

REPORT FOR NOTING

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	20 OCTOBER 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 **21/08/2026** and **09/10/2026**



Ward:

Application No.:	72981	App. Type:	CONDIS	28/08/2026	Approve
Location:	Unit 3, Roach Bank Road, Bury, BL9 8RY				
Proposal:	Application to discharge condition nos. 4 (Ground Contamination and subsequent remediation) & no. 11 (Details of a sustainable surface water drainage scheme and a foul water drainage scheme) on planning permission 68897				
Application No.:	73089	App. Type:	CONDIS	14/09/2026	Approve
Location:	Longfield Shopping Centre/Car Park, Fairfax Road Car Park and adjoining land at Bury New Road, Rectory Lane and Fairfax Road, Prestwich				
Proposal:	Application to part discharge condition 17 (Hard and Soft Landscaping), condition 44 (detailed lighting scheme), condition 45 (landscape & ecological management plan (LEMP)) and condition 48 (hard & soft landscaping scheme) relating to Phase 1A (Travel Hub) of planning permission 70449				
Application No.:	73195	App. Type:	CONDIS	28/08/2026	Split Decision
Location:	Land adj Bealey Industrial Estate, Dumers Lane, Radcliffe, Manchester, M26 2BD				
Proposal:	Application to discharge condition 6 (materials), condition 7 (construction environmental management plan (CEMP), condition 8 (protected species survey), condition 10 (precautionary working method statement), condition 11 (invasive species), condition 12 (nesting birds & bats), condition 13 (habitat management & monitoring plan (HMMP), condition 15 (surface water drainage), condition 17 (contaminated land), condition 18 (remediation), condition 20 (unexpected contamination), condition 22 (electric vehicle charging points), condition 23 (dust emissions), condition 31 (construction traffic management plan (CTMP) and the Statutory Biodiversity Gain Plan condition on planning permission 71426				
Application No.:	73280	App. Type:	CONDIS	18/09/2026	Approve with Conditions
Location:	Star Radcliffe Academy, Spring Lane, Radcliffe, M26 2SZ				
Proposal:	Application to part discharge condition 4 (remediation strategy), condition 6 (safe site declaration) and condition 8 (community use agreement) on planning permission 72502				
Application No.:	73384	App. Type:	CONDIS	24/09/2026	Approve
Location:	Land at rear of Westminster Avenue, Radcliffe, Manchester, M26 3WD				
Proposal:	Application to discharge condition 3 (contaminated land), condition 5 (coal mining intrusive investigation) condition 6 (intrusive investigation safe & stable site report) and condition 10 (construction traffic management plan) on planning permisison 71464				
Application No.:	73409	App. Type:	CONDIS	01/09/2026	Approve
Location:	Former Castlecroft Caravan Centre, Land at rear of Eton Hill Road, Radcliffe, Bury, M26 2ZT				
Proposal:	Application to discharge conditions 11 (Ground Contamination), 12 (Remediation Verification Report) and 17 (EV Chargers) on planning permission 71775				
Application No.:	73421	App. Type:	CONDIS	03/09/2026	Approve
Location:	Metrolink car park, Haymarket Street, Bury, BL9 0AY				
Proposal:	Application to discharge condition no. 6 (water main protection) on planning permission 72044				

Application No.:	73422	App. Type:	CONDIS	03/09/2026	Approve
Location:	Angouleme Way, Bury, BL9 0EL				
Proposal:	Application to discharge condition no. 4 (metrolink CMP) on planning permission 72017				
Application No.:	73450	App. Type:	CONDIS	25/09/2026	Refused
Location:	Land at Billberry Close & Albert Road, Whitefield, Manchester, M45 8BL				
Proposal:	Application to discharge condition 4 (Site Verification Report) of planning permission 69535				
Application No.:	73458	App. Type:	CONDIS	25/09/2026	Approve
Location:	Ams Workshop, Edward Street, Radcliffe, Manchester, M26 9XX				
Proposal:	Application to discharge condition no. 3 (footway reinstatement and road markings) on planning permission 72645.				
Application No.:	73471	App. Type:	CONDIS	07/09/2026	Approve
Location:	Land to east of M66 motorway, connecting Rochdale Road, Edenfield to Woodgate Hill WTW Compound, Bury				
Proposal:	Application to part discharge condition 11 (surface water) of planning permission 66947				
Application No.:	73499	App. Type:	CONDIS	25/09/2026	Approve
Location:	Castle Brook Business Park, Balmoral And Windsor House, Hollins Brook Way, Bury, BL9 8RR				
Proposal:	Application to discharge condition 17 (Habitat Management and Monitoring Plan) of planning permission 72656				
Application No.:	73529	App. Type:	REG5	01/09/2026	Raise No Objection
Location:	217 Bury New Road, Radcliffe, Bolton, BL2 6QQ				
Proposal:	Regulation 5 Notice of Intention to Install Fixed Line Broadband Apparatus - 1no. freestanding cabinet				
Application No.:	73545	App. Type:	REG5	21/08/2026	Raise No Objection
Location:	Scholes Lane, Prestwich, Manchester, M25 0PD				
Proposal:	Notification under the Electronic Communications Code Regulations of the intention to install Electronic Communications Apparatus to an Existing Telecommunications Installation at Scholes Lane, Prestwich, Manchester, M25 0PD (National Grid Reference E:381791 N:403062)				
Application No.:	73559	App. Type:	CONDIS	25/09/2026	Approve
Location:	12A Whittaker Lane, Prestwich, Manchester, M25 1FX				
Proposal:	Application to discharge condition 5 (boundary wall details) of planning permission 71330				
Application No.:	73590	App. Type:	REG5	11/09/2026	Raise Objections
Location:	Jericho, Fairfield Hospital, Rochdale Old Road, Jericho, Bury, Greater Manchester, BL9 7TD				
Proposal:	Notification under the Electronic Communications Code (Conditions and Restrictions) Regulations 2003 (As Amended) to utilise permitted development rights at CTIL_129980_22, VF3_44507_24, Jericho, Fairfield Hospital, Rochdale Old Road, Jericho, Bury, Greater Manchester, BL9 7TD (NGR:383033, 411645)				
Application No.:	73598	App. Type:	REG5	22/09/2026	Raise No Objection
Location:	Pavement Outside 256 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0EF				
Proposal:	Regulation 5 notification of intention to install a 9m light wooden pole				

