

REPORT FOR NOTING

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	1 July 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 19/05/2026 and 19/06/2026

Ward:

Application No.: 72593 **App. Type:** CONDIS 05/06/2026 Approve
Site of former Riverside High School, School Street, Radcliffe, Manchester, M26 3BW

Location:

Proposal: Application to discharge condition 4 (remediation strategy plots 87, 88, 89 and 90) on planning permission 69233

Application No.: 72671 **App. Type:** CONDIS 10/06/2026 Approve
Site of the former Riverside High School, School Street, Radcliffe, Manchester, M26 3BW

Location:

Proposal: Application to part discharge condition 4 (site verification - plots 1,2 & 60-68) on planning permission 69233

Application No.: 72882 **App. Type:** CONDIS 22/05/2026 Approve
Coach House, Knowsley View, Knowsley Road, Ainsworth, Bolton, BL2 5PT

Location:

Proposal: Application to discharge condition 3 (contaminated land works), condition 4 (remediation strategy), condition 5 (verification report), condition 10 (fencing details), condition 12 (nesting birds method statement), condition 13 (bird boxes), condition 14 (surface water drainage proposals), condition 15 (external elevation materials), condition 16 (habitat management & monitoring plan HMMP), condition 18 (storage of construction materials), statutory BNG condition on planning permission 72236

Application No.: 72951 **App. Type:** CONDIS 10/06/2026 Approve with Conditions
Site of the former Riverside High School, School Street, Radcliffe, M26 3BW

Location:

Proposal: Application to discharge condition 4 (site verification plots 69-75, 80 - 86 and 87-90) on planning permission 69233

Application No.: 72966 **App. Type:** CONDIS 29/05/2026 Approve
111 Holcombe Old Road, Ramsbottom, Bury, BL8 4NF

Location:

Proposal: Application to discharge condition 3 (materials), condition 4 (windows) and condition 5 (sample panel) on planning permission 72786

Application No.: 72975 **App. Type:** CONDIS 15/06/2026 Approve
Burnt House Farm, Turton Road, Tottington, Bury, BL8 3QF

Location:

Proposal: Application to discharge condition 3 (Preliminary Risk Assessment), condition 6 (Coal Report), condition 8 (Construction Traffic Management Plan), condition 11 (Barn Owls), condition 13 (mammals and amphibians), condition 14 (Brook Ecology Statement), condition 15 (Landscaping Scheme) and condition 16 (Materials), condition 18 (Himalayan Balsam Method Statement) on planning permission 70976

Application No.: 72998 **App. Type:** CONDIS 05/06/2026 Approve
Bleakholt Farm, Bury Old Road, Ramsbottom, Bury, BL0 0RX

Location:

Proposal: Application to discharge condition 5 (habitat management & monitoring plan - HMMP), condition 7 (bird boxes), condition 8 (surface water drainage proposals) and Statutory Biodiversity Gain Plan Condition on planning permission 72122

Application No.: 73022 **App. Type:** CONDIS 02/06/2026 Approve
Spurr House, Pole Lane, Bury, BL9 8QL

Location:

Proposal: Discharge of condition no.18 (Demolition Traffic Management Plan Construction Phase pursuant) to planning permission 72240 (Demolition of existing buildings, site clearance works including removal of areas of hardstanding and the erection of two blocks of apartments, comprising 60 no. residential units, relocation of existing site access, and associated landscaping)

Application No.: 73023 **App. Type:** CONDIS 10/06/2026 Approve
Spurr House, Pole Lane, Bury, BL9 8QL

Location:

Proposal: Application to discharge Condition nos. 6 (Drainage Layout), condition no. 19 (Road Construction Details) on planning permission 72240

Application No.: 73025 **App. Type:** CONDIS 10/06/2026 Approve
Land at side of 31-33 Victoria Court, Ryecroft Avenue, Tottington, Bury, BL8 3GY

Location:

Proposal: Application to discharge conditions 12 (Risk Assessment Requirements) and 13 (Remediation Requirements) of planning permission 71758

Application No.: 73067 **App. Type:** CONDIS 02/06/2026 Approve
Eton Business Park, Eton Hill Road, Radcliffe, M26 2ZS

Location:

Proposal: Application to discharge condition 11 (construction traffic management plan (CTMP)) on planning permission 71000

Application No.: 73091 **App. Type:** CONDIS 05/06/2026 Approve

Location: Land to east of M66 motorway, connecting Rochdale Road, Edenfield to Woodgate Hill WTW Compound, Bury

Proposal: Application to discharge condition 3 (phasing plan) on planning permission 66947

Application No.: 73109 **App. Type:** LDCP 27/05/2026 Lawful Development
29 Vernon Road, Tottington, Bury, BL8 4DD

Location:

Proposal: Lawful development certificate for Proposed addition of rear dormer roof to provide an additional bedroom and bathroom accommodation, and extension of front bedroom (within existing building line).

