

BURY COUNCIL

DEPARTMENT FOR BUSINESS, GROWTH AND INFRASTRUCTURE

PLANNING SERVICES



PLANNING CONTROL COMMITTEE

28 July 2026

SUPPLEMENTARY INFORMATION

Item:01 31 Grosvenor Street, Prestwich, Manchester, M25 1ES Application No. 72682

Change of use of Swim School building (Class E(d)) to dwelling (Class C3);
Demolition of a single storey rear projection; Replace corrugated roof to composite roof with tiled covering; Composite timber panelling adding to front elevation windows

Extension of Time - Yes - 04/09/2026

Publicity

5 additional representations have been received objecting to the application. The concerns raised are summarised as follows:

The objections acknowledge that the revised proposal has been reduced in scale, with the previous scheme amended to provide a single one-bedroom dwelling. However, objectors maintain that the proposal remains unacceptable for the following reasons:

- Remains an intensification of residential development just a different form of the previous refusal.
- Original building was not originally designed, approved or intended for human habitation.
- Still no dedicated off-street parking and is considered likely to exacerbate existing parking pressures on Grosvenor Street,. Concerns regarding impacts on highway safety, access for refuse collection and emergency vehicles, and increased traffic generation.
- Effectively enlarges the existing HMO operation and contribute to increased residential density within the locality.
- Inadequacy of refuse storage arrangements and the failure of the proposal to address existing drainage issues in the area.
- The design, frontage alterations and extensions are considered by some residents to be out of character with the surrounding area and potentially harmful to the appearance of the street scene and neighbouring amenity.
- Assert objections and residents comments represent significant weight in the determination of the application.
- Concerned that the proposed garden area is infested with Bamboo which if disturbed would breach existing barriers and existing root systems, potentially creating new routes for the bamboo rhizomes to spread.

Officer Response

Intensification of Use

The proposal has been significantly reduced in scale from the previously refused development and now seeks to provide a single self-contained dwelling. The proposal therefore represents a more modest form of residential development and its acceptability has been assessed against relevant local and national planning policies.

Building not originally designed for proposed purpose

The fact that the building was not originally designed or approved for residential occupation does not in itself preclude its conversion. The determining issue is whether the building can be satisfactorily adapted to provide suitable accommodation and whether the resulting development would comply with relevant planning policies relating to design, residential amenity and living conditions.

Statutory/Non-Statutory Consultations

Traffic Section - Raise no objections, subject to a condition securing reinstatement of the footway across the frontage of the site and the unused historic vehicular access. The reinstatement would include re-surfacing.

Conditions/ Reasons

Amend conditions 3 and 4 to refer to no. 74 Whittaker Lane, the property whose Pergola and outside seating area abuts the rear elevation of the existing building.

The conditions would therefore read:

3. The dwelling hereby permitted shall not be occupied until a soundproofing scheme to be introduced on the south and east facing walls forming the boundary with **74** Whittaker Lane has been submitted to and approved in writing by the Local Planning Authority. The soundproofing scheme shall ensure that the level of sound insulation provided is in compliance with the requirements of Approved Document E of The Building Regulations 2010 (or any equivalent Order following the revocation and re-enactment thereof, with or without modification). The duly approved soundproofing scheme shall thereafter be implemented in full before the property hereby permitted is occupied.

Reason. To ensure that the development does not give rise to unacceptable noise and disturbance to the occupiers of adjoining residential properties, particularly during unsocial hours, in accordance with the requirements of Policies EN1/2: Townscape and Built Design, H2/1 - The Form of New Residential Development H2/4: Conversions and EN7/2: Noise Pollution of the Bury Unitary Development Plan and the National Planning Policy Framework.

4. Within 3 months of development first taking place, details of the height, design, materials and finish of all boundary treatments at the site shall be submitted to and approved in writing by the Local Planning Authority. Any boundary treatments bordering a neighbouring property (74 Whittaker Lane and 36 Rendlesham Street) shall be 2.2m high.

The boundary treatments shall be constructed in accordance with the duly approved details before the building is first occupied and retained as such thereafter.

