

REPORT FOR NOTING

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	24 March 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 the note the report and appendices
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? Yes
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	No
Considered by Monitoring Officer:	N/A
Wards Affected:	All listed
Scrutiny Interest:	N/A

TRACKING/PROCESS**DIRECTOR:**

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

1.0 BACKGROUND

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

2.0 CONCLUSION

That the item be noted.

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

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Planning applications decided using Delegated Powers

Between **17/02/2026** and **13/03/2026**



Application No.:	71282	App. Type:	CON	12/03/2026	Raise No Objection
Location:	Plot H4, Heywood Distribution Park, Pilsworth Road, Heywood				
Proposal:	Article 18 consultation from Rochdale Council (ref. 24/00805/OUT): Outline application with all matters reserved for the development of land within Use Classes E(g)(iii) (industrial processes), B2 (general industrial), B8 (storage and distribution) and removal of existing structures and hard standing and associated works				
Application No.:	71524	App. Type:	FUL	23/02/2026	Approve with Conditions
Location:	146 -148 Manchester Road, Bury, BL9 0TL				
Proposal:	Change of two storage room within the Basement(s) to a single occupant bedroom to create an additional bedroom within each House in Multiple Occupation (HMO) - resulting in 2 no. 10 bed HMO's, insertion of two Basement windows to the rear and excavation of land to create lightwells to serve the windows				
Application No.:	72130	App. Type:	CONDI	06/03/2026	Approve
Location:	Warth Industrial Park, Warth Road, Bury, BL9 9NB				
Proposal:	Application to discharge condition 18 (foundations) on p/p 70993				
Application No.:	72243	App. Type:	FUL	20/02/2026	Approve with Conditions
Location:	12 Bolton Street, Bury, BL9 0LQ				
Proposal:	Change of use from a sports bar (Sui Generis) to a convenience store (Class E) and restore front elevation.				
Application No.:	72293	App. Type:	FUL	11/03/2026	Approve with Conditions
Location:	Land adjacent to 220 Ainsworth Road, Bury, BL8 2LR				
Proposal:	Erection of 1 no. detached dwelling				
Application No.:	72346	App. Type:	FUL	06/03/2026	Refused
Location:	74b Water Street, Radcliffe, Manchester, M26 4DF				
Proposal:	Conversion of first floor to 1no. self-contained apartment and first floor rear extension				
Application No.:	72348	App. Type:	FUL	27/02/2026	Approve with Conditions
Location:	15 Penrhyn Drive, Prestwich, Manchester, M25 1LW				
Proposal:	Two storey side extension; Front porch				
Application No.:	72404	App. Type:	FUL	03/03/2026	Approve with Conditions
Location:	2-4 Kings Road, Prestwich, Manchester, M25 0LE				
Proposal:	Single storey rear extension; extension of basement and change of fenestration to front elevation				
Application No.:	72414	App. Type:	FUL	19/02/2026	Refused
Location:	65A Windsor Road, Prestwich, M25 0DB				
Proposal:	Change of use from shop to restaurant/coffee shop (Class E(b)) including retention of front canopy with the installation of new extractor system at side and AC unit at rear				
Application No.:	72474	App. Type:	FUL	23/02/2026	Approve with Conditions
Location:	6 Bowland Close, Bury, BL8 3DJ				
Proposal:	Single storey rear extension				
Application No.:	72502	App. Type:	FUL	11/03/2026	Approve with Conditions
Location:	Star Academy, Spring Lane, Radcliffe, Manchester, M26 2SZ				
Proposal:	Variation of condition 2 (approved drawings) following planning permission 70381 to amend the approved drainage strategy, minor revisions to the landscaping proposals and amendments to the building's elevations. Amendments to conditions 3, 7, 9, 11, 12, 13, 14 and 23 to update wording and approved drawings referenced within the conditions				
Application No.:	72611	App. Type:	FUL	26/02/2026	Approve with Conditions
Location:	3 Carr Bank, Ramsbottom, Bury, BL0 9DQ				
Proposal:	Two Storey Rear Extension				
Application No.:	72637	App. Type:	FUL	25/02/2026	Approve with Conditions
Location:	18 Silver Street, Bury, BL9 0EX				