Application No.: 73122 **App. Type:** CONDIS 15/06/2026 Approve

Location: Land to east of M66 motorway, connecting Rochdale Road, Edenfield to Woodgate Hill WTW Compound, Bury

Proposal: Application to discharge condition 5 (details of permanent structures) on planning permission 66947

Application No.: 73124 **App. Type:** CONDIS 15/06/2026 Approve

Location: Land to east of M66 motorway, connecting Rochdale Road, Edenfield to Woodgate Hill WTW Compound, Bury

Proposal: Application to discharge condition 28 (coal mining) on planning permission 66947

Application No.: 73128 **App. Type:** CONDIS 08/06/2026 Approve
Spurr House, Pole Lane, Bury, BL9 8QL

Location:

Proposal: Application to discharge condition 7 - Arboricultural Method Statement, Condition 11 - Protected Species Method Statement and Condition 16 - GCN Mitigation

Application No.: 73132 **App. Type:** CONDIS 02/06/2026 Approve
369 Brandlesholme Road, Bury, BL8 1HS

Location:

Proposal: Application to discharge condition 4 (approved plans) on planning permission 72653

Application No.: 73145 **App. Type:** CONDIS 19/06/2026 Split Decision
Land at Westminster Avenue, Radcliffe, Radcliffe, Manchester, M26 3WD

Location:

Proposal: Application to discharge condition 7 (landscaping scheme), condition 9 (resurfacing works) and condition 10 (Construction Traffic Management Plan) on planning permission 71464

Application No.: 73151 **App. Type:** CONDIS 08/06/2026 Approve

Location: Land to east of M66 motorway, connecting Rochdale Road, Edenfield to Woodgate Hill
WTW Compound, Bury

Proposal: Application to discharge condition 19 (archaeological written scheme of investigation) on planning permission 66947

Application No.: 73163 **App. Type:** CONDIS 29/05/2026 Approve
47 Knowsley Street, Bury, BL9 0ST

Location:

Proposal: Application to discharge condition no. 4 (Refuse Storage and Covered and Secure Cycle Storage) of planning permission 71276

Application No.: 73167 **App. Type:** REG5 19/05/2026 Raise Objections
Footway Outside Hilton Lodge, 9 Hilton Lane, Prestwich, Manchester, M25 9QX

Location:

Proposal: Intention to Install Cabinet: 1538mm (W), 400mm (D), 1515mm (H).

Application No.: 73179 **App. Type:** CONDIS 05/06/2026 Approve

Location: Land to east of M66 motorway, connecting Rochdale Road, Edenfield to Woodgate Hill
WTW Compound, Bury

Proposal: Application to discharge condition 24 (invasive species management plan) for phases 1-5 on planning permission 66947

Application No.: 73189 **App. Type:** CONDIS 05/06/2026 Refused
Bleakholt Farm, Bury Old Road, Ramsbottom, Bury, BL0 0RX

Location:

Proposal: Application to discharge condition 4 (imported soil) on planning permission 72122

Application No.: 73201 **App. Type:** REG5 29/05/2026 Raise Objections
Land at Southwest End of Astbury Street, Radcliffe, Manchester, M26 1JS

Location:

Proposal: Intention to Install 2x IX Aperatus Cabinets with 1x Feeder Pillar

Application No.: 73202 **App. Type:** REG5 27/05/2026 Raise No Objection
Pavement Near 13 Bury Road, Radcliffe, Manchester, M26 2UG

Location:

Proposal: Intention to Install 12m Medium Pole in Footway.

Application No.: 73238 **App. Type:** REG5 11/06/2026 Raise No Objection
Footway outside Hilton Lodge, 9 Hilton Lane, Prestwich, Manchester, M25 9QX

Location:

Proposal: Intention to Install Cabinet: 1538mm (W), 400mm (D), 1515mm (H).

Application No.: 73254 **App. Type:** REG5 19/06/2026 Raise No Objection
Pavement Outside Jolly Carters, Bury and Bolton Road, Radcliffe, Manchester, M26 4LA

Location:

Proposal: Replacement Of 3 No. Antennas, The Removal Of 3no. Existing Cabinets And Installation Of
2no. New Cabinets And Ancillary Development Thereto.

Application No.: 73259 **App. Type:** REG5 19/06/2026 Raise No Objection
Manchester Road, Walmersley, Bury, BL9 5LY

Location:

Proposal: Replace 6no. Antennas, Install 1no. 0.6m Dish on Existing Lattice Tower, and Ancillary Development.

