	3 Ravensway, Prestwich, Manchester, M25 0EU				
<b>Proposal:</b>	Hip to gable roof extension, including raising existing roof ridge height, with loft conversion and dormers at front/rear; Single storey extension at side/rear with new flat roof to existing rear extension; Alterations to parking area/vehicular access and boundary wall at front				
<b>Application No.:</b>	72434	<b>App. Type:</b>	FUL	17/12/2025	Approve with Conditions
<b>Location:</b>	78 Windsor Road, Prestwich, Manchester, M25 0DE				
<b>Proposal:</b>	Two storey side and rear extension				
<b>Application No.:</b>	72493	<b>App. Type:</b>	FUL	18/12/2025	Approve with Conditions
<b>Location:</b>	95 Albert Avenue, Prestwich, Manchester, M25 0LU				
<b>Proposal:</b>	Single storey rear extension, formation of accessible ramp at front/side and change of boundary treatment/fencing (to allow adequate access for wheelchair user)				
<b>Application No.:</b>	72494	<b>App. Type:</b>	FUL	17/12/2025	Approve with Conditions
<b>Location:</b>	25 Bannerman Avenue, Prestwich, Manchester, M25 1DZ				
<b>Proposal:</b>	Erection of detached outbuilding at rear				
<b>Application No.:</b>	72508	<b>App. Type:</b>	FUL	14/01/2026	Approve with Conditions
<b>Location:</b>	215 Middleton Road, Manchester, M8 4LR				
<b>Proposal:</b>	Change of use from Car Sales (Sui Generis) to Ritual Bath House (Sui Generis) with single storey side/rear extension; Alterations to front elevation				
<b>Application No.:</b>	72543	<b>App. Type:</b>	FUL	07/01/2026	Approve with Conditions
<b>Location:</b>	12 Meadfoot Avenue, Prestwich, Manchester, M25 0AR				
<b>Proposal:</b>	Loft conversion over rear first floor extension				
<b>Application No.:</b>	72559	<b>App. Type:</b>	FUL	24/12/2025	Refused
<b>Location:</b>	10 Cranbrook Drive, Prestwich, Manchester, M25 0JZ				
<b>Proposal:</b>	Raising of roof ridge height with hip to gable roof extension and loft conversion with dormers at front and rear; Front porch; Single storey rear extension				

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**Application No.:** 72573      **App. Type:** FUL      09/01/2026      Approve with Conditions  
**Location:** 3 Colchester Avenue, Prestwich, Manchester, M25 0LL  
**Proposal:** Single storey extension at side; Single storey extension at rear to come flush to existing extension with parapet wall built to party wall side

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**Application No.:** 72596      **App. Type:** FUL      14/01/2026      Approve with Conditions  
**Location:** 45 Brooklands Road, Prestwich, Manchester, M25 0FB  
**Proposal:** Single storey side extension

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**Application No.:** 72635      **App. Type:** FUL      16/01/2026      Approve with Conditions  
**Location:** 22 George Street, Prestwich, Manchester, M25 9WS  
**Proposal:** Erection of 1.8m high fencing to front and rear gardens

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

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**Application No.:** 72298      **App. Type:** ADV      07/01/2026      Refused  
**Location:** Pavement adj to Aldi car park, 380 Bury New Road, Prestwich, M25 1AR  
**Proposal:** Non-illuminated advertising panels to all 4 sides of existing telecommunications cabinet

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**Application No.:** 72470      **App. Type:** FUL      19/12/2025      Approve with Conditions  
**Location:** 45 Agecroft Road East, Prestwich, Manchester, M25 9RQ  
**Proposal:** Demolition of existing front porch/rear bays and erection of single storey extension at front/side and two storey extension at side/rear

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**Application No.:** 72481      **App. Type:** FUL      12/12/2025      Approve with Conditions  
**Location:** 52 Mountside Crescent, Prestwich, Manchester, M25 3JH  
**Proposal:** Conservatory extension at rear