Reason. In the interests of site security and to ensure a satisfactory relationship with the character of surrounding buildings and the street scene and in the interests of safeguarding the amenity of nearby residents, in accordance with the requirements of Policies EN1/2: Townscape and Built Design, H2/1: The Form of New Residential Development H2/4: Conversions of the Bury Unitary Development Plan and the National Planning Policy Framework.

Add the following conditions.

Condition no. 9

9. The dwelling hereby approved shall be occupied only as a single dwellinghouse falling within Use Class C3(a) of the Town and Country Planning (Use Classes) Order 1987 (as amended) and shall comprise no more than one bedroom at any time. The dwelling shall not be subdivided, altered, or occupied in a manner that would result in

the creation of additional bedrooms or result in occupation falling within Class C3(b), C3(c) or any other use class without the prior written permission of the Local Planning Authority.

Reason. To ensure the development remains of a size and form appropriate to the site and in the interests of residential amenity and securing well-designed development, in accordance with Policies EN1/2: Townscape and Built Design and H2/1 - The Form of New Residential Development of the Bury Unitary Development Plan the National Planning Policy Framework.

Officer reasoning

A planning condition is recommended to be imposed to ensure the internal layout of the building remains, as shown on the amended plan, so the proposed Study area and no other part of the dwellinghouse can be changed into another bedroom and it is recommended to secure the use of this property to Use Class C3(a) - Dwellinghouse only. This is required to ensure the development remains of a size and form appropriate to the site and in the interests of residential amenity and securing well-designed development, in accordance with Policies EN1/2: Townscape and Built Design and H2/1 - The Form of New Residential Development of the Bury Unitary Development Plan the National Planning Policy Framework.

Note: The Planning Portal advises Use Class C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.

Condition 10

At the request of the Council's Highways team, add the following condition:

10. Within 3 months of development first taking place, details of the reinstatement of the redundant footway crossing on Grosvenor Street/Randlesham Street to adjacent footway levels, and the resurfacing of the pavement across the frontage of the application site, to a scope and specification to be agreed with the Local Highway Authority, shall be submitted to and approved in writing by the Local Planning Authority. The duly approved highway works shall be implemented before the building is first occupied.

Reason. In the interests of pedestrian safety and access for disabled users of the footway abutting the site and to reinstate and maintain the integrity of the adopted highway, in accordance with Policies HT5/1 - Access for Those with Special Needs and HT6/1 - Pedestrian and Cyclist Movement' of the Bury Unitary Development Plan and Policies Policy JP-C5: Streets for All and Policy JP-C6: Walking and Cycling of the Places for Everyone Joint Development Plan.

Officer reasoning

The property, Ivy Bank, has a vehicular access located between the outbuilding to which this application relates and the front of Ivy Bank, 31 Grosvenor Street. This vehicle access is the parking outside the HMO is related to that building for that use albeit it's narrow and part of the access way to the HMO. Whilst the current site adjoins and is in the same ownership, the neighbouring property parking in the curtilage of the HMO is not ideal, would be a strange juxtaposition and potentially - if it were mine, I would be mindful of my vehicle not being in my curtilage to limit people passing it and damaging it. For these reasons, it is reasonable and would be of

benefit to all pedestrians using the pavement here to re-instate the highway to normal levels in order to provide a safe and level pavement in the interests of pedestrian safety for all users.

Members will also see from the photographs that the pavement along the frontage of the application site is in a poor state of repair. The recommended condition would therefore both visually improve this application site frontage as well as improve pedestrian safety.

Add Condition 11

Prior to the commencement of any development a comprehensive Bamboo Management and Containment Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan must be prepared by a qualified arboriculturist or invasive weed specialist and must include:

- A detailed site plan mapping the exact location of all existing running bamboo (*Phyllostachys* or similar aggressive species) on site.
- Detailed engineering specifications for a high-density polyethylene (HDPE) root barrier (minimum thickness 2mm, minimum depth 60cm), including its precise alignment along property boundaries and vulnerable structures.
- A method statement demonstrating that the barrier will be installed with a continuous visible lip protruding a minimum of 50mm above finished ground levels.
- A long-term maintenance and monitoring schedule to ensure the integrity of the barrier system.

The containment measures shall be fully implemented in accordance with the approved details prior to the first occupation of the development hereby permitted, and shall be permanently retained and maintained as such thereafter.

