

REPORT FOR NOTING

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	01 SEPTEMBER 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:-**

David Marno, Head of Development Management
Planning Services, Department for Resources and Regulation
3 Knowsley Place
Bury BL9 0EJ

Tel: 0161 253 5291

Email: d.marno@bury.gov.uk

Planning applications decided using Delegated Powers

Between 21/07/2026 and 20/08/2026



Ward:

Application No.: 72868 **App. Type:** CONDIS 12/08/2026 Approve
Location: Land off Fletcher Fold Road, Bury, BL9 9RX
Proposal: Application to discharge the statutory biodiversity net gain plan on planning permission 70805

Application No.: 73021 **App. Type:** CONDIS 31/07/2026 Approve
Location: Bury Interchange & land bounded by Pyramid Park/East Lancashire railway line/Knowsley Place Duke Street, Bury, BL9 0EJ
Proposal: Application to discharge condition 7 (water main protection), condition 13 (SBI fencing detail), condition 15 (precautionary working measures method statement), condition 16 (control and biosecurity measures method statement), condition 17 (bat/bird boxes location/specification), condition 19 construction environment management plan, condition 20 (stopping up order details), condition 22 (habitat management and monitoring plan HMMP), BNG statutory condition (biodiversity gain plan) on planning application 71834.

Application No.: 73125 **App. Type:** CONDIS 07/08/2026 Approve
Location: Land to east of M66 motorway, connecting Rochdale Road, Edenfield to Woodgate Hill WTW Compound, Bury
Proposal: Application to discharge condition 13 - Details of impacts to and measures to protect private water supplies on planning permission 66947

Application No.: 73222 **App. Type:** CONDIS 18/08/2026 Approve
Location: Kempton Heaton Avenue, situated between Bury Cemetery & Peachment Place, Bury
Proposal: Application to discharge condition 18 (Management and Maintenance of Unadopted Areas) and condition 25 (Parking Provision) on planning permission 70015 (amended by 71532)

Application No.: 73229 **App. Type:** CONDIS 07/08/2026 Approve
Location: Chamberhall Business Park, Magdalene Road, Bury, BL9 0ES
Proposal: Application to discharge condition 9 (drainage scheme) on planning permission 72790

Application No.: 73265 **App. Type:** CONDIS 21/07/2026 Split Decision
Location: Kempton Heaton Avenue, between Bury Cemetery & Peachment Place
Proposal: Application to discharge condition nos. 5 (remediation strategy) and 8 (coal mining risk) of planning permission 71532

Application No.: 73281 **App. Type:** CONDIS 03/08/2026 Approve
Location: 263 Bury Old Road, Prestwich, Manchester, M25 1JA
Proposal: Application to discharge conditions 3 (sound insulation) 4 (roller shutter door) 5 (roller shutter painted black) 6 (refuse storage & cycle parking) 7 (external doorstep on Newton Street) of planning permission 72327

Application No.: 73287 **App. Type:** CONDIS 27/07/2026 Approve
Location: Fire Station, Bury New Road, Whitefield, Manchester, M45 7SY
Proposal: Application to discharge condition 5 (Validation Report) on planning permission 70895