Application No.: 73602 **App. Type:** CON 24/09/2026 Raise No Objection
Location: BOWLEE PLAYING FIELDS, HEYWOOD OLD ROAD, MIDDLETON, MANCHESTER, M24 4SD
Proposal: Article 18 consultation from Rochdale Council (PL/2026/0738) - Demolition and replacement of community centre to provide Community Sports and Wellbeing Hub (Hybrid Use Class F2/E(d)) comprising community sports and wellbeing facilities; football club training and community pitches; drainage and earthworks; provision of cricket nets; with associated hard and soft landscaping, parking, storage container, lighting, enclosures and boundary treatments.

Application No.: 73611 **App. Type:** PAVE 24/09/2026 Raise No Objection
Location: Foresters Arms, 444 Bury New Road, Prestwich, Manchester, M25 1AZ
Proposal: Consultation on an application for placement of 4 tables and 8 chairs on the public highway.

Application No.: 73614 **App. Type:** REG5 25/09/2026 Raise No Objection
Location: Pavement Outside Jolly Carters, Bury And Bolton Road, Radcliffe, Manchester, M26 4LA
Proposal: Regulation 5 Notice for Intention to remove 3 no. equipment cabinets and installation of 3 no. antennas, 2 no. equipment cabinets and ancillary development thereto.

Application No.: 73618 **App. Type:** CONDIS 08/10/2026 Approve
Location: The Rectory, Church Lane, Prestwich, Manchester, M25 1AN
Proposal: Application to discharge conditions 3 (Details/Samples of the garage doors/bricks to be used in the external elevations) and 4 (Facilities for the storage of construction materials) relating to planning reference 70383.

Application No.: 73625 **App. Type:** REG5 30/09/2026 Raise No Objection
Location: Hazel Hall Lane, Ramsbottom, Bury, BL0 9UR
Proposal: Regulation 5 Notification of intention to install 10m light wooden pole

Application No.: 73631 **App. Type:** REG5 25/09/2026 Raise No Objection
Location: Pavement on Regent Street, side of 182 Hornby Street, Bury, BL9 5BA
Proposal: Regulation 5 Notice of intention to install a fibre cabinet

Application No.: 73641 **App. Type:** CONDIS 02/10/2026 Approve
Location: Unsworth Cricket And Tennis Club Ltd, Pole Lane, Bury, BL9 8QL
Proposal: Application for the Discharge of the Condition 3 (detailed finish) to 73059

Application No.: 73649 **App. Type:** CONDIS 02/10/2026 Approve
Location: 399 Bass Lane, Summerseat, Ramsbottom, Bury, BL9 5NR
Proposal: Application to discharge Condition 4 (Highway Access) of planning permission 73459.

Application No.: 73651 **App. Type:** CON 08/10/2026 Raise No Objection
Location: Scout Moor Wind Farm Rochdale

Proposal: Article 18 consultation from Rochdale Council (ref. 25/00680/FUL) Construction and operation of 12 wind turbines with a maximum height to the tip of the blade of 180 metres (above ground level), together with associated ancillary infrastructure comprising crane pads and hardstandings; new access tracks; improvement and widening works to Scout Road; onsite substation; underground electrical infrastructure and cabling; fencing and boundary treatments; external lighting; drainage infrastructure; habitat and moorland restoration works; public right of way works; landscaping; temporary construction compound and staging area; underground electrical grid connection to the Rossendale Bulk Supply Point; and associated engineering works; alongside the retention of and improvements to existing access tracks associated with the existing Scout Moor Wind Farm (Further Environmental Information).

Application No.: 73657 **App. Type:** REG5 08/10/2026 Raise No Objection
Location: Pavement Verge on Hilton Lane, at the side of Hilton House, Bland Road, Prestwich, Manchester, M25 9WL
Proposal: Regulation 5 Notice of intention to install 2no. 1538mm (W), 1515mm (H), 400mm (D) above ground cabinets

Application No.: 73692 **App. Type:** CON 08/10/2026 Raise No Objection
Location: Land At And Adjacent To Scout Moor Wind Farm Rossendale And Rochdale
Proposal: Article 18 consultation from Rossendale Borough Council (ref. 2025/0267) Construction and operation of 12 wind turbines with a maximum height to the tip of the blade of 180 metres (above ground level), together with associated ancillary infrastructure comprising crane pads and hardstandings; new access tracks; improvement and widening works to Scout Road; onsite substation; underground electrical infrastructure and cabling; fencing and boundary treatments; external lighting; drainage infrastructure; habitat and moorland restoration works; public right of way works; landscaping; temporary construction compound and staging area; underground electrical grid connection to the Rossendale Bulk Supply Point; and associated engineering works; alongside the retention of and improvements to existing access tracks associated with the existing Scout Moor Wind Farm (Further Environmental Information).