Proposal:	Change of use of first and second floors from Commercial to Sui Generis (Emergency Short Term Housing - Two Units)			
Application No.:	72639	App. Type:	FUL	27/02/2026 Refused
Location:	The Stables, Arthur Lane, Radcliffe, Bolton, BL2 5PN			
Proposal:	Single storey extensions to front/side			
Application No.:	72643	App. Type:	FUL	12/03/2026 Refused
Location:	42 Haymarket Street, Bury, BL9 0AY			
Proposal:	Change of use from Shop (Class E(a)) to Takeaway (Sui Generis).			
Application No.:	72646	App. Type:	FUL	26/02/2026 Approve with Conditions
Location:	211 Scobell Street, Tottington, Bury, BL8 3DE			
Proposal:	Loft conversion with side dormers; Change rear conservatory into open plan with a flat roof and new doors			
Application No.:	72655	App. Type:	ADV	18/02/2026 Refused
Location:	Gable of 2 Rochdale Old Road, Bury, BL9 7LQ			
Proposal:	Conversion of 1no. poster advertisement display to Digital Poster (internally illuminated)			
Application No.:	72668	App. Type:	FUL	04/03/2026 Approve with Conditions
Location:	The Poplars, 1 Brandlesholme Road, Bury, BL8 1HR			
Proposal:	Change of use from dwellinghouse (Class C3) to children's residential home (Class C2) for up to 2 children with garage conversion into office/store			
Application No.:	72680	App. Type:	FUL	05/03/2026 Approve with Conditions
Location:	Land at St Josephs Church & Presbytery car park, Peter Street, Bury, BL9 6AB			
Proposal:	Erection of single storey day centre (Use Class F1) cycle and car parking, landscaping and associated works			
Application No.:	72684	App. Type:	FUL	19/02/2026 Refused
Location:	57 & 59 Bishops Road, Prestwich, Manchester, M25 0HS			
Proposal:	Raising of roof ridge height with front and rear dormers to form second floors at No. 57 and No. 59. First floor side extension; part two storey/part first floor rear extension at No. 57			
Application No.:	72691	App. Type:	FUL	12/03/2026 Approve with Conditions
Location:	170 Rochdale Road, Pimhole, Bury, BL9 7DF			
Proposal:	Single storey side extension and external alterations to facade			
Application No.:	72693	App. Type:	P3JPA	18/02/2026 Prior Approval Required and Refused
Location:	8-12 Silver Street, Bury, BL9 0EX			
Proposal:	Prior approval for change of use of first, second and third floor from Class E to 9 no. apartments (Class C3)			
Application No.:	72695	App. Type:	FUL	12/03/2026 Refused
Location:	Former Ambulance Station, Cemetery Road, Ramsbottom, Bury, BL0 9PU			
Proposal:	Demolition of former Ramsbottom Ambulance Station and erection of 3 no. dwellings with associated parking, private gardens and landscaping			
Application No.:	72696	App. Type:	FUL	27/02/2026 Approve with Conditions
Location:	8 Cunliffe Avenue, Ramsbottom, Bury, BL0 9PY			
Proposal:	Single storey side extension			
Application No.:	72697	App. Type:	FUL	19/02/2026 Approve with Conditions
Location:	25 Ravensway, Prestwich, Manchester, M25 0EU			
Proposal:	Hip to gable loft conversion with front & rear dormers; Garage conversion with first floor side/rear extension; First floor rear extension; Single storey side extension			
Application No.:	72699	App. Type:	FUL	27/02/2026 Approve with Conditions
Location:	4 Breeze Mount, Prestwich, Manchester, M25 0AH			
Proposal:	Dormer to the rear			
Application No.:	72702	App. Type:	FUL	27/02/2026 Refused
Location:	Land & buildings between 69-81 Lord Street, Bury, BL9 0RE			
Proposal:	Extension and alteration to buildings to form 4 No. flats, 2 No. retail units & 2 No. hot food takeaway units			
Application No.:	72704	App. Type:	ADV	18/02/2026 Refused
Location:	5 South Street, Bury, BL9 0JS			