Application No.:	73299	App. Type:	CONDIS 07/08/2026	Approve
Location:	Land to east of M66 motorway, connecting Rochdale Road, Edenfield to Woodgate Hil WTW compound, Bury			
Proposal:	Application to part discharge condition 4 (Temporary Above Ground Structures) of planning permission 66947			
Application No.:	73308	App. Type:	CONDIS 04/08/2026	Approve
Location:	Land to east of M66 motorway connecting Rochdale Road Edenfield to Woodgate Hill WTW compound, Bury			
Proposal:	Application to part discharge condition 9 (materials management plan) and 10 (site waste management plan) of planning permission 66947			
Application No.:	73310	App. Type:	CONDIS 14/08/2026	Approve
Location:	Summerseat Island, Miller Street, Summerseat, Ramsbottom			
Proposal:	Application to discharge condition 4 (Habitat Management and Monitoring Plan), condition 5 (external appearance) and condition 6 (bird box) of planning permission 72151			
Application No.:	73318	App. Type:	CONDIS 07/08/2026	Approve
Location:	Land at junction of Bury Old Road & Rochdale Road, Edenfield & WHWTW, Sixth Avenue, Bury			
Proposal:	Application to discharge condition 7 (contaminated land) and condition 8 (remediation strategy) on planning permission 66947			
Application No.:	73324	App. Type:	CONDIS 11/08/2026	Split Decision
Location:	Fragrance Oils International Ltd, Eton Hill Road, Radcliffe, Manchester, M26 2FR			
Proposal:	Application to discharge conditions 3 (construction management), 5 (site remediation), 8 (drainage) on planning permission 71917			
Application No.:	73328	App. Type:	CONDIS 07/08/2026	Approve
Location:	Land to east of M66 motorway, connecting Rochdale Road, Edenfield to Woodgate Hill WTW Compound, Bury			
Proposal:	Application to discharge condition 14 (traffic management plan), condition 16 (construction travel plan), conditions 17 and 18 (wheel cleaning facilities) on planning permission 66947			
Application No.:	73333	App. Type:	CONDIS 14/08/2026	Approve
Location:	Land to east of M66 motorway, connecting Rochdale Road, Edenfield to Woodgate Hill WTW Compound, Bury			
Proposal:	Application to discharge condition 30 (highways works) on planning permission 66947			
Application No.:	73380	App. Type:	CONDIS 10/08/2026	Approve
Location:	Land adjacent to Bealey Industrial Estate, Dumers Lane, Radcliffe, Manchester, M26 2BD			
Proposal:	Application to discharge condition 9 (nesting birds method statement) on planning permission 71426			
Application No.:	73386	App. Type:	CONDIS 07/08/2026	Approve
Location:	Land at junction of Hollins Brook Way & Pilsworth Road, Bury, BL9 8RR			
Proposal:	Application to discharge condition 7 (construction traffic management plan) on planning permission 72656			
Application No.:	73405	App. Type:	REG5 24/07/2026	Raise No Objection
Location:	Albion Mill, Albion Street, Bury, BL8 2AE			
Proposal:	Regulation 5 notification (ref. 20568) for upgrade of existing base station, comprising the removal of 2 no. RRU and 1 no. MHA, installation of 2 no. ERS units and 2 no. MHAs fixed to wall internally; Internal upgrade of existing equipment cabinets inside building and all ancillary works thereto			

Application No.:	73408	App. Type:	CONDIS 11/08/2026	Approve
Location:	Fairfield General Hospital, Rochdale Old Road, Bury, BL9 7TD			
Proposal:	Application to discharge condition 9 (Landscape and Environmental Management) on planning permission 72500			
Application No.:	73433	App. Type:	CONDIS 07/08/2026	Approve
Location:	170 Rochdale Road, Pimhole, Bury, BL9 7DF			
Proposal:	Application to discharge condition no. 5 (Construction Traffic Management Plan) on planning permission 72691			
Application No.:	73439	App. Type:	REG5 13/08/2026	Raise No Objection
Location:	Roach Bank Road, off Pilsworth Road, Bury, BL9 8RN			
Proposal:	Regulation 5 notice of intention to upgrade existing installations; removal of existing Harrier Cabinet; existing meter pillar upgraded to meter cabinet; removal of existing HUAWEI cabinet; installation of bank of 3no. cabinets; removal of existing 15m pole and installation of 20m pole with 3no. antenna.			
Application No.:	73469	App. Type:	REG5 19/08/2026	Raise No Objection
Location:	Pavement on the east side of Pimhole Business Park, Hurst Street, Pimhole, Bury, BL9 7RT			
Proposal:	Regulation 5 notification of intention to replace existing 17.5 metre high monopole with a new 20 metre high monopole supporting 9 no. antennas, the removal of 5 no. existing equipment cabinets and their replacement with 4 no. new cabinets, and ancillary development thereto			
Application No.:	73470	App. Type:	REG5 11/08/2026	Raise No Objection
Location:	Ringley Road SW, Ringley Road, Whitefield, Greater Manchester, M45 7TP			
Proposal:	Regulation 5 notification of intention to install of 1 No. proposed Arqiva Amphenol Procom 4220-06-405-T4 omni antenna, to be mounted on a new Hutchinson mounting pole fixed to the top of the Orion streetpole			
Application No.:	73491	App. Type:	REG5 18/08/2026	Raise No Objection
Location:	Tower House, 269 Walmersley Road, Bury, BL9 6NX			
Proposal:	Regulation 5 Notice of Intention to replace and install a 20 metre high replacement street pole supporting 9 no. antennas and 4 no. new equipment cabinets			
Application No.:	73492	App. Type:	REG5 18/08/2026	Raise No Objection
Location:	Duck Club, Coppice Street, Bury, BL9 7LN			
Proposal:	Regulation 5 Notice of Intention to remove and replace of 3 no. antennas, 1 no. GPS node and 1 no. equipment cabinet and associated ancillary works thereto			
Application No.:	73505	App. Type:	PAVE 14/08/2026	Raises No Objection Subject to Condition
Location:	Sky Bar, Unit 4, Kay Gardens, 4 Market Street, Bury, BL9 0BL			
Proposal:	Consultation on application for placement of tables and chairs on public highway (Ref: TM8-20-53)			
Application No.:	73511	App. Type:	CONDIS 13/08/2026	Approve
Location:	Gorsefield County Primary School, Robertson Street, Radcliffe, Manchester, M26 0DW			
Proposal:	Application to discharge condition 4 (Drainage/SUDS) on planning permission 73158			