Application No.: 73267 **App. Type:** REG5 15/06/2026 Raise No Objection
246 Dumers Lane, Radcliffe, M26 2QJ

Location:

Proposal: Intention to Install Above Ground Cabinet

Ward: Bury East

Application No.: 72418 **App. Type:** FUL 18/06/2026 Refused
11-19 Bolton Street, Bury, BL9 0EY

Location:

Proposal: Second floor/roof extension to form 9 no. apartments and increase in retail space to ground floor

Application No.: 72785 **App. Type:** FUL 19/05/2026 Approve with Conditions
Ground Floor Unit, St Johns House, 155-163 The Rock, Bury, BL9 0ND

Location:

Proposal: Change of use of part of ground floor from offices (Class E) to place of worship (Class F1) with associated external alterations

Application No.: 72811 **App. Type:** FUL 19/05/2026 Approve with Conditions
Matalan Car Park, Foundry Street, Bury, BL9 7AZ

Location:

Proposal: Installation of Car Collection Point Pod

Application No.: 72991 **App. Type:** FUL 08/06/2026 Refused
Pavement outside Chicken Cottage, 1 Market Street, Bury, BL9 0BL

Location:

Proposal: Installation of 1 no. BT Street Hub Unit with 2 no. digital 75 inch LCD display screens either side of unit

Application No.: 72992 **App. Type:** ADV 08/06/2026 Refused
Pavement outside Chicken Cottage, 1 Market Street, Bury, BL9 0BL

Location:

Proposal: Advertisement consent for 1 no. BT Street Hub Unit with 2 no. digital 75 inch LCD display screens either side of unit

Application No.: 73062 **App. Type:** FUL 27/05/2026 Refused
150-156 Heywood Street & 61 Kershaw Street, Bury, BL9 7DY

Location:

Proposal: Amendments to external wall finish to render

Application No.: 73064 **App. Type:** LDGP 05/06/2026 Lawful Development
42 Haymarket Street, Bury, BL9 0AY

Location:

Proposal: Lawful development certificate for proposed change of use from retail use to restaurant and café (Class E(b))

Application No.: 73102 **App. Type:** ADV 19/06/2026 Approve with Conditions
Gable of 2 Rochdale Old Road, Bury, BL9 7LQ

Location:

Proposal: Conversion of 1no. poster advertisement display to Digital Poster (internally illuminated)

Application No.: 73141 **App. Type:** FUL 17/06/2026 Approve with Conditions
13-15 Broad Street, Bury, BL9 0DA

Location:

Proposal: Change of use of part of ground, first and second floors from Class E (Offices) to Class F1(a) (Provision of education).

Application No.: 73149 **App. Type:** ADV 19/06/2026 Refused
11-13 The Rock, Bury, BL9 0JP

Location:

Proposal: 1 no. Internal Illuminated Fascia Sign; 1 no. Internal Illuminated Double sided projecting sign

Application No.: 73186 **App. Type:** ADV 17/06/2026 Approve with Conditions
3 Union Street, Bury, BL9 0NY

Location:

Proposal: 1 no. new internally illuminated projecting hanging sign and 2 no. new externally illuminated fascia signs. Application of window film to sections of glazing on front (south-west) elevation for privacy and security.

Application No.: 73248 **App. Type:** REG5 11/06/2026 Raise No Objection
Pavement at Parsons Lane, Pimhole, Bury, BL9 0LY

Location:

Proposal: EXISTING 1NO. GPS NODE TO BE REMOVED AND REPLACED WITH 1NO. GPS NODE.
EXISTING 3NO.
ANTENNAS TO BE REMOVED AND REPLACED WITH 3NO. ANTENNAS.

Ward: **Bury East - Moorside**

Application No.: 73004 **App. Type:** FUL 03/06/2026 Refused
240 Walmersley Road, Bury, BL9 6NH

Location:

Proposal: Change of use from a 6 bed dwellinghouse (Use Class C3) to Children's care home (Use Class C2) for 5 no. children under the age of 18

Application No.: 73073 **App. Type:** FUL 08/06/2026 Approve with Conditions
Chamberhall Business Park, Unit 2 Block D, Harvard Road, Bury, BL9 0FU

Location:

Proposal: Installation of 2 no. first floor office windows to front elevation

Application No.: 73098 **App. Type:** FUL 19/06/2026 Approve with Conditions
37 Lowes Road, Bury, BL9 6PW

Location:

Proposal: Removal of existing shed at rear and erection of single storey rear extension

Ward: **Bury East - Redvales**

Application No.: 72985 **App. Type:** FUL 21/05/2026 Refused
33 Knowsley Street, Bury, BL9 0ST

Location:

Proposal: Change of use from a 6 bed/6 person HMO (Use Class C4) to a 7 bed/7 person HMO (Sui Generis)

Application No.: 73003 **App. Type:** FUL 03/06/2026 Refused
Rose And Crown Inn, 36 Manchester Old Road, Bury, BL9 0TR

Location:

Proposal: Change of use from Pub (Sui Generis) to 12 bed (single occupancy) HMO (House in Multiple Occupation) (Sui Generis); rear dormer extension

Application No.: 73036 **App. Type:** FUL 19/05/2026 Approve with Conditions
99 Radcliffe Road, Bury, BL9 9LD

Location:

Proposal: Single storey rear extension and single storey side extension with conversion of existing garage to living accommodation

Application No.: 73038 **App. Type:** ADV 21/05/2026 Approve with Conditions
Former Floors-2-Go building, Bolton Street, Bury, BL9 0JA

Location:

Proposal: Erection and display of 2no. wall-mounted 6 x 3 metre internally illuminated LED display units

Application No.: 73080 **App. Type:** FUL 27/05/2026 Approve with Conditions
17 St Peters Road, Bury, BL9 9RA