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**Application No.:** 72487      **App. Type:** FUL      19/12/2025      Approve with Conditions  
**Location:** 12 Beckley Avenue, Prestwich, Manchester, M25 9RR  
**Proposal:** Change flat roof to a pitched roof with gable on existing two storey extension

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**Application No.:** 72539      **App. Type:** FUL      07/01/2026      Refused  
**Location:** Eastholme, St Anns Road, Prestwich, Manchester, M25 9LD  
**Proposal:** Reinstatement of wall/coping stones and erection of new fence and entrance gates

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**Application No.:** 72548      **App. Type:** FUL      23/12/2025      Approve with Conditions  
**Location:** 52 Woodward Road, Prestwich, Manchester, M25 9TU  
**Proposal:** Single storey front extension

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**Application No.:** 72552      **App. Type:** FUL      14/01/2026      Approve with Conditions  
**Location:** 142-144 Butterstile Lane, Prestwich, Manchester, M25 9TJ  
**Proposal:** Conversion of 2 no. existing shops into 1 no. shop with alterations to shop front and new window/door; New external staircase at rear for access to existing first floor flat

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**Application No.:** 72556      **App. Type:** P3JPA      07/01/2026      Prior Approval Required and Granted  
**Location:** 44 Rectory Lane, Prestwich, Manchester, M25 1BL  
**Proposal:** Prior approval for proposed change of use from office (Class E) to 1 no. dwellinghouse (Class C3)

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**Application No.:** 72567      **App. Type:** ADV      07/01/2026      Refused  
**Location:** Pavement outside KFC, Bury New Road, Prestwich, Manchester, M25 3AJ  
**Proposal:** Non-illuminated advertising panels to all 4 sides of existing telecommunications cabinet

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**Application No.:** 72568      **App. Type:** ADV      15/01/2026      Refused  
**Location:** Pavement outside 516 Bury New Road, Prestwich, Manchester, M25 3AN  
**Proposal:** Non-illuminated advertising panels to all 4 sides of existing telecommunications cabinet

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**Application No.:** 72572      **App. Type:** FUL      16/01/2026      Approve with Conditions  
**Location:** 62 Rectory Lane, Prestwich, Manchester, M25 1BL  
**Proposal:** Two storey/single storey side/rear extension; Garage conversion; 2 no. bay windows to front elevation; Timber & metal cladding

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**Application No.:** 72594      **App. Type:** GPDE      24/12/2025      Prior Approval Not Required - Extension  
**Location:** 10 Carlford Grove, Prestwich, Manchester, M25 9TN  
**Proposal:** Prior approval for proposed single storey rear extension

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**Application No.:** 72642      **App. Type:** LDCEP      19/12/2025      Lawful Development  
**Location:** 149 St Anns Road, Prestwich, Manchester, M25 9QL  
**Proposal:** Lawful development certificate for proposed single storey side extension

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## Ward: Radcliffe - East

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**Application No.:** 72472      **App. Type:** FUL      11/12/2025      Approve with Conditions  
**Location:** 25 Ripon Close, Radcliffe, Manchester, M26 2QL  
**Proposal:** Single storey extension at front/side

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**Application No.:** 72569      **App. Type:** ADV      08/01/2026      Refused  
**Location:** Pavement adj Dale Street junction/Radcliffe Bus Station, Pilkington Way, Radcliffe, Manchester, M26 1AJ  
**Proposal:** Non-illuminated advertising panels to all 4 sides of existing telecommunications cabinet

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## Ward: Radcliffe - North and Ainsworth

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**Application No.:** 72376      **App. Type:** FUL      16/12/2025      Approve with Conditions  
**Location:** Ainsworth Nursing Home, Knowsley Road, Ainsworth, Bolton, BL2 5PT  
**Proposal:** Variation of condition nos. 2 (approved plans), 3 (approve materials), 4/5 (ground conditions), 11 (drainage strategy) and 12 (traffic management) on planning permission 68661 (Erection of a dwelling and change of use and refurbishment of Gate House): to alter the design and layout of the house to include a new basement level, 2no. rear dormers swapped for 2no. rear outriggers; addition of 2no. single storey side extensions and an increase in floorspace