Ward: **Bury East**

Application No.:	71874	App. Type:	FUL	22/07/2026	Approve with Conditions
Location:	Kashmir Superstore, 134 - 136 Rochdale Road, Bury, BL9 7BD				
Proposal:	Change of Use from first floor Storage (B8) area to a Restaurant [E(b)] on the first floor (restaurant 02) , including: Two storey front extension to existing restaurant (Restaurant 01); Single-storey rear extension to form dedicated Bin Storage; replacement rear gate and installation of fire escape staircase at the rear				
Application No.:	73148	App. Type:	FUL	31/07/2026	Refused
Location:	11-13 The Rock, Bury, BL9 0JP				
Proposal:	Reconfiguration of shopfront to include new access door, window and installation of new fascia				
Application No.:	73230	App. Type:	FUL	07/08/2026	Approve with Conditions
Location:	Holy Cross College, Manchester Road, Bury, BL9 9BB				
Proposal:	External Site Security works to the front site entrance including installation of double gates; 2 no. gates with hydraulic arm closer; 2.4 metres high weld mesh fencing, turnstiles and security guard cabin.				
Application No.:	73234	App. Type:	FUL	19/08/2026	Refused
Location:	Land to east of Broad Oak Terrace, Bury, BL9 7ST				
Proposal:	Erection of garage and creation of parking area				
Application No.:	73262	App. Type:	FUL	23/07/2026	Approve with Conditions
Location:	15 Smethurst Hall Road, Bury, BL9 7TP				
Proposal:	Removal of existing conservatory and erection of single storey rear extension with raised patio area with glazed balustrade and steps to garden level				
Application No.:	73288	App. Type:	FUL	21/07/2026	Approve with Conditions
Location:	20 Castle Hill Road, Bury, BL9 7RN				
Proposal:	First floor side extension; 2 no. single storey rear extensions				
Application No.:	73297	App. Type:	ADV	14/08/2026	Approve with Conditions
Location:	12 Bolton Street, Bury, BL9 0LQ				
Proposal:	1no. fascia sign (externally illuminated)				
Application No.:	73330	App. Type:	FUL	28/07/2026	Refused
Location:	Former Bury Fire Station, The Rock, Bury, BL9 0NJ				
Proposal:	Change of use of land at former fire station to vehicle storage yard (Sui Generis)				
Application No.:	73346	App. Type:	LDCE	11/08/2026	Lawful Development
Location:	92 Heywood Street, Bury, BL9 7EA				
Proposal:	5 Bedroom House in Multiple Occupation for the Use of up to 6 People (Use Class C4)				

Ward: **Bury East - Moorside**

Application No.:	73199	App. Type:	FUL	11/08/2026	Refused
Location:	194 Hornby Street, Bury, BL9 5BA				
Proposal:	Change of use of first floor from mixed use of commercial/living accommodation (Class C3/Class E) to 3 bed, 3 person (single occupancy) HMO (House in Multiple Occupation) (Class C4); Change of existing rear tiled roof to flat roof and alterations to existing elevations				

Application No.:	73246	App. Type:	FUL	31/07/2026	Approve with Conditions
Location:	36 Seedfield Road, Bury, BL9 6PD				
Proposal:	Raising of existing roof ridge height and roof/elevation alterations and two storey extensions at front/side/rear				

Ward: **Bury East - Redvales**

Application No.:	73094	App. Type:	FUL	30/07/2026	Approve with Conditions
Location:	Land adjacent to 27-29 Tarn Drive, Bury, BL9 9QB				
Proposal:	Erection of 1 no. dwelling				

Application No.:	73240	App. Type:	FUL	28/07/2026	Refused
Location:	Parkhills Garage, Manchester Road, Bury, BL9 9AZ				
Proposal:	Demolition of existing car showroom/workshop and redevelopment to provide 2no. units (1no. retail unit, 1no. food and drink unit with drive thru facility) together with car parking, amended vehicle access points, landscaping and associated works.				