Location:

Proposal: Wheelchair access ramps at front and rear and replace patio door with window

Application No.: 73090 **App. Type:** FUL 05/06/2026 Refused
Land to rear of 354 Manchester Road, Bury, BL9 9NR

Location:

Proposal: Erection of 1 no. dwelling

Application No.: 73106 **App. Type:** FUL 10/06/2026 Refused
230 Market Street, Bury, BL9 9AB

Location:

Proposal: Two storey front extension; Single storey side/rear extension

Application No.: 73120 **App. Type:** GPDE 02/06/2026 Prior Approval Not Required - Extension
26 Worcester Close, Bury, BL9 9DB

Location:

Proposal: Prior approval for proposed single storey rear extension

Application No.: 73175 **App. Type:** FUL 19/06/2026 Approve with Conditions
350 Manchester Road, Bury, BL9 9NR

Location:

Proposal: Demolition of existing porch and erection of new front porch with first floor balcony; First floor front extension; Single storey rear extension

Application No.: 73249 **App. Type:** REG5 19/06/2026 Raise No Objection
Grundy Day Care Centre, Wellington Road, Pimhole, Bury, BL9 9AH

Location:

Proposal: REMOVAL AND REPLACEMENT OF 3NO. ANTENNAS, AND THE REMOVAL AND REPLACEMENT OF 1NO. GPS NODE.

Ward: **Bury West**

Application No.: 73037 **App. Type:** FUL 22/05/2026 Approve with Conditions
23 Fieldhead Avenue, Bury, BL8 2LX

Location:

Proposal: Single storey extension at rear; Erection of detached outbuilding at rear

Application No.: 73087 **App. Type:** FUL 05/06/2026 Approve with Conditions
69 Newington Drive, Bury, BL8 2DZ

Location:

Proposal: Front dormer

Application No.: 73154 **App. Type:** LDCE 15/06/2026 Lawful Development
69 Horbury Drive, Bury, BL8 2PS

Location:

Proposal: Lawful development certificate for existing use of property as small House in Multiple Occupation (HMO) (Use Class C4) comprising 5 bedrooms

Application No.: 73156 **App. Type:** FUL 11/06/2026 Approve with Conditions
21 Mizpah Grove, Bury, BL8 2SD

Location:

Proposal: Loft conversion with front dormers, front porch extension with steps/railing and raise roof ridge line.

Application No.: 73172 **App. Type:** FUL 15/06/2026 Approve with Conditions
8 Garstang Drive, Bury, BL8 2JS

Location:

Proposal: Single storey front and side extensions and conversion of flat roof to pitched roof above garage

Application No.: 73225 **App. Type:** FUL 18/06/2026 Approve with Conditions
58 Fieldhead Avenue, Bury, BL8 2LX

Location:

Proposal: Single Storey Rear Extension

Ward: **Bury West - Elton**

Application No.: 72893 **App. Type:** FUL 27/05/2026 Approve with Conditions
47 Rudgwick Drive, Bury, BL8 1YE

Location:

Proposal: Two storey rear extension; First floor side/front extension; Single storey front extension

Application No.: 73097 **App. Type:** FUL 29/05/2026 Approve with Conditions
17 Burrs Close, Bury, BL8 1JU

Location:

Proposal: Two storey rear extension

Application No.: 73157 **App. Type:** LDCE 22/05/2026 Lawful Development
149 Wood Street, Bury, BL8 2QX

Location:

Proposal: Lawful development certificate for proposed change of use from dwellinghouse (Use Class C3) to small children's home (Use Class C2) for one child aged 7-18 with care provided by non-resident staff on 24 hour rota

Application No.: 73176 **App. Type:** GPDE 11/06/2026 Prior Approval Not Required - Extension
2 Atlas Fold, Bury, BL8 1PD

Location:

Proposal: Prior approval for proposed single storey rear extension.

Ward: **North Manor**

Application No.: 72784 **App. Type:** FUL 04/06/2026 Refused
Underhill, Redisher Lane, Ramsbottom, Bury, BL8 4HX

Location:

Proposal: Erection of 1 no. dwelling

Application No.: 72825 **App. Type:** FUL 27/05/2026 Refused
Wood Mill, Wood Road Lane, Summerseat, Bury, BL9 5QA

Location:

Proposal: Conversion of existing dwelling to create 3 no. separate dwellings and erection of 1 no. dwelling

Application No.: 72936 **App. Type:** FUL 21/05/2026 Approve with Conditions
Burrs View, Touch Road, Bury, BL9 5QS

Location:

Proposal: Erection of a stable building

Application No.: 73130 **App. Type:** PIP 03/06/2026 Approve with Conditions
Land at Hazel Hall Lane, Ramsbottom

Location:

Proposal: Application for permission in principle for the erection of 8-9 dwellings

Application No.: 73203 **App. Type:** FUL 17/06/2026 Approve with Conditions
21 Sandringham Drive, Tottington, Bury, BL8 4DJ

Location:

Proposal: Single storey side extension; Front and rear dormers; Porch extension; Dropped kerb with new drive; Relocation of detached garage at rear

Ward: **Prestwich - Holyrood**

Application No.: 72896 **App. Type:** FUL 19/05/2026 Approve with Conditions
Nutt Farm, Nutt Lane, Prestwich, Manchester, M25 2SJ

Location:

Proposal: Variation of condition nos 2 (approved plans) 3 (samples) & 10 (drainage) of planning permission 58405 (Demolition of two structures and erection of four new dwellings) for amendments to windows, materials and drainage scheme.