Ward: **Bury East**

Application No.: 73139 **App. Type:** FUL 06/10/2026 Approve with Conditions
Location: Broad Oak Farm House, Broad Oak Lane, Bury, BL9 7SS
Proposal: Change of use from summerhouse to dwellinghouse, change of use of adjoining land, including demolition of existing storage containers and formalisation of parking arrangements.

Application No.: 73185 **App. Type:** FUL 08/10/2026 Approve with Conditions
Location: 8, 8a & 12 Silver Street, Bury, BL9 0EX
Proposal: Conversion of 1st/2nd/3rd floors of 8 Silver Street from commercial (Class E) to 5 no. flats (Class C3) and 1st/2nd floors of 12 Silver Street to 4 no. flats (Class C3) with change of use of 8a Silver Street rear ground floor from shop (Class E) to associated bin/bike store; External alterations to rear elevation

Application No.: 73316 **App. Type:** ADV 02/10/2026 Approve with Conditions
Location: Casewells Flexi Hall, Murray Road, Bury, BL9 0BJ
Proposal: 2 no. externally illuminated signs; 6 no. non-illuminated signs

Application No.: 73369 **App. Type:** FUL 27/08/2026 Refused
Location: 12 Bolton Street, Bury, BL9 0LQ
Proposal: Installation of an ATM

Application No.:	73385	App. Type:	ADV	27/08/2026	Refused
Location:	12 Bolton Street, Bury, BL9 0LQ				
Proposal:	Installation of 2 no. non-illuminated signs to ATM				
Application No.:	73398	App. Type:	LBC	28/08/2026	Approve with Conditions
Location:	Ground Floor & First Floor to Third Floor Parts, 1 The Rock, Bury, BL9 0JP				
Proposal:	Listed Building Consent to dismantle the roof and various parts of the facade and storage of salvaged material following a fire				
Application No.:	73414	App. Type:	FUL	28/08/2026	Approve with Conditions
Location:	104 Sixth Avenue, Bury, BL9 7RP				
Proposal:	Variation of condition no. 2 (approved plans) on planning permission 73242 (Single storey extension at front with roof extension/alterations to existing two storey front extension and new entrance canopy; Two storey side extension and two storey rear extension): Two storey rear extension to project 4m instead of 3m				
Application No.:	73418	App. Type:	ADV	03/09/2026	Split Decision
Location:	36 The Rock, Bury, BL9 0NT				
Proposal:	Proposal A: Installation of 2 No. fascia signs complete with 2 No. sets of illuminated letters and logo (1 No. set of lettering per fascia sign); 1 No. internally illuminated projecting sign; 1 No. cash machine sign; and 1 No. bespoke vinyl entrance sign Proposal B: Several vinyl window manifestations				
Application No.:	73443	App. Type:	P3JPA	28/08/2026	Prior Approval Required and Granted
Location:	First floor, 62 Bolton Street, Bury, BL9 0LL				
Proposal:	Prior approval for change of use of first floor from class E to class C3				
Application No.:	73460	App. Type:	FUL	24/08/2026	Approve with Conditions
Location:	Lester House, 22-40 Market Street and 19 - 21 Broad Street, Bury, BL9 0AJ				
Proposal:	Replacement windows from grey aluminium to grey uPVC.				
Application No.:	73487	App. Type:	FUL	11/09/2026	Refused
Location:	The Car Depot, Derby Way, Bury, BL9 0NJ				
Proposal:	Change of Use from Car Showroom (Class Sui Generis) to Indoor Sport, Recreation or Fitness to use as Indoor Play Centre (Class E(d))				
Application No.:	73508	App. Type:	FUL	18/09/2026	Approve with Conditions
Location:	21-23 Central Street, Bury, BL9 0JN				
Proposal:	Amendment to shop front				
Application No.:	73509	App. Type:	ADV	07/09/2026	Approve with Conditions
Location:	21-23 Central Street, Bury, BL9 0JN				
Proposal:	1no new fascia sign to shopfront and 2no new projecting signs				
Application No.:	73568	App. Type:	FUL	02/10/2026	Approve with Conditions
Location:	47 Oxford Street, Pimhole, Bury, BL9 7EL				
Proposal:	Single storey rear extension; Flat roof rear dormer				

Ward: Bury East - Moorside

Application No.:	73376	App. Type:	FUL	14/09/2026	Approve with Conditions
Location:	Chadwicks Of Bury Ltd, Villiers Street, Bury, BL9 6BS				
Proposal:	Installation of new first floor window openings, 3 no. to west elevation, 2 no. to both south & east elevations				

Ward: Bury East - Redvales

Application No.:	73295	App. Type:	FUL	16/09/2026	Approve with Conditions
Location:	Kirwin House, 9 Manor Gardens, Bury, BL9 9FY				
Proposal:	Demolition of existing outbuilding; Single storey side/rear extension to house swimming pool; Two storey front extension with canopy; rear dormer; amendments to front fenestration; alterations to windows in rear elevation; alterations to fenestration of eastern elevation; 1no window to western elevation				

Application No.:	73572	App. Type:	FUL	02/10/2026	Approve with Conditions
Location:	Unit 3, Millett Street, Bury, BL9 0JA				
Proposal:	Proposed change of use of a vacant industrial unit to a motorcycle MOT testing centre (Class B2). Alterations to frontage, including roller shutter.				

