

DELEGATED REPORT

Report by Helen Pressley	Date of report: 17/12/2025	Ref: 72563/CONDIS
Registration: 21/11/2025	LDfC: 19/12/2025	Expiry Date: 16/01/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level:
		Stat Class: NREQ

Proposal: Application to discharge condition 2 (EV charging point) on planning permission 72026

Location: Brook Bottom Farm, Bury Old Road, Shuttleworth, Ramsbottom, Bury, BL0 0RZ

Description

Planning permission has been granted for the subdivision of the existing dwelling house into 5no. holiday lets. The holiday lets would comprise 3no. 1 bed apartments, and 1 no. 2 bed apartment. No external changes are proposed to facilitate the development. The site is accessed via Bury Old Road and parking for the apartments would be located to the rear and side of the building.

Application to discharge condition 2 (EV charging point) on planning permission 72026

Relevant Planning History

64744 - Lawful development certificate for a proposed detached outbuilding - Refused 02/12/2019

65025 - Erection of outbuilding - Approve with Conditions 18/02/2020

65601 - Single storey at rear & raised patio following removal of existing kitchen - Withdrawn by Applicant 24/08/2020

71297 - Variation of condition no. 2 (approved plans) following approval of planning permission 65025: (Erection of outbuilding) - alterations to the fenestration of the existing outbuilding - Approve with Conditions 16/12/2024

71469 - Single storey extension at rear and raised patio - Approve with Conditions 12/03/2025

72026 - Change of use of dwelling (Class C3) to 5 no. holiday let units - Approve with Conditions 10/09/2025

72027 - Detached holiday let unit, hydrotherapy pod & 2 no. hot tubs - Approve with Conditions 10/09/2025

72564 - Application to discharge condition 4 (landscaping scheme and bird boxes) on planning permission 72027 - Pending

Publicity

N/A

Statutory/Non-Statutory Consultations

Environmental Health - Contaminated Land We have considered the submitted

supporting information and can advise that it is sufficient to recommend that condition 2 be discharged.

Pre-start Conditions - Not relevant

Development Plan and Policies

Issues and Analysis

Condition 2

A minimum of 1 no. electric vehicle (EV) charging point (minimum 7kW) shall be installed withing 3no. months of the date of this decision.*

Certification and photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted to Local Planning Authority for approval prior to the development being brought into use. The infrastructure shall be maintained and operational in perpetuity.

**Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.*

Reason. *To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable and to safeguard residential amenity, public health and quality of life with respect to Local Air Quality, in accordance with paragraphs 112e, 117e, 187e and 199 of the National Planning Policy Framework (December 2024) and Places for Everyone Policy JP-S5 (Clean Air).*

In support of the condition discharge application the applicant's have submitted an Electric Vehicle Charger information sheet, and installation photographs. The Environment Section have considered the submitted supporting information and can advise that it is sufficient to recommend that condition 2 be discharged.

Recommendation: Approve

Conditions and Reasons:

- 1 The following condition of application 72026 has been discharged:
Condition 2 - Installation of an EV charging point.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	17/12/2025	DM	19/12/25