Application No.: 72971 **App. Type:** FUL 22/05/2026 Approve with Conditions
Lilac House, 2A Lilac Grove, Prestwich, M25 3DT

Location:

Proposal: Front dormer and rear rooflights to outbuilding

Application No.: 73077 **App. Type:** FUL 29/05/2026 Approve with Conditions
11 Nursery Road, Prestwich, Manchester, M25 3EP

Location:

Proposal: Two/single storey extension at side/rear with associated landscaping

Application No.: 73104 **App. Type:** FUL 08/06/2026 Approve with Conditions
48 Kenilworth Avenue, Whitefield, Manchester, M45 6TR

Location:

Proposal: Demolition of existing rear conservatory and erection of single storey extension at side/rear

Application No.: 73147 **App. Type:** FUL 17/06/2026 Approve with Conditions

13 Penrith Avenue, Whitefield, Manchester, M45 6UJ

Location:

Proposal: Demolish existing garage; Two storey side extension

Application No.: 73183 **App. Type:** FUL 15/06/2026 Approve with Conditions
125 Heys Road, Prestwich, Manchester, M25 1QB

Location:

Proposal: Part garage conversion with new door

Ward: Prestwich - Sedgley

Application No.: 72793 **App. Type:** FUL 17/06/2026 Approve with Conditions
65B Windsor Road, Prestwich, M25 0DB

Location:

Proposal: Erection of out building/office/store in rear garden

Application No.: 72801 **App. Type:** FUL 15/06/2026 Approve with Conditions
74 Sheepfoot Lane, Prestwich, Manchester, M25 0DT

Location:

Proposal: Conversion of 1 no. dwelling into 2 no. dwellings with two storey extension at side/rear, front extension and hip to gable roof extension with loft conversion and dormers at front/rear; Alterations to vehicular access/parking provision

Application No.: 72996 **App. Type:** ADV 02/06/2026 Approve with Conditions
Shell Petrol Station, Middleton Road, Manchester, M8 4LY

Location:

Proposal: Free standing internally illuminated advertisement digital display unit

Application No.: 73024 **App. Type:** LDCE 03/06/2026 Lawful Development
Rear of 11a Bury New Road, Prestwich, Manchester, M25 9JZ

Location:

Proposal: Lawful development certificate for existing use permitting the occupation of the premises which falls within use Class E(g)(i) (office) for the purpose of undertaking the administrative and operational functions of an app based private hire vehicle operator

Application No.: 73055 **App. Type:** FUL 19/05/2026 Approve with Conditions
7 Overbrook Drive, Prestwich, Manchester, M25 0AB

Location:

Proposal: Dormer extension at rear and loft conversion

Application No.: 73056 **App. Type:** LDCE 05/06/2026 Lawful Development
109 Windsor Road, Prestwich, Manchester, M25 0DF

Location:

Proposal: Lawful development certificate for proposed use of dwellinghouse (Use Class C3) to provide residential care accommodation (Use Class C2) for 1 young person (age 8-18 years)

Application No.: 73079 **App. Type:** LBC 15/06/2026 Approve with Conditions
9 The Stables, Scholes Lane, Prestwich, Manchester, M25 0NH

Location:

Proposal: Listed Building Consent to replace 6 no. existing non-original timber windows with slimline heritage double glazing windows in same positions

Application No.: 73126 **App. Type:** FUL 17/06/2026 Approve with Conditions
6 Carlton Avenue, Prestwich, Manchester, M25 0EB

Location:

Proposal: Single storey side and rear extension and loft conversion with rear dormer

Application No.: 73129 **App. Type:** GPDE 29/05/2026 Prior Approval Required Refused - Ext
2 Oakfield, Prestwich, Manchester, M25 0DP

Location:

Proposal: Prior approval for proposed enlargement of a dwellinghouse by construction of one additional storey

Application No.: 73168 **App. Type:** FUL 17/06/2026 Approve with Conditions
3 Lyndhurst Avenue, Prestwich, Manchester, M25 0GF

Location:

Proposal: Two storey front extension; Two storey rear extension with juliette balcony; Single storey rear extension; Hip to Gable Loft Conversion; canopy at front

Application No.: 73174 **App. Type:** FUL 15/06/2026 Approve with Conditions
109 Ostrich Lane, Prestwich, Manchester, M25 1DQ

Location:

Proposal: Single storey rear extension with roof lantern.