Reason. To prevent the unchecked spread of aggressive non-native vegetation, to safeguard the structural integrity of adjacent buildings and hard landscaping, and to protect the residential amenities of neighboring occupiers, in accordance with Local Plan policies regarding high-quality design and environmental protection.

Officer reasoning

Since writing the recommendation report, it has come to light that the proposed garden area is currently land completely overgrown with a species of Bamboo.

Bamboo is not legally classified as an invasive species in the UK under legislation like the Wildlife and Countryside Act 1981. However, certain types—especially running bamboo—can grow aggressively, spread via underground runners, and cause property damage. To ensure that Bamboo does not adversely affect the amenity of neighbouring residents by undermining their property, the planning condition is recommended.

Reordering of conditions

Separate approval is also sought from Members to re-order the planning conditions, in the event Planning Committee approve this proposal, so the conditions would appear in a logical order on the decision notice. Those conditions that are required to be submitted within 3 months of the date of condition would therefore come before and above, the recommended compliance conditions, such as the condition restricting the use class of this dwelling to Class C3(a) and as a one bedroom dwelling.

Response to Objections

Principle of Development / Intensification of Use

It is acknowledged that the proposal seeks the conversion of the existing detached outbuilding to form a single one-bedroom dwelling. Although objectors consider this to represent a continuation of the previously refused scheme in an amended form, the current application must be assessed on its own merits.

The proposal has been significantly reduced in scale from the previously refused development and now seeks to provide a single self-contained dwelling. The proposal therefore represents a more modest form of residential development and its acceptability has been assessed against relevant local and national planning policies.

The fact that the building was not originally designed or approved for residential occupation does not in itself preclude its conversion. The determining issue is whether the building can be satisfactorily adapted to provide suitable accommodation and whether the resulting development would comply with relevant planning policies relating to design, residential amenity and living conditions.

Parking, Highway Safety and Traffic Generation

These matters are discussed in the main report. However, whilst residents' concerns regarding existing parking pressures are noted, the absence of dedicated parking provision alone is not considered sufficient grounds for refusal in this instance, particularly having regard to the scale and location of the development.

Relationship to Existing HMO and Residential Density

Objectors consider that the proposal would effectively enlarge the existing HMO operation and increase residential density within the area.

The application proposes the creation of a separate self-contained dwellinghouse rather than additional accommodation associated with the existing HMO. The proposal has therefore been assessed as an independent residential unit. Whilst a modest increase in residential density would result, the development comprises a single one-bedroom dwelling and is not considered to constitute an overdevelopment of the site, having regard to the size of the plot, the scale of built form proposed and the level of accommodation provided.

Refuse Storage

This matter has been discussed in the main report and a planning condition is recommended to secure an appropriate bin store.

Drainage

The creation of a single dwelling utilising an existing structure is not considered likely to generate significant additional drainage impacts. Building Regulations approval would separately address detailed drainage matters where required. No substantive technical evidence has been provided to demonstrate that the proposal would give rise to unacceptable drainage issues.

Design, Character and Residential Amenity

These matters are discussed within the main report.

Weight to be Attached to Public Objections

The objections received, including those submitted by local residents, are acknowledged and have been carefully considered as part of the determination

process. While local representations are a material consideration, planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The number of objections received is not, in itself, determinative; rather, the planning merits of the issues raised are the key consideration.

Bamboo within the proposed Garden Area

A planning condition has been recommended to control this.

**Item:02 Land at Harper Fold Road & Canute Street, Radcliffe, Manchester, M26 3BX Application No. 72750
Erection of 2 no. dwellings**

Extension of Time - Yes 03/08/2026

Nothing further to report.

Item:03 Elton Fold Working Mens Club, Leigh Lane, Bury, BL8 2RH Application No. 73065

Erection of external raised decking at side with canopy and timber board cladding to side elevations

Extension of Time - Yes 03/08/2026

Nothing further to report.

Item:04 102 Sixth Avenue, Bury, BL9 7RP Application No. 73083

Change of use from dwelling (Class C3) to a children's residential care home (Class C2) for up to 3 children

Extension of Time - Yes 31/07/2026

Nothing further to report.