Ward: Bury West

Application No.:	73256	App. Type:	FUL	11/09/2026	Approve with Conditions
Location:	Land adjacent to Lidl, off Victoria Street, Bury, BL8 1LE				
Proposal:	Construction of car park, erection of electric vehicle charging points and associated infrastructure, including CCTV and lighting.				

Application No.:	73257	App. Type:	ADV	11/09/2026	Approve with Conditions
Location:	Land adjacent to Lidl, off Victoria Street, Bury, BL8 1LE				
Proposal:	Installation of freestanding signage to comprise 3 no. Electric Vehicle Rapid Charging Dual-Post signs and 1 no. 4m Totem (internally illuminated)				

Application No.:	73331	App. Type:	FUL	27/08/2026	Approve with Conditions
Location:	2 Stephen Street South, Bury, BL8 2NT				
Proposal:	Hip to gable loft conversion with rear dormer; First floor extension at rear and installation of 2 no. roof lights at front; 2 no windows to side				

Application No.:	73424	App. Type:	FUL	30/09/2026	Approve with Conditions
Location:	509 Bolton Road, Bury, BL8 2DJ				
Proposal:	Demolition of conservatory; 2 no. two storey side extensions; Two storey/single storey rear extension with ground floor balcony; Front porch; Basement extension				

Application No.:	73457	App. Type:	LDCP	01/09/2026	Lawful Development
Location:	492 Bolton Road, Bury, BL8 2DU				
Proposal:	Lawful Development Certificate for proposed single storey lean-to				

Application No.:	73468	App. Type:	GPDE	28/08/2026	Prior Approval Not Required - Extension
Location:	24 Ivy Road, Bury, BL8 2PW				
Proposal:	Prior approval for proposed single storey rear extension				

Application No.:	73546	App. Type:	FUL	25/09/2026	Approve with Conditions
Location:	28 Euxton Close, Bury, BL8 2HY				
Proposal:	2 no. single storey rear extensions; Garage conversion with increase in roof height and link to single storey rear extension; Front porch				

Ward: **Bury West - Elton**

Application No.:	73353	App. Type:	FUL	24/08/2026	Approve with Conditions
Location:	309 Tottington Road, Bury, BL8 1SZ				
Proposal:	Retention of changes to shop front to create a floor to ceiling window and entrance door; retention of an existing external powder-coated steel security roller shutter to the front elevation.				

Application No.:	73452	App. Type:	FUL	30/09/2026	Approve with Conditions
Location:	61A Harvey Street, Bury, BL8 1NL				
Proposal:	Change of Use on First floor from Residential (Class C3) to Commercial (Class E)				

Application No.:	73506	App. Type:	ADV	01/10/2026	Approve with Conditions
Location:	Evans Halshaw, Crostons Road, Bury, BL8 1AA				
Proposal:	2 x no. internally illuminated Letters sets "BYD"; 1 no. internally illuminated letter set "Bury"; 1 no. internally illuminated letter set "Service"; 2 no. non illuminated fascia signs; 1 no. 6m high internally Illuminated Pylon sign and 1 no. internally illuminated Directional sign				

Application No.:	73535	App. Type:	FUL	18/09/2026	Approve with Conditions
Location:	15 March Drive, Bury, BL8 1XQ				
Proposal:	Two Storey Side/Rear Extension; Single Storey Rear Extension				

Ward: **North Manor**

Application No.:	73394	App. Type:	FUL	03/09/2026	Approve with Conditions
Location:	100 Bass Lane, Summerseat, Ramsbottom, Bury, BL9 5NS				
Proposal:	garage conversion; two storey side extension; rear dormer extension				

Application No.:	73445	App. Type:	FUL	18/09/2026	Approve with Conditions
Location:	14 Ramsbottom Road, Tottington, Bury, BL8 4JS				
Proposal:	Variation of condition 2 (approved plans) of planning permission 71134 (Demolition of garage and shed and erection of single storey side and rear extensions with white render; new glazed entrance; first floor balcony at rear with balustrade at sides/rear; privacy screen at side and first floor window to side elevation); Removal of window to front elevation				

Application No.:	73456	App. Type:	FUL	11/09/2026	Approve with Conditions
Location:	399 Bass Lane, Summerseat, Ramsbottom, Bury, BL9 5NR				
Proposal:	Change of use of land from paddock to domestic curtilage with garden shed.				
Application No.:	73459	App. Type:	FUL	11/09/2026	Approve with Conditions
Location:	399 Bass Lane, Summerseat, Ramsbottom, Bury, BL9 5NR				
Proposal:	Variation of condition 2 (approved plans) on planning permission 70983 (Replacement two storey garage; rear dormer and PV panels to roof and create new vehicular access); Increasing the width of the garage to ensure the stairway and downstairs toilet are accommodated alongside the double garage; Reducing the pitch of the roof to provide additional headroom to the first floor, which allows space for a small en-suite to be accommodated; Adding two windows to the east elevation; Adding a utility space to the ground floor of the garage and increase in decking floor space to the rear				
Application No.:	73466	App. Type:	FUL	25/09/2026	Approve with Conditions
Location:	1 Greenpark Close, Tottington, Bury, BL8 4QB				
Proposal:	Single storey side and rear extension				
Application No.:	73477	App. Type:	FUL	17/09/2026	Approve with Conditions
Location:	4 Oak Avenue, Ramsbottom, Bury, BL0 9UY				
Proposal:	First floor side extension; Single storey rear extension; Front porch				
Application No.:	73488	App. Type:	FUL	17/09/2026	Approve with Conditions
Location:	5 Glenmore Road, Ramsbottom, Bury, BL0 9SR				
Proposal:	Single storey side/rear extension; alterations to windows and extension of driveway/access				
Application No.:	73498	App. Type:	FUL	08/10/2026	Approve with Conditions
Location:	2 Lee Street, Bury, BL9 6SF				
Proposal:	Single storey side extension; Single storey rear extension				
Application No.:	73515	App. Type:	PIP	10/09/2026	Refused
Location:	Land at Oak Avenue, Ramsbottom				
Proposal:	Application for Permission in Principle for the construction of up to 9 detached dwellings with associated residential curtilages and parking arrangements				
Application No.:	73596	App. Type:	GPDE	08/10/2026	Prior Approval Required & Granted - Ext
Location:	129 Walmersley Old Road, Bury, BL9 6SB				
Proposal:	Prior Approval for proposed additional floor to existing house				
Application No.:	73682	App. Type:	LDCP	06/10/2026	Lawful Development
Location:	8 Croich Green, Tottington, Bury, BL8 4PH				
Proposal:	Lawful development certificate for proposed single storey rear extension & 2 juliet balconies in exisitng openings to rear				