Proposal:	2 No. Internally Illuminated Fascia Signs, 1 No. Internally Illuminated Digital Screen, 1 No. Internally Illuminated Projecting Sign, 1 No. Non Illuminated Staff information Panel; Internally Applied Window Vinyl's			
Application No.:	72706	App. Type:	FUL	18/02/2026 Approve with Conditions
Location:	23 Rectory Lane, Bury, BL9 7TA			
Proposal:	Loft conversion with front & rear dormers			
Application No.:	72707	App. Type:	FUL	09/03/2026 Approve with Conditions
Location:	13 Delph Lane, Ainsworth, Bolton, BL2 5PP			
Proposal:	First floor rear extension			
Application No.:	72715	App. Type:	FUL	18/02/2026 Approve with Conditions
Location:	24 Helmsdale Close, Ramsbottom, Bury, BL0 9YR			
Proposal:	New front porch and single storey extension at side			
Application No.:	72717	App. Type:	FUL	18/02/2026 Approve with Conditions
Location:	404 Holcombe Road, Tottington, Bury, BL8 4HF			
Proposal:	Demolition of existing garage at side and erection of new two storey extension at side. New front porch; formation of first floor juliette balcony at rear and partial render to proposed front, side and rear elevations			
Application No.:	72718	App. Type:	FUL	27/02/2026 Approve with Conditions
Location:	164 Parkhills Road, Bury, BL9 9AW			
Proposal:	Two storey side extension; Part two/part single storey rear extension			
Application No.:	72720	App. Type:	COND195/03/2026	Approve
Location:	Whitehead Gardens, Chapel Street, Tottington, Bury, BL8 4AL			
Proposal:	Application to discharge condition nos. 7 (Invasive species), 8 (Water Management Protection), 9 (Surface Water), 11 (Path Surfacing), 12 (Site Management) on planning application 69195			
Application No.:	72721	App. Type:	FUL	19/02/2026 Approve with Conditions
Location:	60 Bury New Road, Ramsbottom, Bury, BL0 0BY			
Proposal:	Two storey side/rear extension with single storey rear extension and covered patio area			
Application No.:	72722	App. Type:	FUL	19/02/2026 Approve with Conditions
Location:	454A Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0ES			
Proposal:	Single storey side and rear extensions			
Application No.:	72725	App. Type:	COND127/02/2026	Approve
Location:	Former Bury Police Office HQ, Irwell Street, Bury, BL9 0HE			
Proposal:	Application to discharge condition 6 (electric vehicle charging points) on planning permission 70565			
Application No.:	72728	App. Type:	FUL	11/03/2026 Approve with Conditions
Location:	44 Dudley Avenue, Whitefield, Manchester, M45 6BS			
Proposal:	Two storey side extension; Two storey/single storey rear extension			
Application No.:	72730	App. Type:	COND127/02/2026	Split Decision
Location:	Land adjacent to 101 Mather Road, Bury, BL9 6RD			
Proposal:	Application to discharge condition 6 (EV Charging points), condition 10 (access, footway & bin storage), condition 11 (visibility splays), condition 12 (turning area), condition 13 (parking provision), condition 14 (drainage), condition 15 (flood risk mitigation strategy) on planning permission 66156:			
Application No.:	72738	App. Type:	FUL	20/02/2026 Approve with Conditions
Location:	28 Hillsborough Drive, Bury, BL9 8LF			
Proposal:	Single storey side and rear extensions and garage conversion			
Application No.:	72739	App. Type:	FUL	05/03/2026 Approve with Conditions
Location:	7 Kenmore Close, Whitefield, Manchester, M45 8EP			
Proposal:	Part single/part two storey side extension and single storey rear extension			
Application No.:	72743	App. Type:	COND128/02/2026	Approve
Location:	1 Mayfield Road, Ramsbottom, Bury, BL0 9TB			
Proposal:	Application to discharge condition 4 (boundary wall details) and condition 5 (storage of materials) on planning permission 72222			

