

REPORT FOR NOTING

Agenda
Item

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| DECISION OF: | PLANNING CONTROL COMMITTEE |
| DATE: | 27 January 2026 |
| 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 |
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| 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.

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)

Approved **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

Approved **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

Raised **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

Approved **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

Approved **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

Split **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

Raised **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)

Application No.: 72560 **App. Type:** REG5 10/12/2025 Raise No Objection

Location: Pavement adj 10 Hunt Fold Drive, Tottington, Bury, BL8 4QG

Proposal: Regulation 5 notice (ref. OGEEA3553603) of intention to install fixed line broadband electronic communications apparatus consisting of a 10M light pole

Application No.: 72561 **App. Type:** REG5 10/12/2025 Raise Objections

Location: O/S 15 Nuttall Hall Road, Ramsbottom, Bury, BL0 0AS

Proposal: Regulation 5 Notice of intention to install 1 no. 12m medium wooden pole

Application No.: 72562 **App. Type:** REG5 19/12/2025 Raise No Objection

Location: Pavement o/s 104-126 Baguley Crescent, Prestwich, Manchester, M24 4GU

Proposal: Regulation 5 notice (ref. WGNMVR1C) of intention to install fixed line broadband electronic communications apparatus, as 9M light wooden pole

Application No.: 72563 **App. Type:** CONDIS 22/12/2025 Approve

Location: Brook Bottom Farm, Bury Old Road, Shuttleworth, Ramsbottom, Bury, BL0 0RZ

Proposal: Application to discharge condition 2 (EV charging point) on planning permission 72026

Application No.: 72564 **App. Type:** CONDIS 19/12/2025 Approve

Location: Brook Bottom Farm, Bury Old Road, Shuttleworth, Ramsbottom, Bury, BL0 0RZ

Proposal: Application to discharge condition 4 (landscaping scheme and bird boxes) on planning permission 72027

Application No.: 72575 **App. Type:** CONDIS 16/01/2026 Approve

Location: 131 Radcliffe New Road, Radcliffe, Manchester, M45 7RP

Proposal: Application to discharge condition 3 (materials), condition 4 (construction traffic management plan (CTMP)) and condition 10 (surface water drainage) on planning permission 71264

Application No.: 72589 **App. Type:** REG5 23/12/2025 Raise No Objection

Location: Rear of Pike Farm, Bury Old Road, Ramsbottom, Bury, BL9 6SY

Proposal: Regulation 5 notice (ref. COL.MOD.UK.0006602_1) of intention to install electronic communications apparatus comprising:

- 3No. ANTENNAS AT 18.69m MEAN;
- 3No. CABINETS TO BE REFRESHED WITHIN INTERNAL ROOM 2;
- 3No. ANTENNAS & ANCILLARY EQUIPMENT AT 18.00m MEAN HEIGHT;
- 2No. CABINETS WITHIN INTERNAL ROOM 2;
- 3No. ANTENNAS & ANCILLARY EQUIPMENT AT 18.69m MEAN HEIGHT TO BE REMOVED; and,
- 3No. ANTENNAS & ANCILLARY EQUIPMENT AT 18.00m MEAN TO BE REMOVED

Application No.: 72592 **App. Type:** CONDIS 14/01/2026 Split Decision

Location: 221 Walmersley Road, Bury, BL9 5DF

Proposal: 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

Application No.: 72597 **App. Type:** REG5 19/12/2025 Raise No Objection

Location: Pavement adj to 8, 11, 40 Baguley Crescent, Prestwich, Manchester, M24 4GT

Proposal: Regulation 5 notice of intention to install 3 no. 9M light wooden pole (ref.WGNWD69Z)

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

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

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

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

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

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

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

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

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

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

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

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

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

Ward: Bury East - Moorside

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

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

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

Ward: Bury East - Redvales

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

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

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.

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**

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

Application No.: 72499 **App. Type:** FUL **16/12/2025** Approve with Conditions

Location: 76 Newington Drive, Bury, BL8 2EG

Proposal: Single storey rear extension

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**

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

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

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

Application No.: 72582 **App. Type:** FUL **13/01/2026** Approve with Conditions

Location: 38 Pickering Close, Bury, BL8 1UE

Proposal: Single Storey Rear Extension

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**

Application No.: 71987 **App. Type:** FUL 09/01/2026 Approve with Conditions

Location: Irwell View Farm, Touch Road, Bury, BL9 5QS

Proposal: Removal of 2 no. chimney stacks; Alterations to windows on the western elevation

Application No.: 72200 **App. Type:** FUL 18/12/2025 Refused

Location: 29 Hawthorn Avenue, Ramsbottom, Bury, BL0 9UZ

Proposal: Loft conversion with dormers at front and rear

Application No.: 72288 **App. Type:** FUL 17/12/2025 Approve with Conditions

Location: 863 Walmersley Road, Bury, BL9 5LE

Proposal: New front porch; single storey / two storey extension at side; single storey extension at rear and render to proposed extensions; Extension to existing decking

Application No.: 72291 **App. Type:** FUL 19/12/2025 Approve with Conditions

Location: 16 Tor Avenue, Tottington, Bury, BL8 4HG

Proposal: Front porch extension, additional dormer at front and single storey rear extension; External alterations and extension of existing rear terrace