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**Application No.:** 72495      **App. Type:** FUL      08/01/2026      Refused  
**Location:** Land adjoining Plane Trees Farm, Bradley Fold Road, Radcliffe, Bolton, BL2 5QR  
**Proposal:** Erection of stables and menage

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**Application No.:** 72538      **App. Type:** FUL      22/12/2025      Approve with Conditions  
**Location:** 53 Bury Old Road, Ainsworth, Bolton, BL2 5SD  
**Proposal:** Creation of vehicular access and driveway

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**Application No.:** 72546      **App. Type:** FUL      22/12/2025      Approve with Conditions  
**Location:** 35 Pilkington Road, Radcliffe, Manchester, M26 3PF  
**Proposal:** First floor rear extension; Hip to gable roof extension; Loft conversion with rear dormer; Reposition of ground floor side window

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**Application No.:** 72547      **App. Type:** FUL      23/12/2025      Approve with Conditions  
**Location:** 58 Countess Lane, Radcliffe, Manchester, M26 3NH  
**Proposal:** Hip to gable roof extension; Loft extension with rear dormer

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**Application No.:** 72640      **App. Type:** FUL      15/01/2026      Approve with Conditions  
**Location:** 427 Bury And Bolton Road, Radcliffe, Manchester, M26 4LJ  
**Proposal:** Single storey front porch extension

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Ward: **Radcliffe - West**

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**Application No.:** 72435      **App. Type:** FUL      11/12/2025      Approve with Conditions  
**Location:** 42 Chapeltown Road, Radcliffe, Manchester, M26 1YF  
**Proposal:** Two storey rear extension

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**Application No.:** 72570      **App. Type:** ADV      08/01/2026      Refused  
**Location:** Pavement adjacent to 103-123 Water Street, Radcliffe, Manchester, M26 3BJ  
**Proposal:** Non-illuminated advertising panels to all 4 sides of existing telecommunications cabinet

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**Application No.:** 72609      **App. Type:** ADV      09/01/2026      Refused  
**Location:** Pavement adj grassed area at junction of Bolton Road/Stopes Road/Countess Lane, Radcliffe, Manchester, M26 0TW  
**Proposal:** Non-illuminated advertising panels to all 4 sides of existing telecommunications cabinet

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**Application No.:** 72625      **App. Type:** ADV      09/01/2026      Refused  
**Location:** Pavement at junction of Phoenix Way & Sion Street, Radcliffe, Manchester, M26 3SB  
**Proposal:** Non-illuminated advertising panels to all 4 sides of existing telecommunications cabinet

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Ward: **Ramsbottom**

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**Application No.:** 72122      **App. Type:** FUL      17/12/2025      Approve with Conditions  
**Location:** Bleakholt Farm, Bury Old Road, Ramsbottom, Bury, BL0 0RX  
**Proposal:** Erection of two cattery buildings

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**Application No.:** 72506      **App. Type:** LBC      19/12/2025      Approve with Conditions  
**Location:** 15 Barwood Lea, Ramsbottom, Bury, BL0 9AX  
**Proposal:** Listed Building Consent for installation of stud wall in main bedroom to form en-suite bathroom; associated drainage connection and replacement of the existing external black metal rainwater pipe

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**Application No.:** 72509      **App. Type:** FUL      16/01/2026      Approve with Conditions  
**Location:** 32 Bolton Road West, Ramsbottom, Bury, BL0 9ND  
**Proposal:** Change of use from a barber shop (Class E) to a residential dwelling (Class C3)

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**Application No.:** 72557      **App. Type:** GPDE      19/12/2025      Prior Approval Not Required - Extension  
**Location:** 19 Astley Hall Drive, Ramsbottom, Bury, BL0 9DF  
**Proposal:** Prior approval for proposed single storey rear extension