Application No.:	72749	App. Type:	FUL	27/02/2026	Approve with Conditions
Location:	20 Ringley Road, Whitefield, Manchester, M45 7LE				
Proposal:	Porch extension at front; Extension to existing garage at front and conversion of garage to bedroom; first floor rear balustrade balcony and partial render and stone / aluminium cladding to front and rear elevations				
Application No.:	72757	App. Type:	FUL	25/02/2026	Approve with Conditions
Location:	26 Deyne Avenue, Prestwich, Manchester, M25 1EJ				
Proposal:	Basement conversion to living space				
Application No.:	72762	App. Type:	FUL	27/02/2026	Approve with Conditions
Location:	18 Coventry Road, Radcliffe, Manchester, M26 4FY				
Proposal:	Two storey/single storey side extension with rear juliette balcony; Single storey rear extension to include garage conversion				
Application No.:	72763	App. Type:	P3JPA	20/02/2026	Prior Approval Required and Refused
Location:	4-6 Silver Street, Bury, BL9 0EX				
Proposal:	Prior approval for proposed change of use of 1st/2nd/3rd floors from Class E to 4 no. apartments (Class C3)				
Application No.:	72764	App. Type:	FUL	09/03/2026	Approve with Conditions
Location:	141 Heywood Road, Prestwich, Manchester, M25 1LF				
Proposal:	Replacement garden room at rear				
Application No.:	72766	App. Type:	FUL	27/02/2026	Approve with Conditions
Location:	12 Woodland View, Prestwich, M25 3ES				
Proposal:	Single storey rear extension and garage conversion				
Application No.:	72769	App. Type:	FUL	27/02/2026	Approve with Conditions
Location:	1 Hazelhurst Close, Ramsbottom, Bury, BL0 9FB				
Proposal:	Single storey front extension				
Application No.:	72771	App. Type:	GPDE	17/02/2026	Prior Approval Not Required - Extension
Location:	47 Bannerman Avenue, Prestwich, Manchester, M25 1DZ				
Proposal:	Prior approval for proposed single storey rear extension				
Application No.:	72772	App. Type:	LDCP	17/02/2026	Lawful Development
Location:	12 Whitebirk Close, Tottington, Bury, BL8 4HE				
Proposal:	Lawful development certificate for proposed erection of a single storey extension to the property				
Application No.:	72773	App. Type:	LDCP	17/02/2026	Lawful Development
Location:	15 Stapleford Close, Bury, BL8 2UG				
Proposal:	Lawful development certificate for proposed loft conversion with rear dormer				
Application No.:	72774	App. Type:	GPDE	05/03/2026	Prior Approval Not Required - Extension
Location:	38 Kingsley Street, Bury, BL8 2RF				
Proposal:	Prior approval for proposed single storey rear extension				
Application No.:	72780	App. Type:	FUL	05/03/2026	Approve with Conditions
Location:	1 Pine Grove, Prestwich, Manchester, M25 3DR				
Proposal:	Raising of roof ridge height with hip to gable roof extension, loft conversion and side and rear dormers				
Application No.:	72781	App. Type:	CONDIS	04/03/2026	Approve
Location:	Longfield Shopping Centre/car park, Fairfax Road car park & adjoining land at Bury New Road, Rectory Lane & Fairfax Road, Prestwich				
Proposal:	Application to part discharge condition 23 (dilapidation survey) to enable the approved demolition works to take place across Phase 1B of planning permission 70449				
Application No.:	72783	App. Type:	CONDIS	11/03/2026	Approve
Location:	Longfield Shopping Centre/car park, Fairfax Road car park & adjoining land at Bury New Road, Rectory Lane & Fairfax Road, Prestwich				
Proposal:	Application to part discharge condition 53 (water main protection) to enable the approved demolition works to take place across Phase 1B of planning permission 70449				
Application No.:	72786	App. Type:	FUL	06/03/2026	Approve with Conditions
Location:	111 Holcombe Old Road, Ramsbottom, Bury, BL8 4NF				
Proposal:	Two storey extension at side				