Application No.:	73352	App. Type:	FUL	31/07/2026	Approve with Conditions
Location:	230 Market Street, Bury, BL9 9AB				
Proposal:	Single storey front/side/rear extension				

Application No.:	73359	App. Type:	FUL	18/08/2026	Refused
Location:	29 Nelson Street, Bury, BL9 9BL				
Proposal:	Two/single storey rear extension and new windows to rear elevation				

Application No.:	73378	App. Type:	FUL	14/08/2026	Approve with Conditions
Location:	5 Windermere Drive, Bury, BL9 9QQ				
Proposal:	Part single/part two storey rear extension				

Application No.:	73461	App. Type:	LDCP	07/08/2026	Lawful Development
Location:	Former Floors To Go building, corner of Millett Street and Bolton Street, Bury, BL9 0JA				
Proposal:	Lawful Development Certificate for proposed change from Use Class E(a) (retail) to E(d) (indoor sport) for use as an indoor padel court				

Ward: **Bury West**

Application No.:	73313	App. Type:	FUL	27/07/2026	Approve with Conditions
Location:	14 Turton Close, Bury, BL8 2EE				
Proposal:	Single storey side & rear extensions; Side porch; Rear garden room				

Application No.: 73319 **App. Type:** LDCP 21/07/2026 Lawful Development
Location: 56 Mile Lane, Bury, BL8 2JE
Proposal: Lawful development certificate for proposed use of the property as a dwellinghouse occupied by two adult residents, living together as a single household with the provision of care, falls within the Use Class C3(b).

Application No.: 73406 **App. Type:** FUL 18/08/2026 Refused
Location: 10 Ashington Drive, Bury, BL8 2TS
Proposal: Garage conversion; first floor front and side extension

Application No.: 73419 **App. Type:** FUL 18/08/2026 Approve with Conditions
Location: 428 Bolton Road, Bury, BL8 2DA
Proposal: Single storey side extension

Ward: **Bury West - Elton**

Application No.: 73355 **App. Type:** FUL 07/08/2026 Approve with Conditions
Location: 25 Woodbank Drive, Bury, BL8 1DR
Proposal: Two storey side extension to include garage; Single storey rear extension

Ward: **North Manor**

Application No.: 72690 **App. Type:** FUL 13/08/2026 Approve with Conditions
Location: 2 The Island, Railway Street, Summerseat, Ramsbottom, Bury, BL9 5QJ
Proposal: Single storey rear extension and two storey side extensions

Application No.: 73271 **App. Type:** FUL 21/07/2026 Approve with Conditions
Location: 26 Moorway, Tottington, Bury, BL8 4LF
Proposal: Single storey front extension; Render to external elevations

Application No.: 73272 **App. Type:** FUL 27/07/2026 Approve with Conditions
Location: 11 Ashborne Drive, Summerseat, Ramsbottom, Bury, BL9 5PD
Proposal: Demolition of existing garage and erection of new single storey extensions at side / rear; new front porch; raising height of ridge of roof ridge by 2.4m to create new first floor level; new roof, render to all elevations; new windows and stone sills and formation of juliette balcony at rear

Application No.: 73329 **App. Type:** FUL 28/07/2026 Approve with Conditions
Location: 22 Sandringham Drive, Tottington, Bury, BL8 4DJ
Proposal: Single Storey Side / Rear Extension; Alterations to Front Elevation

Application No.: 73366 **App. Type:** FUL 14/08/2026 Approve with Conditions
Location: 657 Walmersley Road, Bury, BL9 5JD
Proposal: Single storey side extension with bay window and retention of bin storage in front garden

Ward: Prestwich - Holyrood

Application No.: 72957 **App. Type:** FUL 04/08/2026 Approve with Conditions
Location: 70 Glebelands Road, Prestwich, Manchester, M25 1NJ
Proposal: Demolition of front porch and single storey side extension; Two storey/single storey side extension; Loft conversion with rear dormer and 2 no. rooflights; Extension of driveway and widening of vehicular dropped crossing; Raised decking with balustrade and steps into rear garden; Front porch; Amendments to fenestration; Render and cladding