Ward: **Prestwich - Holyrood**

Application No.:	72808	App. Type:	FUL	26/08/2026	Approve with Conditions
Location:	2 Holyrood Drive, Prestwich, Manchester, M25 1QG				
Proposal:	Loft conversion with roof extension and 2 no. side dormers.				

Application No.:	73283	App. Type:	FUL	24/09/2026	Approve with Conditions
Location:	41 Farm Lane, Prestwich, Manchester, M25 2RX				
Proposal:	Demolition of existing rear conservatory/shelter and construction of single storey rear extension and partial amendment of roof from pitched to flat				

Application No.:	73371	App. Type:	FUL	01/09/2026	Refused
Location:	404 Bury Old Road, Prestwich, Manchester, M25 1PZ				
Proposal:	Change of use from domestic garage to nail salon/hairdresser (Class E); Garage door to be replaced with new window/infil & door				

Application No.:	73395	App. Type:	FUL	18/09/2026	Approve with Conditions
Location:	32 Newlands Drive, Prestwich, Manchester, M25 3BU				
Proposal:	Two storey extension at side; First floor extension at rear; Removal of existing porch and formation of new entrance				

Application No.:	73425	App. Type:	LDCE	27/08/2026	Lawful Development
Location:	11 St Margarets Road, Prestwich, Manchester, M25 2QB				
Proposal:	Lawful Development Certificate for existing 6 bedroom HMO (change of use from C3a to C4)				

Application No.:	73464	App. Type:	FUL	07/09/2026	Approve with Conditions
Location:	1 Birch Grove, Prestwich, Manchester, M25 3DP				
Proposal:	Single storey rear extension; Alterations to doors and windows				

Application No.:	73478	App. Type:	FUL	03/09/2026	Approve with Conditions
Location:	157 Heywood Old Road, Rochdale, Manchester, M24 4QR				
Proposal:	Single storey detached garden room				

Application No.:	73531	App. Type:	FUL	18/09/2026	Approve with Conditions
Location:	23 Warwick Avenue, Whitefield, Manchester, M45 6TU				
Proposal:	Variation of condition 2 (approved plans) of planning permission 70869 (Single storey side extension; Front and side porches; Loft conversion with rear dormer) to increase the size of the side extension				

Application No.:	73534	App. Type:	LDCP	25/09/2026	Lawful Development
Location:	23 Bedford Street, Prestwich, Manchester, M25 1HX				
Proposal:	Lawful Development Certificate for proposed single storey side extension				

Ward: **Prestwich - Sedgley**

Application No.:	73000	App. Type:	FUL	27/08/2026	Approve with Conditions
Location:	2-4 Kings Road, Prestwich, Manchester, M25 0LE				
Proposal:	Two storey rear extension; Extension of basement and change of fenestration to front elevation				

Application No.: 73307 **App. Type:** FUL 04/09/2026 Approve with Conditions
Location: 69-71 Windsor Road, Prestwich, Manchester, M25 0DB
Proposal: Change of use of ground floor from office (Class E(g)(i)) to Synagogue (Class F1)

Application No.: 73362 **App. Type:** FUL 01/09/2026 Refused
Location: 9 Silverdale Avenue, Prestwich, Manchester, M25 0FD
Proposal: Two storey side and rear extension with juliette balcony; Single storey front extension; Hip to gable loft conversion with raised ridge rear dormer; Decking to rear with balustrade balcony

Application No.: 73388 **App. Type:** LDCP 04/09/2026 Lawful Development
Location: 37 Park Street, Prestwich, Manchester, M25 1EU
Proposal: Lawful development certificate for proposed change of use from a single dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4) to accommodate up to 5 occupants

Application No.: 73446 **App. Type:** FUL 24/09/2026 Approve with Conditions
Location: 299 Middleton Road, Manchester, M8 4LY
Proposal: Demolition of existing dwelling and erection of 1 no. replacement dwelling

Application No.: 73473 **App. Type:** FUL 17/09/2026 Approve with Conditions
Location: 18 Sedgley Avenue, Prestwich, Manchester, M25 0LS
Proposal: Single storey rear extension; Front Porch; Alterations to windows and doors

Application No.: 73540 **App. Type:** FUL 25/09/2026 Approve with Conditions
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.: 73560 **App. Type:** FUL 02/10/2026 Approve with Conditions
Location: 95 Albert Avenue, Prestwich, Manchester, M25 0LU
Proposal: Variation of condition 2 (approved plans) of planning permission 72493 (Single storey rear extension, formation of accessible ramp at front/side and change of boundary treatment/fencing (to allow adequate access for wheelchair user)