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

Application No.: 73039 **App. Type:** LDCP 22/05/2026 Lawful Development
45 Highfield Road, Prestwich, Manchester, M25 3AQ

Location:

Proposal: Lawful Development Certificate for proposed single storey rear extension

Application No.: 73063 **App. Type:** LDCP 22/05/2026 Lawful Development
3 Arthur Street, Prestwich, Manchester, M25 3HE

Location:

Proposal: Lawful development certificate for proposed removal and rebuild of the existing single storey rear extension

Application No.: 73075 **App. Type:** LDCP 28/05/2026 Lawful Development
16 Shelley Road, Prestwich, Manchester, M25 9QJ

Location:

Proposal: Lawful development certificate for proposed infill extension to existing dwelling (Dimensions are on the drawing)

Application No.: 73107 **App. Type:** FUL 18/06/2026 Approve with Conditions
54 Rectory Lane, Prestwich, Manchester, M25 1BL

Location:

Proposal: Demolition of existing garage/side porch and erection of single storey extension at side/rear; Replace existing rear dormer with new rear dormer window extension; Widening of existing vehicular access/driveway and new path

Application No.: 73113 **App. Type:** FUL 15/06/2026 Approve with Conditions
78 Prestwich Hills, Prestwich, Manchester, M25 9PY

Location:

Proposal: First floor/two storey side extension and single storey rear extension

Application No.: 73140 **App. Type:** GPDE 03/06/2026 Prior Approval Not Required - Extension
8 Carlford Grove, Prestwich, Manchester, M25 9TN

Location:

Proposal: Prior approval for proposed single storey rear extension

Application No.: 73214 **App. Type:** LDCP 03/06/2026 Lawful Development
63 Hilton Lane, Prestwich, Manchester, M25 9SD

Location:

Proposal: Lawful development certificate for proposed loft conversion with hip to gable extension

Ward: Radcliffe - East

Application No.: 72399 **App. Type:** FUL 11/06/2026 Approve with Conditions
Silletts Funeral Service, Kelsil, Spring Lane, Radcliffe, Manchester, M26 2TQ

Location:

Proposal: Extension at side to form additional garage and conversion of existing parking area to workshop; single storey extension at side to form chapels of rest and new reception / Wc area; alterations to existing building to form new dormer at front / gable windows and new entrance; render to existing ground floor front elevation and formation of car parking area and courtyard garden together with landscaping

Application No.: 72767 **App. Type:** FUL 20/05/2026 Approve with Conditions
Unit 1, Bridgefield Street, Radcliffe, Manchester, M26 2SG

Location:

Proposal: Temporary change of use from warehouse/storage to an indoor padel sports facility (Class E) for a period of 3 years, to include reception, toilets/changing facilities and associated internal works

Application No.: 72964 **App. Type:** FUL 19/05/2026 Approve with Conditions
13-21 Blackburn Street, Radcliffe, Manchester, M26 1NN

Location:

Proposal: Variation of conditions 4 (remediation strategy), 6 (drainage), 7 (drainage management plan), 13 (works to River Irwell), 15 (landscaping & biodiversity enhancement scheme), 18 (highway alterations), 20 (environment management plan), 21 (forward visibility envelope), 22 (bin storage), 23 (travel plan) and 24 (cycle storage) on planning permission 69388 (3 storey civic hub building): To add a stepped access on western elevation and to allow the development to be carried out in 2 phases.

Ward: Radcliffe - North and Ainsworth

Application No.: 72324 **App. Type:** FUL 10/06/2026 Approve with Conditions
Land at 7 Arthur Lane, Ainsworth, Bolton, BL2 5PW

Location:

Proposal: Variation of condition 2 (approved plans) on planning permission 70626: Amended floor plans and elevations to include a second floor to the previously approved dwelling

Application No.: 72754 **App. Type:** FUL 29/05/2026 Approve with Conditions
15 Radcliffe Moor Road, Radcliffe, Manchester, M26 3WL

Location:

Proposal: Removal of existing conservatory and erection of two single storey extensions at rear with associated landscaping; two new dormers at rear; access ramp at front; external alterations; Erection of 1.8m high vehicular gate and associated fencing to the front boundary; and installation of a wheelchair storage enclosure to front.

Application No.: 73042 **App. Type:** FUL 21/05/2026 Approve with Conditions
Gorse Hill Farm, Starling Road, Bury, BL8 2HJ

Location:

Proposal: Two storey front extension; Two storey rear extension; Single storey side extension; New gable roof extension at front and alterations to external windows/doors

Application No.: 73111 **App. Type:** FUL 03/06/2026 Approve with Conditions
2 Rosebank Close, Ainsworth, Bolton, BL2 5QU

Location:

Proposal: Single storey extension at side/rear

Application No.: 73169 **App. Type:** LDCP 29/05/2026 Lawful Development
25 Sunningdale Avenue, Radcliffe, Manchester, M26 3NJ

Location:

Proposal: Lawful development certificate for proposed rear facing flat roofed dormer extension to rear roof slope of Class C3 semi-detached bungalow.