Application No.: 73232 **App. Type:** FUL 05/08/2026 Refused
Location: 25 Beeston Grove, Whitefield, Manchester, M45 6UD
Proposal: Erection of 1.5m high boundary fence at front/side

Ward: Prestwich - Sedgley

Application No.: 73290 **App. Type:** FUL 31/07/2026 Approve with Conditions
Location: Mikvah, 102-104 Albert Avenue, Prestwich, Manchester, M25 0LU
Proposal: Variation of condition no. 2 (approved plans) following grant of planning permission 70511 (Single storey rear/side extension for use as changing room and shower area): Extend part of the approved rear elevation so that part of the rear wall aligns with the extent of the approved laundry/outrigger element to create a staggered rear elevation

Application No.: 73294 **App. Type:** FUL 21/07/2026 Approve with Conditions
Location: 17 Windsor Road, Prestwich, Manchester, M25 0DZ
Proposal: First floor front extension; single storey rear flat roof extension with roof lantern; rendering to elevations and raised terrace area at rear

Application No.: 73311 **App. Type:** FUL 21/07/2026 Approve with Conditions
Location: 3 Princess Avenue, Prestwich, Manchester, M25 0LG
Proposal: Variation of condition 2 (approved plans) on planning permission 72600 (First floor side extension and loft conversion with front and rear dormers): Amend front dormer position

Application No.: 73327 **App. Type:** FUL 13/08/2026 Approve with Conditions
Location: 74 Meade Hill Road, Prestwich, Manchester, M8 4LP
Proposal: Two storey/single storey side/rear extension; Single storey rear extension

Application No.: 73348 **App. Type:** FUL 28/07/2026 Approve with Conditions
Location: 2 Watkins Drive, Prestwich, Manchester, M25 0DS
Proposal: first floor extension at side, two storey extension at rear and single storey extension at rear

Application No.: 73349 **App. Type:** FUL 31/07/2026 Approve with Conditions
Location: 49 Dovedale Avenue, Prestwich, Manchester, M25 0BT
Proposal: Single storey rear extension; First floor side extension

Application No.: 73358 **App. Type:** FUL 10/08/2026 Approve with Conditions
Location: 20 Princess Avenue, Prestwich, Manchester, M25 0LG
Proposal: single storey side extension; single storey rear extension; front porch; basement conversion with external steps to side and light well at front

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

Application No.: 73213 **App. Type:** FUL 24/07/2026 Approve with Conditions
Location: 116 Lowther Road, Prestwich, Manchester, M25 9QP
Proposal: Removal of existing conservatory/side extension and erection of single storey extension at side/rear

Application No.: 73277 **App. Type:** FUL 20/08/2026 Approve with Conditions
Location: 422 Bury New Road, Prestwich, Manchester, M25 1BD
Proposal: Change of use from hot food takeaway (Sui Generis) to restaurant/café (Class E(b))

Application No.: 73350 **App. Type:** FUL 31/07/2026 Approve with Conditions
Location: 2 Hollyedge Drive, Prestwich, Manchester, M25 9RG
Proposal: Ground floor side and front wraparound extension

Application No.: 73430 **App. Type:** LDCEP 14/08/2026 Lawful Development
Location: 2 Farm Hill, Clifton Road, Prestwich, Manchester, M25 3JX
Proposal: Lawful Development Certificate for proposed demolition of existing conservatory and erection of a rear extension

Ward: **Radcliffe - East**

Application No.: 73158 **App. Type:** FUL 21/07/2026 Approve with Conditions
Location: Gorsefield County Primary School, Robertson Street, Radcliffe, Manchester, M26 0DW
Proposal: Single storey nursery extension

Application No.: 73243 **App. Type:** LDCE 28/07/2026 Refused
Location: Unit 7, Globe Industrial Estate, Darbyshire Street, Radcliffe, Manchester, M26 2TA
Proposal: Lawful Development Certificate for Existing use of a former car tyre shop as an indoor padel facility

Application No.: 73322 **App. Type:** FUL 21/07/2026 Approve with Conditions
Location: 11 Meriden Close, Radcliffe, Manchester, M26 4FL
Proposal: Erection of Outbuilding in Rear Garden

