

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 22/04/2026	Ref: 73070/CON
Registration: 08/04/2026	LDFC:	Expiry Date: 29/04/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class:

Proposal: Article 18 consultation from Rochdale BC (ref. 25/01118): Change of use from Public House and Restaurant to Offices with associated demolition and extension works, alterations to roof height, parking provision, storage and staff garden area.

Location: Church Inn, Castle Hill Road, Bury, BL9 6UH

Description

Article 18 consultation from Rochdale BC (ref. 25/01118): Change of use from Public House and Restaurant to Offices with associated demolition and extension works, alterations to roof height, parking provision, storage and staff garden area.

Relevant Planning History

72654 - Article 18 consultation from Rochdale BC (ref. 25/01118): Change of use from public house and restaurant to offices (Use class E(g)(i), comprising the demolition of an existing extension, the erection of a single storey extension, alterations to the existing roof and fenestration, erection of a detached storage building and detached amenity building with associated vehicle parking, boundary treatments, concrete hardstanding and soft landscaping

Publicity

No publicity was carried out as is not a requirement under an Article 18.

Statutory/Non-Statutory Consultations

Traffic Section - No objection

Pre-start Conditions - Not relevant

Development Plan and Policies

Issues and Analysis

The proposals have now been amended from the original scheme .

In principle there would be no objections.

It is suggested the development be controlled by some form of planning conditions to ensure the extensive staff garden is used for that purpose, and should be fully detailed, including showing how the garden is accessed form the offices/building, and that any HGV movements are restricted to just what would be experienced as part of any traditional office use (i.e. infrequent deliveries and refuse collection).

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Recommendation: Raise No Objection

Conditions and Reasons:

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JT	22/4/26	DM	28.04.2026