Ward: Radcliffe - West

Application No.: 72645 **App. Type:** FUL 17/06/2026 Approve with Conditions
Parkhills Service & MOT Centre, Edward Street, Radcliffe, Manchester, M26 1JU

Location:

Proposal: Change of use of land from auto service centre (Use Class B2) to a mixed use auto service centre and car sales centre (Use Class B2/Sui Generis)

Application No.: 72823 **App. Type:** FUL 22/05/2026 Approve with Conditions
7 Hawthorn Avenue, Radcliffe, Manchester, M26 1BX

Location:

Proposal: Single storey front extension; Two storey side/rear extension; Single storey rear extension; and; Two off-road parking spaces

Application No.: 73010 **App. Type:** FUL 29/05/2026 Approve with Conditions
9 James Street North, Radcliffe, Manchester, M26 1QQ

Location:

Proposal: Single storey rear extension; Hip to gable roof extension with loft conversion and rear dormer

Application No.: 73093 **App. Type:** FUL 17/06/2026 Approve with Conditions
22 Bull Hill Crescent, Radcliffe, Manchester, M26 1BR

Location:

Proposal: Single storey extension at rear

Application No.: 73166 **App. Type:** FUL 15/06/2026 Refused
44 Rossall Avenue, Radcliffe, Manchester, M26 1JD

Location:

Proposal: Front porch; Two storey side/rear extension; Single storey rear extension

Ward: Ramsbottom

Application No.: 72534 **App. Type:** FUL 21/05/2026 Approve with Conditions
44-48 Bolton Street, Ramsbottom, Bury, BL0 9HX

Location:

Proposal: Installation of a new rear access door; Reinstatement of historic window openings; Replacement of existing windows; Replacement of rear door; Installation of 7 no. flush-fitting conservation-style rooflights (three on the front roof slope and four on the rear roof slope)

Application No.: 72949 **App. Type:** FUL 17/06/2026 Approve with Conditions
Land at Carr Bank Lodge, 7 Ramsbottom Lane, Ramsbottom, Bury, BL0 9DJ

Location:

Proposal: Variation of condition 2 (approved plans), condition 3 (materials) and condition 15 (landscaping) on planning permission 68885 (Erection of 1 no. dwelling): Sheet-pile retaining wall with stone facing; Increased ground floor area; Additional windows;

Increased roof pitch and overall height, offset by lowering the ground floor level by 300 mm; Rendered walls changed to ashlar finish stone;
Revised external areas to suit new levels including, increase in height of wall along Ramsbottom Lane and installation of PV solar panels and an air-source heat pump.

Application No.: 72995 **App. Type:** FUL 05/06/2026 Approve with Conditions
241 Bolton Road West, Ramsbottom, Bury, BL0 9PS

Location:

Proposal: Single storey side extension

Application No.: 73030 **App. Type:** LDCP 22/05/2026 Lawful Development
Mill House, 233 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0ED

Location:

Proposal: Lawful development certificate for proposed use - two dwellings into one and proposed addition of a single storey rear extension to single property with 2.95 metre projection.

Application No.: 73034 **App. Type:** LDCP 21/05/2026 Lawful Development
36 Ripon Hall Avenue, Ramsbottom, Bury, BL0 9RE

Location:

Proposal: Lawful development certificate for proposed single storey rear extension

Application No.: 73035 **App. Type:** FUL 19/05/2026 Approve with Conditions
39 Brooksbottoms Close, Ramsbottom, Bury, BL0 9YP

Location:

Proposal: Single storey rear extension

Application No.: 73118 **App. Type:** FUL 02/06/2026 Approve with Conditions
31 Palmerston Close, Ramsbottom, Bury, BL0 9YN

Location:

Proposal: Removal of existing rear conservatory with alterations to rear fenestration and erection of two storey side extension

Application No.: 73171 **App. Type:** LDCP 22/05/2026 Lawful Development
30 Brooksbottoms Close, Ramsbottom, Bury, BL0 9YP

Location:

Proposal: Lawful Development Certificate For Proposed Single Storey Rear Extension

Application No.: 73182 **App. Type:** PIP 18/06/2026 Refused
Land on the west side of Bury New Road/Peel Brow, Ramsbottom, BL0 0AZ

Location:

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

Ward: **Tottington**

Application No.: 73044 **App. Type:** FUL 10/06/2026 Refused
5 Back Chapel Street, Tottington, Bury, BL8 4AH

Location:

Proposal: Amendment to roof type together with roof extension to increase ridge height to create second floor; Amendment to front/side/rear fenestrations including addition of windows

Application No.: 73047 **App. Type:** FUL 17/06/2026 Approve with Conditions
Owlerbarrow House, Owlerbarrow Road, Bury, BL8 1RD

Location:

Proposal: Variation of condition no 2 (Approved Plans) on planning permission 68067 (Erection of 1 No. Dwelling): to raise the roof ridge height and change of boundary position

Application No.: 73085 **App. Type:** PMBPA 08/06/2026 Prior Approval Required and Refused
Tom Nook Farm, Turton Road, Tottington, Bury, BL8 3QG

Location:

Proposal: Prior approval for proposed change of use of an agricultural building to create 2 no. dwellings.