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**Application No.:** 72571      **App. Type:** FUL      23/12/2025      Approve with Conditions  
**Location:** 1 Conway Close, Ramsbottom, Bury, BL0 9EZ  
**Proposal:** Single storey front extension; Repositioning of side elevation door

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**Application No.:** 72585      **App. Type:** FUL      23/12/2025      Approve with Conditions  
**Location:** 83 Holcombe Old Road, Ramsbottom, Bury, BL8 4NF  
**Proposal:** Demolition of existing single storey garage; Erection of single storey garage

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## Ward: **Tottington**

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**Application No.:** 72333      **App. Type:** FUL      09/01/2026      Approve with Conditions  
**Location:** 1 Bottoms Hall Cottages, Turton Road, Tottington, Bury, BL8 3QB  
**Proposal:** Two storey side extension; Alterations to existing front porch

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**Application No.:** 72400      **App. Type:** FUL      23/12/2025      Approve with Conditions  
**Location:** Meadow Nook Farm, Turton Road, Tottington, Bury, BL8 3QE  
**Proposal:** First floor extension at side / rear; partial render to elevations

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**Application No.:** 72527      **App. Type:** FUL      14/01/2026      Approve with Conditions  
**Location:** 1 Whittles, Turton Road, Tottington, Bury, BL8 3QQ  
**Proposal:** Two storey side extension; Single storey front extension; Underground septic tank to rear

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**Application No.:** 72549      **App. Type:** FUL      22/12/2025      Approve with Conditions  
**Location:** 6 Booth Close, Tottington, Bury, BL8 3BU  
**Proposal:** Attached single storey open sided gazebo/garden room canopy structure at side/rear with decking

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**Application No.:** 72677      **App. Type:** LDCP      16/01/2026      Lawful Development  
**Location:** 599 Walshaw Road, Bury, BL8 3AF  
**Proposal:** Lawful development certificate for proposed removal of existing rear extension and construction of new single storey extension

Ward: **Whitefield + Unsworth - Besses**

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**Application No.:** 72537      **App. Type:** FUL      05/01/2026      Approve with Conditions  
**Location:** 82 Pole Lane, Bury, BL9 8PX  
**Proposal:** Alteration to front extension from flat to pitched roof; Render to front elevation

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**Application No.:** 72583      **App. Type:** FUL      16/01/2026      Approve with Conditions  
**Location:** 45 Alexander Drive, Bury, BL9 8PF  
**Proposal:** Two Storey Side/Rear Extension; Garage Conversion

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

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**Application No.:** 72234      **App. Type:** FUL      09/01/2026      Approve with Conditions  
**Location:** 169 Bury New Road, Whitefield, Manchester, M45 6AB  
**Proposal:** Single storey rear extension with side access gate

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**Application No.:** 72553      **App. Type:** FUL      22/12/2025      Approve with Conditions  
**Location:** 16A Sergeants Lane, Whitefield, Manchester, M45 7TS  
**Proposal:** Single storey extension at front with new porch and single storey rear extension; Alterations to existing windows

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**Application No.:** 72628      **App. Type:** ADV      15/01/2026      Refused  
**Location:** Pavement adj Morrisons, 5 Stanley Road, Whitefield, Manchester, M45 8QH  
**Proposal:** Non-illuminated advertising panels to all 4 sides of existing telecommunications cabinet

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**Application No.:** 72629      **App. Type:** ADV      15/01/2026      Refused  
**Location:** Pavement adjacent to 214 Bury New Road, Whitefield, Manchester, M45 6GG  
**Proposal:** Non-illuminated advertising panels to all 4 sides of existing telecommunications cabinet

Ward: **Whitefield + Unsworth - Unsworth**

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**Application No.:** 72632      **App. Type:** FUL      15/01/2026      Approve with Conditions  
**Location:** 11 Kilner Close, Bury, BL9 8AD  
**Proposal:** Single storey side and rear extension

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**Total Number of Applications Decided:**      129