Application No.: 73383 **App. Type:** FUL 07/08/2026 Approve with Conditions
Location: 43 Sycamore Drive, Radcliffe, Manchester, M26 4SA
Proposal: demolish existing front porch and rear conservatory; new front porch; garage conversion; first floor extension over existing single storey garage; single storey rear extension

Application No.: 73411 **App. Type:** DEM 05/08/2026 Prior Approval Required and Granted
Location: Pioneer Mills, Milltown Street, Radcliffe, Manchester, M26 9WN
Proposal: Prior approval for demolition – demolition of red brick mill, single storey, three storey and red brick chimney

Ward: **Radcliffe - North and Ainsworth**

Application No.: 71329 **App. Type:** OUT 21/07/2026 Approve with Conditions
Location: Land to side of Genesis House, Stopes Road, Radcliffe, Manchester, M26 3TL
Proposal: Outline application (all matters reserved) for new warehouse unit (Class B8)

Application No.: 73363 **App. Type:** FUL 07/08/2026 Approve with Conditions
Location: 429 Bury And Bolton Road, Radcliffe, Manchester, M26 4LJ
Proposal: Variation of condition no. 2 (approved plans) on planning permission 72977 (Two Storey/ Single Storey Rear Extension; Garage Conversion with First Floor Side Extension; Front Porch): Single storey rear extension to Two storey rear extension

Application No.: 73393 **App. Type:** FUL 14/08/2026 Approve with Conditions
Location: 43 Stanley Road, Radcliffe, Manchester, M26 4HG
Proposal: Single storey rear extension and first floor side extension

Application No.: 73404 **App. Type:** DEM 04/08/2026 Prior Approval Required and Granted
Location: Fold Mill, Bradley Lane, Radcliffe, Bolton, BL2 6RA
Proposal: Prior approval for demolition – demolition of rear wall and roof associated with the building located in Zone 8.

Application No.: 73423 **App. Type:** LDCEP 21/07/2026 Lawful Development
Location: 90 Turks Road, Radcliffe, Manchester, M26 4QB
Proposal: Lawful development certificate for proposed change of use from dwellinghouse (Class C3a) to a care home for one child aged 7-18 with up to three staff working on a rota basis (Class C2).

Ward: **Radcliffe - West**

Application No.: 72849 **App. Type:** LDCE 19/08/2026 Lawful Development
Location: House at rear of Hawthorn Hotel, Stand Lane, Radcliffe, Manchester, M26 1JR
Proposal: Lawful Development Certificate that the dwelling is being used as annexe accommodation in association with the management of the Hawthorn Hotel in accordance with Condition no. 3 pursuant to application 62382

Application No.: 73312 **App. Type:** FUL 18/08/2026 Approve with Conditions
Location: 53 Greendale Drive, Radcliffe, Manchester, M26 1UE
Proposal: Two storey side extension; Single storey rear extension

Ward: **Ramsbottom**

Application No.: 73133 **App. Type:** FUL 07/08/2026 Refused
Location: 30 Kay Brow, Ramsbottom, Bury, BL0 9AY
Proposal: Erection of 1.83m high boundary fence/gate along property boundary on Grants Lane

Application No.: 73315 **App. Type:** FUL 07/08/2026 Approve with Conditions
Location: 41 Palmerston Close, Ramsbottom, Bury, BL0 9YN
Proposal: Demolition of existing garage; Two storey side extension; Front porch

Application No.: 73373 **App. Type:** FUL 31/07/2026 Approve with Conditions
Location: 1 Hazelhurst Close, Ramsbottom, Bury, BL0 9FB
Proposal: Removal of existing conservatory; Single storey rear extension

Application No.: 73377 **App. Type:** GPDE 05/08/2026 Prior Approval Not Required - Extension
Location: 28 Sims Close, Ramsbottom, Bury, BL0 9NT
Proposal: Prior approval for proposed single storey rear extension

Application No.: 73438 **App. Type:** LDCP 14/08/2026 Lawful Development
Location: 239 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0ED
Proposal: Lawful Development Certificate for proposed erection of a detached single-storey outbuilding within the rear garden

Application No.: 73480 **App. Type:** LDCP 18/08/2026 Lawful Development
Location: 180B Bolton Street, Ramsbottom, Bury, BL0 9JE
Proposal: Lawful Development Certificate for proposed single storey rear extension to be built under permitted development rights

Ward: **Whitefield + Unsworth - Besses**

Application No.: 73136 **App. Type:** FUL 05/08/2026 Approve with Conditions
Location: 10 Bury New Road, Whitefield, Manchester, M45 7FJ
Proposal: Change of use from dwellinghouse (Class C3(a)) to children's residential care home (Class C2) including the retention of the rear boundary fencing.