Application No.:	72788	App. Type:	FUL	06/03/2026	Approve with Conditions
Location:	4 Hazel Grove, Radcliffe, Manchester, M26 1DD				
Proposal:	Part single/part two storey rear extension, rear dormer extension and front porch				
Application No.:	72791	App. Type:	FUL	06/03/2026	Approve with Conditions
Location:	Yew Tree Farm, Ringley Road West, Radcliffe, Manchester, M26 1EB				
Proposal:	Rebuilding of existing barn and attached storage building, with increase of 460mm to eaves height of barn, to provide 2 no. dwellings				
Application No.:	72792	App. Type:	LDCP	11/03/2026	Lawful Development
Location:	5 Rainsough Hill, Prestwich, Manchester, M25 9SU				
Proposal:	Lawful development certificate for proposed use of dwellinghouse (Use Class C3(a)) to provide a supported living accommodation (Use Class C3(b)) for up to 6 Adults				
Application No.:	72795	App. Type:	FUL	11/03/2026	Approve with Conditions
Location:	42 Sandgate Road, Whitefield, Manchester, M45 6WG				
Proposal:	Conversion and extension of existing garage				
Application No.:	72796	App. Type:	FUL	05/03/2026	Refused
Location:	Land off Holcombe Grove/ South East Side Of Milltown Street, Radcliffe, Manchester M26				
Proposal:	Application for permission in principle for erection of 9 no. dwellings				
Application No.:	72802	App. Type:	FUL	09/03/2026	Approve with Conditions
Location:	18 Bury Street, Radcliffe, Manchester, M26 2QB				
Proposal:	Single storey rear extension				
Application No.:	72815	App. Type:	FUL	12/03/2026	Approve with Conditions
Location:	50 Springwater Avenue, Ramsbottom, Bury, BL0 9TX				
Proposal:	First floor extension at front with alterations to front elevation; Removal of existing rear conservatory and erection of single storey rear extension				
Application No.:	72817	App. Type:	REG5	25/02/2026	Raise No Objection
Location:	Duck Club, Bowler Street, Bury, BL9 7LN				
Proposal:	Reg 5 - Installation of new permanent diesel generator on the existing concrete base, removal of 2 no. existing cabinets and installation of 2 no. proposed cabinets and an AMF panel. Installation of the proposed double access gate and ancillary development thereto.				
Application No.:	72818	App. Type:	LDCP	17/02/2026	Lawful Development
Location:	Sedgewell, 120 Brandlesholme Road, Tottington, Bury, BL8 4DZ				
Proposal:	Lawful development certificate for proposed single storey garden building				
Application No.:	72822	App. Type:	LDCP	18/02/2026	Lawful Development
Location:	1 Radelan Grove, Radcliffe, Manchester, M26 3NG				
Proposal:	Lawful development certificate for proposed change of use from dwelling (Class C3) to residential childrens home (Class C2) for upto 2 no. children and 2 no. carers				
Application No.:	72829	App. Type:	LDCE	06/03/2026	Refused
Location:	5 Crompton Street, Bury, BL9 0AD				
Proposal:	Lawful development certificate for existing use of a car park associated with 5 Crompton Street				
Application No.:	72834	App. Type:	LDCP	19/02/2026	Lawful Development
Location:	54 Claybank Drive, Tottington, Bury, BL8 4BU				
Proposal:	Lawful development certificate for proposed build of a single storey extension to the rear of the property to create a bigger living area and kitchen				
Application No.:	72840	App. Type:	GPDE	11/03/2026	Prior Approval Not Required - Extension
Location:	25 Fourth Avenue, Bury, BL9 7RH				
Proposal:	Prior approval for proposed single storey rear extension				
Application No.:	72847	App. Type:	CONDI	27/02/2026	Approve
Location:	Victoria Retail Park, Unit 2, Victoria Street, Bury, BL8 2EQ				
Proposal:	Application to discharge condition 3 (CTMP) and condition 4 (signage details) on planning permission 71243				
Application No.:	72848	App. Type:	REG5	25/02/2026	Raise No Objection
Location:	Land adj. Radcliffe Building Supplies, Lord Street, Radcliffe, M26 3AW				