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

Application No.: 73365 **App. Type:** FUL 11/09/2026 Approve with Conditions
Location: Ground Floor And Basement, 69 Sandy Lane, Prestwich, Manchester, M25 9PS
Proposal: Installation of a new basement window and door to rear elevation; Disabled access ramp with handrails to front elevation; Removal of existing rear staircase

Application No.: 73465 **App. Type:** FUL 02/10/2026 Refused
Location: 5 Rowany Close, Prestwich, Manchester, M25 9XD
Proposal: Demolition of existing car port; Single storey side extension; Roof terrace

Application No.: 73532 **App. Type:** FUL 25/09/2026 Refused
Location: 45 Agcroft Road East, Prestwich, Manchester, M25 9RQ
Proposal: Demolition of existing front porch/rear bay windows; Single storey front/ side extension;
Two storey side/rear extension; Loft conversion with hip to gable roof extension, raised
roof ridge and rear dormer

Ward: **Radcliffe - East**

Application No.: 73188 **App. Type:** FUL 22/09/2026 Approve with Conditions
Location: Fragrance Oils International Ltd, Eton Hill Road, Radcliffe, Manchester, M26 2FR
Proposal: Siting of single storey Portakabin building for use as canteen facility for a temporary
period of 5 years

Application No.: 73453 **App. Type:** FUL 22/09/2026 Approve with Conditions
Location: 79 Greenbank Road, Radcliffe, Manchester, M26 4FR
Proposal: Garage conversion; First floor side extension

Application No.: 73533 **App. Type:** LDCE 08/10/2026 Lawful Development
Location: 14 Butterworth Street, Radcliffe, Manchester, M26 2QY
Proposal: Lawful Development Certificate for existing 5 bedroom HMO (change of use from C3 to C4)

Application No.: 73547 **App. Type:** FUL 25/09/2026 Approve with Conditions
Location: 24 Sycamore Drive, Radcliffe, Manchester, M26 4SA
Proposal: Garage conversion

Ward: **Radcliffe - North and Ainsworth**

Application No.: 73116 **App. Type:** FUL 28/08/2026 Approve with Conditions
Location: Land at Bradley Fold Farm Cottages (plot 1), Bradley Fold, Bolton, BL2 6RW
Proposal: Erection of 1 no. dwelling

Application No.: 73117 **App. Type:** FUL 28/08/2026 Approve with Conditions
Location: Land at Bradley Fold Farm Cottages (plot 2), Bradley Fold, Bolton, BL2 6RW
Proposal: Erection of 1 no. dwelling

Application No.: 73279 **App. Type:** FUL 09/09/2026 Refused
Location: Starmount Residential Home, Browns Road, Radcliffe, Bolton, BL2 6RG
Proposal: Single storey front extension

Application No.: 73401 **App. Type:** FUL 08/10/2026 Refused
Location: Gorse Hill Farm, Starling Road, Bury, BL8 2HJ
Proposal: Two-Storey Front Extension; Two-Storey Rear Extension; Two-Storey Side Extension; New
Gable Roof Extension at front and Alterations to External Windows/Doors

Application No.:	73432	App. Type:	FUL	11/09/2026	Approve with Conditions
Location:	79 Countess Lane, Radcliffe, Manchester, M26 3NH				
Proposal:	Loft conversion with front and rear dormers				

Application No.:	73495	App. Type:	FUL	07/09/2026	Approve with Conditions
Location:	52 Montgomery Way, Radcliffe, Manchester, M26 3TG				
Proposal:	Ground floor side/rear extension; First floor side/rear extension				

Application No.:	73526	App. Type:	FUL	02/10/2026	Approve with Conditions
Location:	2 Bury And Bolton Road, Radcliffe, Manchester, M26 4LD				
Proposal:	Two storey side and front extension; First floor side/rear extension; Erection of detached garden room				

Application No.:	73574	App. Type:	PIP	29/09/2026	Approve
Location:	Gorsehill, 94 Starling Road, Radcliffe, Bury, BL8 2HH				
Proposal:	Application for Permission in Principle for the construction of 1 no. single detached dwelling				

Ward: **Radcliffe - West**

Application No.:	73255	App. Type:	LDCP	24/09/2026	Lawful Development
Location:	Outwood Motors Ltd, 1 Outwood Road, Radcliffe, Manchester, M26 1AQ				
Proposal:	Lawful development certificate for proposed change of use from vehicle repair workshop with storage to vehicle repair workshop with MOT testing station				

Application No.:	73387	App. Type:	LDCP	24/08/2026	Lawful Development
Location:	255 Stand Lane, Radcliffe, Manchester, M26 1JA				
Proposal:	Lawful development certificate for proposed loft conversion with flat roof rear dormer and juliet balcony and addition of rooflights to the front				

Application No.:	73474	App. Type:	FUL	06/10/2026	Approve with Conditions
Location:	252 Bolton Road, Radcliffe, Manchester, M26 3GW				
Proposal:	Change of use of Dwelling into 3 no. self contained flats				

Application No.:	73512	App. Type:	FUL	07/09/2026	Approve with Conditions
Location:	70 Greendale Drive, Radcliffe, Manchester, M26 1UQ				
Proposal:	Single storey rear extension				

Application No.:	73635	App. Type:	LDCP	25/09/2026	Lawful Development
Location:	11 Crompton Close, Radcliffe, Manchester, M26 1BU				
Proposal:	Lawful Development Certificate for proposed single storey rear extension				