Application No.: 72441 **App. Type:** FUL 16/12/2025 Approve with Conditions

Location: 5 Old Oak Cottages, Bolton Road, Tottington, Bury, BL8 4JB

Proposal: Single storey side extension

Application No.: 72458 **App. Type:** FUL 24/12/2025 Approve with Conditions

Location: 29 Park Road, Ramsbottom, Bury, BL0 9RZ

Proposal: Installation of wall mounted EV charging pod to front elevation

Application No.: 72490 **App. Type:** FUL 19/12/2025 Approve with Conditions

Location: Cragg Farm, 94 Bass Lane, Summerseat, Ramsbottom, Bury, BL9 5NS

Proposal: Retrospective application for replacement barn and ornamental garden pond

Application No.: 72491 **App. Type:** FUL 19/12/2025 Approve with Conditions

Location: Cragg Farm, 94 Bass Lane, Summerseat, Ramsbottom, Bury, BL9 5NS

Proposal: Retrospective application for garden pergola and decking

Application No.: 72507 **App. Type:** FUL 14/01/2026 Refused

Location: The former Waterside public house and car park, Kay Street, Summerseat, Bury, BL9 5PE

Proposal: Erection of 5 no. detached dwellings with associated access, parking and landscaping

Application No.: 72514 **App. Type:** FUL 07/01/2026 Approve with Conditions

Location: 21 Park Road, Ramsbottom, Bury, BL0 9RZ

Proposal: 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 | | |
| 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 | | |
| 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 | | |
| 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 | | |
| Ward: | Prestwich - Holyrood | | |
| 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 | | |
| 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) | | |
| 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) | | |
| Application No.: 72469 | App. Type: LDCP | 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) | | |
| 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) | | |
| Ward: | Prestwich - Sedgley | | |

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| Application No.: 72184 | App. Type: FUL | 17/12/2025 | Approve with Conditions |
| Location: | 78 Kings Road, Prestwich, Manchester, M25 0FY | | |
| Proposal: | 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. | | |
| Application No.: 72350 | App. Type: FUL | 16/12/2025 | Approve with Conditions |
| Location: | 8 Carlton Avenue, Prestwich, Manchester, M25 0EB | | |
| Proposal: | Single storey side extension; Loft conversion with rear dormer | | |
| Application No.: 72386 | App. Type: FUL | 14/01/2026 | Approve with Conditions |
| Location: | 66, 66A & 68 Albert Avenue, Prestwich, Manchester, M25 0LX | | |
| Proposal: | 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). | | |
| Application No.: 72397 | App. Type: FUL | 11/12/2025 | Approve with Conditions |
| Location: | 3 Ravensway, Prestwich, Manchester, M25 0EU | | |
| Proposal: | 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 | | |
| Application No.: 72434 | App. Type: FUL | 17/12/2025 | Approve with Conditions |
| Location: | 78 Windsor Road, Prestwich, Manchester, M25 0DE | | |
| Proposal: | Two storey side and rear extension | | |
| Application No.: 72493 | App. Type: FUL | 18/12/2025 | Approve with Conditions |
| Location: | 95 Albert Avenue, Prestwich, Manchester, M25 0LU | | |
| Proposal: | Single storey rear extension, formation of accessible ramp at front/side and change of boundary treatment/fencing (to allow adequate access for wheelchair user) | | |
| Application No.: 72494 | App. Type: FUL | 17/12/2025 | Approve with Conditions |
| Location: | 25 Bannerman Avenue, Prestwich, Manchester, M25 1DZ | | |
| Proposal: | Erection of detached outbuilding at rear | | |
| Application No.: 72508 | App. Type: FUL | 14/01/2026 | Approve with Conditions |
| Location: | 215 Middleton Road, Manchester, M8 4LR | | |
| Proposal: | Change of use from Car Sales (Sui Generis) to Ritual Bath House (Sui Generis) with single storey side/rear extension; Alterations to front elevation | | |
| Application No.: 72543 | App. Type: FUL | 07/01/2026 | Approve with Conditions |
| Location: | 12 Meadfoot Avenue, Prestwich, Manchester, M25 0AR | | |
| Proposal: | Loft conversion over rear first floor extension | | |
| Application No.: 72559 | App. Type: FUL | 24/12/2025 | Refused |
| Location: | 10 Cranbrook Drive, Prestwich, Manchester, M25 0JZ | | |
| Proposal: | 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 | | |

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 | | |

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)

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 telecommuncations cabinet

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

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

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

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

Ward: Radcliffe - East

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

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

Ward: Radcliffe - North and Ainsworth

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

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

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

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

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

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

Ward: **Radcliffe - West**

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

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

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

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

Ward: **Ramsbottom**

Application No.: 72122 **App. Type:** FUL 17/12/2025 Approve with Conditions

Location: Bleaholt Farm, Bury Old Road, Ramsbottom, Bury, BL0 0RX

Proposal: Erection of two cattery buildings

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

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)

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

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

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

Ward: Tottington

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

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

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

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

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

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

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

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

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

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

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

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

Total Number of Applications Decided: 129