Application No.: 73144 **App. Type:** FUL 08/06/2026 Approve with Conditions
12 Portinscale Close, Bury, BL8 1DB

Location:

Proposal: Garage conversion with single storey link extension

Application No.: 73194 **App. Type:** FUL 15/06/2026 Approve with Conditions
135 Booth Street, Tottington, Bury, BL8 3JQ

Location:

Proposal: Single storey rear extension

Application No.: 73217 **App. Type:** LDPC 02/06/2026 Lawful Development
11 Hawthorn Crescent, Tottington, Bury, BL8 3NG

Location:

Proposal: Lawful development certificate for proposed loft conversion, rear dormer and internal alterations

Ward: **Whitefield + Unsworth - Besses**

Application No.: 73112 **App. Type:** FUL 02/06/2026 Approve with Conditions
24 Cambridge Grove, Whitefield, Manchester, M45 6DB

Location:

Proposal: Single storey extension at side/rear

Application No.: 73143 **App. Type:** GPDE 02/06/2026 Prior Approval Not Required - Extension
50 Kenmore Road, Whitefield, Manchester, M45 8FS

Location:

Proposal: Prior approval for proposed single storey rear extension

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

Application No.: 72851 **App. Type:** FUL 22/05/2026 Approve with Conditions
5 Ringley Drive, Whitefield, Manchester, M45 7BX

Location:

Proposal: Basement conversion and extension; Part single/part 3 storey front extension with balcony; Two single storey rear extensions; New windows at rear at ground, first floor and second floor

Application No.: 72959 **App. Type:** FUL 26/05/2026 Approve with Conditions
10 Wentworth Avenue, Whitefield, Manchester, M45 7GQ

Location:

Proposal: Demolition of front porch and rear extensions; Two storey/single storey front extension; Single storey rear extension; Render & cladding; Alterations to frontage and raised rear terrace

Application No.: 73032 **App. Type:** FUL 22/05/2026 Approve with Conditions
59 Wingate Drive, Whitefield, Manchester, M45 7GX

Location:

Proposal: Single storey side extension

Application No.: 73040 **App. Type:** FUL 22/05/2026 Approve with Conditions
3 Wingate Drive, Whitefield, Manchester, M45 7GX

Location:

Proposal: Single storey rear extension and loft conversion with rear dormer

Application No.: 73046 **App. Type:** FUL 16/06/2026 Approve with Conditions
6 Wentworth Avenue, Whitefield, M45 7GQ

Location:

Proposal: Removal of existing roof and replace roof with increased ridge height; Front/rear/side extensions to create new ground floor layout and rooms in the roof space accommodation; Increase driveway space

Application No.: 73060 **App. Type:** FUL 12/06/2026 Approve with Conditions
86 Nuttall Avenue, Whitefield, Manchester, M45 6QA

Location:

Proposal: Two storey side extension; Single storey rear extension

Application No.: 73061 **App. Type:** FUL 03/06/2026 Approve with Conditions
5 Parklands, Whitefield, Manchester, M45 7WY

Location:

Proposal: Demolition of existing swimming pool and pool structure; erection of new single storey extension; installation of new PV photovoltaic solar panels to rear elevation and erection of pergola

Application No.: 73155 **App. Type:** FUL 08/06/2026 Approve with Conditions
4 Hillside Avenue, Whitefield, Manchester, M45 7SF

Location:

Proposal: Two storey side/rear extension; Single storey rear extension; Front Porch

Application No.: 73165 **App. Type:** FUL 08/06/2026 Approve with Conditions
29 Sergeants Lane, Whitefield, Manchester, M45 7TR

Location:

Proposal: Single Storey Rear Extension; First Floor Rear Extension

Application No.: 73187 **App. Type:** FUL 15/06/2026 Approve with Conditions
1 Grasmere Avenue, Whitefield, Manchester, M45 7GN

Location:

Proposal: Single storey side/rear extension to include garage conversion

Application No.: 73208 **App. Type:** FUL 19/06/2026 Approve with Conditions
3A Ringley Drive, Whitefield, Manchester, M45 7BX

Location:

Proposal: Two storey and 2No. single storey extensions at rear

Ward: **Whitefield + Unsworth - Unsworth**

Application No.: 73115 **App. Type:** LDCE 18/06/2026 Refused
825 and 825a Manchester Road, Bury BL9 9TP

Location:

Proposal: Lawful Development Certificate for existing use of 825 Manchester Road as Fish and Chip shop restaurant (Class E(b)) - larger of the two units and 825a Manchester Road as Hair Salon (Class E(c)(iii)) - smaller of the two units

Application No.: 73160 **App. Type:** FUL 15/06/2026 Approve with Conditions
11 Dumers Lane, Bury, BL9 9PE

Location:

Proposal: Two storey side extension

Application No.: 73180 **App. Type:** FUL 17/06/2026 Approve with Conditions
8 Apollo Avenue, Bury, BL9 8HG

Location:

Proposal: Single storey side/rear extension

Total Number of Applications Decided: 137