Ward: **Ramsbottom**

Application No.: 73138 **App. Type:** FUL 07/09/2026 Refused
Location: Clark Craft Products, Empire Works, Railway Street, Ramsbottom, Bury, BL0 9AS
Proposal: Single storey extension at front

Application No.: 73372 **App. Type:** FUL 03/09/2026 Approve with Conditions
Location: Norcot, Moorbottom Road, Ramsbottom, Bury, BL8 4NS
Proposal: Installation of an electrically operated sliding gate and pedestrian access gate; New stone copings and ball pier caps to entrance pillars

Application No.: 73435 **App. Type:** PIP 02/09/2026 Approve
Location: Land North of 329 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0ER
Proposal: Application for permission in principle for 5 - 8 no. dwellings

Application No.: 73437 **App. Type:** FUL 25/09/2026 Approve with Conditions
Location: 239 Whalley Road, Shuttleworth, Ramsbottom, Bury, BL0 0ED
Proposal: Single storey side/rear extension; First storey side extension; Demolition of outbuilding

Application No.: 73467 **App. Type:** PIP 28/08/2026 Refused
Location: Land on the west side of Bury New Road/Peel Brow, Ramsbottom, BL0 0AZ
Proposal: Application for Permission in Principle for the construction of up to 9 no. zero carbon dwellings

Application No.: 73475 **App. Type:** FUL 01/10/2026 Approve with Conditions
Location: 5 Herevale Hall Drive, Ramsbottom, Bury, BL0 9RF
Proposal: Single storey rear extension; First floor side extension

Application No.: 73502 **App. Type:** FUL 30/09/2026 Approve with Conditions
Location: Peel Brow Primary, Fir Street, Ramsbottom, Bury, BL0 0BJ
Proposal: Partial replacement of fencing with new 2.4m high boundary fence and vehicular gates and associated works.

Application No.: 73594 **App. Type:** LDGP 02/10/2026 Lawful Development
Location: Bridgehall, Hawkshaw Lane, Ramsbottom, Bury, BL8 4LD
Proposal: Lawful Development Certificate for proposed replacement of existing wooden garage with stone garage.

Ward: **Tottington**

Application No.: 73361 **App. Type:** FUL 01/09/2026 Approve with Conditions
Location: 33 Leigh Close, Tottington, Bury, BL8 4HL
Proposal: Garage conversion to annex and single storey side extension

Application No.: 73479 **App. Type:** FUL 30/09/2026 Approve with Conditions
Location: 31 Hawes Close, Bury, BL8 1UH
Proposal: Single storey rear extension with storage area below

Application No.: 73500 **App. Type:** PIP 11/09/2026 Approve
Location: 20 Brookthorpe Road, Bury, BL8 3AD
Proposal: Application for permission in principle for 1 no. dwelling

Application No.: 73521 **App. Type:** FUL 18/09/2026 Approve with Conditions
Location: 8 Hilltop Drive, Tottington, Bury, BL8 3HN
Proposal: Single storey rear extension

Application No.: 73524 **App. Type:** FUL 25/09/2026 Approve with Conditions
Location: 5 Walshaw Brook Close, Walshaw, Bury, BL8 3TB
Proposal: Single storey front extension and erection of canopy at front

Application No.: 73551 **App. Type:** FUL 01/10/2026 Approve with Conditions
Location: 135 Booth Street, Tottington, Bury, BL8 3JQ
Proposal: Removal of condition 3 (materials to match) of planning permission 73194 (single storey rear extension)

Application No.: 73558 **App. Type:** FUL 01/10/2026 Approve with Conditions
Location: 5 Beryl Avenue, Tottington, Bury, BL8 3NF
Proposal: Single storey rear extension; Re-roof of existing single storey rear extension; Door on side elevation

Application No.: 73577 **App. Type:** FUL 25/09/2026 Approve with Conditions
Location: Meadow Head, Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PP
Proposal: Variation of Condition 2 (approved plans) and Condition 3 (Materials) of planning permission 72895 (Two storey/single storey side extension with rear balustrade balcony) to change the exterior material

Application No.: 73583 **App. Type:** FUL 01/10/2026 Approve with Conditions
Location: 22 Northleach Close, Bury, BL8 1QD
Proposal: Two storey side extension; Single storey side and rear extension; Front and rear dormers

Ward: **Unsworth (Historic)**

Application No.: 73317 **App. Type:** FUL 07/09/2026 Approve with Conditions
Location: 49 Tintern Avenue, Whitefield, Manchester, M45 8WY
Proposal: Demolition of existing garage; Two storey side extension; Two storey dwelling at front/side;

Ward: **Whitefield + Unsworth - Besses**

Application No.: 73338 **App. Type:** FUL 30/09/2026 Approve with Conditions
Location: 154 Bury New Road, Whitefield, Manchester, M45 6AD
Proposal: Two storey rear extension to provide extended office accommodation (Use Class E(g)(i))

Application No.:	73451	App. Type:	DEM	24/09/2026	Prior Approval Required and Granted
Location:	Garages Victoria Square, Whitefield, Manchester, M45 6AL				
Proposal:	Prior approval for proposed demolition - Demolition of garages 1 block of 8 Heap Street, 2 blocks of 10 Charles Street/Victoria Lane				

Application No.:	73573	App. Type:	FUL	25/09/2026	Approve with Conditions
Location:	2 Swinton Crescent, Bury, BL9 8PA				
Proposal:	Single storey side and rear extension				

Application No.:	73629	App. Type:	FUL	08/10/2026	Approve with Conditions
Location:	33 Harris Drive, Bury, BL9 8PS				
Proposal:	Single Storey Front Extension & Render of the Front of Property				