Application No.: 73367 **App. Type:** FUL 07/08/2026 Approve with Conditions
Location: 118 Bury New Road, Whitefield, Manchester, M45 6AD
Proposal: Installation of ATM machine

Application No.: 73368 **App. Type:** ADV 31/07/2026 Approve with Conditions
Location: 118 Bury New Road, Whitefield, Manchester, M45 6AD
Proposal: Installation of 1 no. illuminated surround sign to ATM

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

Application No.: 73184 **App. Type:** FUL 27/07/2026 Approve with Conditions
Location: Pinfold Court, Pinfold Lane, Whitefield, Manchester, M25 7NZ
Proposal: Installation of 5 no. New Steel Frames to Support Existing Balconies to Block of Flats and new balcony to replace 2nd floor failed balcony to west elevation

Application No.: 73334 **App. Type:** FUL 03/08/2026 Approve with Conditions
Location: 21 Ferndale Avenue, Whitefield, Manchester, M45 7GP
Proposal: rendering of existing front boundary wall; installation of 2no. electric gates and pedestrian gate

Application No.:	73390	App. Type:	FUL	14/08/2026	Approve with Conditions
Location:	11 Old Hall Road, Whitefield, Manchester, M45 7QW				
Proposal:	Two storey/single storey side/rear extension; Front porch				
Application No.:	73403	App. Type:	FUL	14/08/2026	Approve with Conditions
Location:	15 Oakdale Close, Whitefield, Manchester, M45 7LU				
Proposal:	First floor rear extension; loft conversion including raising of roof ridge height by 1m; 1 no. rear dormer; 2 no. front dormers, 2 no. side dormer and 4 no. front velux windows				
Application No.:	73415	App. Type:	GPDE	07/08/2026	Prior Approval Not Required - Extension
Location:	2 Ross Avenue, Whitefield, Manchester, M45 7FH				
Proposal:	Prior approval for proposed single storey rear extension				
Application No.:	73416	App. Type:	GPDE	03/08/2026	Prior Approval Not Required - Extension
Location:	2 Thorp Street, Whitefield, Manchester, M45 7TH				
Proposal:	Prior approval for the erection of a single-storey rear extension				

Ward: **Whitefield + Unsworth - Unsworth**

Application No.:	73005	App. Type:	FUL	27/07/2026	Approve with Conditions
Location:	44 Oakwell Drive, Bury, BL9 8LB				
Proposal:	Single storey front and rear infill extensions with loft conversion, 2 no. side dormers and raised roof ridge				
Application No.:	73321	App. Type:	FUL	14/08/2026	Approve with Conditions
Location:	26 Heaton Close, Bury, BL9 8BH				
Proposal:	Single storey side garage extension following demolition of the existing garage				
Application No.:	73335	App. Type:	GPDE	21/07/2026	Prior Approval Not Required - Extension
Location:	13 Melrose Close, Whitefield, Manchester, M45 8XZ				
Proposal:	Prior approval for proposed single storey rear extension				
Application No.:	73374	App. Type:	FUL	14/08/2026	Approve with Conditions
Location:	10 Kentmere Close, Bury, BL9 8EY				
Proposal:	Single storey rear extension				
Application No.:	73389	App. Type:	FUL	14/08/2026	Approve with Conditions
Location:	24 Lindale Avenue, Bury, BL9 8ED				
Proposal:	First floor rear extension; Single storey rear extension; Loft conversion with rear dormer and juliette balcony; Front porch				
Application No.:	73400	App. Type:	FUL	14/08/2026	Approve with Conditions
Location:	13 Crossfield Street, Bury, BL9 9TF				
Proposal:	Part two storey / part single storey side extension; single storey rear extension; front porch extension				

Application No.:	73426	App. Type:	LDCP	14/08/2026	Lawful Development
Location:	89 Ajax Drive, Bury, BL9 8EF				
Proposal:	Lawful Development Certificate for proposed single storey side extension				
Application No.:	73448	App. Type:	LDCP	31/07/2026	Lawful Development
Location:	95 Hollins Lane, Bury, BL9 8AB				
Proposal:	Lawful Development Certificate for proposed demolition of existing conservatory and addition of single storey rear extension.				

Total Number of Applications Decided: 102