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

Application No.:	73340	App. Type:	FUL	27/08/2026	Approve with Conditions
Location:	6 The Spinney, Whitefield, Manchester, M45 7LZ				
Proposal:	First Floor Side Extension				

Application No.:	73413	App. Type:	FUL	11/09/2026	Approve with Conditions
Location:	12 Hey Croft, Whitefield, Manchester, M45 7HX				
Proposal:	Single storey rear extension; two storey side extension; front porch				

Application No.:	73417	App. Type:	FUL	30/09/2026	Approve with Conditions
Location:	23 Marle Croft, Whitefield, Manchester, M45 7NB				
Proposal:	First floor extension at front above existing garage				

Application No.:	73436	App. Type:	FUL	16/09/2026	Approve with Conditions
Location:	15 Hillingdon Road, Whitefield, Manchester, M45 7QQ				
Proposal:	Addition of new floor to existing bungalow; Demolition of existing conservatory; Construction of replacement ground floor extension; Two storey extension at front				

Application No.:	73440	App. Type:	FUL	27/08/2026	Approve with Conditions
Location:	38 Ringley Road, Whitefield, Manchester, M45 7LE				
Proposal:	Demolition of two storey rear/side extension; Two storey rear/side extension to include garage; Roof terrace				

Application No.:	73447	App. Type:	FUL	17/09/2026	Approve with Conditions
Location:	20 Ross Avenue, Whitefield, Manchester, M45 7FH				
Proposal:	Single storey side extension				

Application No.:	73449	App. Type:	FUL	30/09/2026	Approve with Conditions
Location:	3 Dunscar Close, Whitefield, Manchester, M45 7JG				
Proposal:	Single storey rear extension, First floor side extension; Demolition of porch; Partial demolition of garage; Alterations to windors and doors				

Application No.:	73485	App. Type:	FUL	18/09/2026	Approve with Conditions
Location:	21 Philips Drive, Whitefield, Manchester, M45 7PY				
Proposal:	First floor extension				

Application No.:	73504	App. Type:	FUL	07/09/2026	Approve with Conditions
Location:	2 Bradshaw Avenue, Whitefield, Manchester, M45 7JE				
Proposal:	Single storey side and front extension				

Application No.:	73517	App. Type:	FUL	06/10/2026	Approve with Conditions
Location:	6 Wentworth Avenue, Whitefield, M45 7GQ				
Proposal:	Demolition of existing dwelling; Erection of 1 no. dwelling				

Application No.:	73548	App. Type:	FUL	08/10/2026	Approve with Conditions
Location:	23 Dales Lane, Whitefield, Manchester, M45 7JN				
Proposal:	Timber fencing adding to existing masonry boundary wall to a max height of 2m; Installation of a side 2m gate				

Application No.:	73549	App. Type:	FUL	25/09/2026	Approve with Conditions
Location:	46 Parkstone Avenue, Whitefield, Manchester, M45 7QH				
Proposal:	Single storey side extension				

Application No.:	73599	App. Type:	FUL	08/10/2026	Approve with Conditions
Location:	21 Ferndale Avenue, Whitefield, Manchester, M45 7GP				
Proposal:	Variation of condition 2 (approved plans) on planning permission 72664 (Raise roof ridge height of existing bungalow to form two storey dwelling; single storey extension at rear; additional pitched roof dormer to front elevation and 3 no. pitched roof dormers to the rear; front porch with glass facade and render to external elevations) - Amendments - the addition of an obscure glazed bedroom window to first floor west side elevation. Removal of lounge window to east side elevation and single kitchen window replaced with two slim windows				

Ward: **Whitefield + Unsworth - Unsworth**

Application No.:	73082	App. Type:	LDCP	07/09/2026	Lawful Development
Location:	532 Manchester Road, Bury, BL9 9NZ				
Proposal:	Lawful development certificate for proposed change of use of the property from a single dwellinghouse (Use Class C3) to a small House in Multiple Occupation (Use Class C4), accommodating up to 6 residents. The proposal includes internal alterations to facilitate the use of the property as a small House in Multiple Occupation (HMO).				

Application No.:	73264	App. Type:	FUL	07/09/2026	Approve with Conditions
Location:	Land within existing car park, Pilsworth Road, Bury, BL9 8RS				
Proposal:	Installation of electric vehicle charging hub with associated infrastructure including lighting/CCTV				

Application No.:	73427	App. Type:	FUL	11/09/2026	Approve with Conditions
Location:	30 Sunny Bank Road, Bury, BL9 8HF				
Proposal:	Dormer extension on the side elevation				

Application No.: 73494 **App. Type:** LDCP 08/09/2026 Lawful Development
Location: 25 Heathfield Road, Bury, BL9 8HB
Proposal: Lawful Development Certificate for proposed use of a dwellinghouse (Use Class C3) as a small children's home (Use Class C2), providing residential care accommodation for one child aged 7–18 years, with care provided by three non-resident staff working on a rota basis.

Application No.: 73542 **App. Type:** LDCP 09/09/2026 Lawful Development
Location: 19 St Georges Road, Bury, BL9 8JG
Proposal: Lawful Development certificate for proposed window openings on both side elevations

Application No.: 73697 **App. Type:** LDCP 08/10/2026 Refused
Location: 546 Manchester Road, Bury, BL9 9PA
Proposal: Lawful development for proposed change of use from residential (Class C3) to children's residential care home (Class C2) for up to three children, staffing levels varying according to the assessed needs and safeguarding requirements of the children

Total Number of Applications Decided: 145