

DELEGATED REPORT

Report by Helen Pressley	Date of report: 11/12/2025	Ref: 72564/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: 1	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Application to discharge condition 4 (landscaping scheme and bird boxes) on planning permission 72027

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

Description

Planning permission has been granted for the retention of a single storey, detached, 1no. bedroom holiday let, 2 no. hot tubs and associated structures and 1no. hydrotherapy pod and associated structures. The site is accessed via Bury Old Road and parking for the apartment would be located to the rear and side of the building.

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

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65601 - Single storey at rear & raised patio following removal of existing kitchen - Withdrawn by Applicant 24/08/2020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

72563 - Application to discharge condition 2 (EV charging point) on planning permission 72026 - Pending

Publicity

N/A

Statutory/Non-Statutory Consultations

Greater Manchester Ecology Unit - No objection to the discharge of condition 4.

Pre-start Conditions - N/A**Development Plan and Policies**

JP-G9	The Green Belt
OL1/2	New Buildings in the Green Belt
H2/5	Conversion of Residential Property to Hotels
RT4	Tourism
RT4/3	Visitor Accommodation
EN1/2	Townscape and Built Design
EN6/3	Features of Ecological Value
JP-P1	Sustainable Places
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
HT2/4	Car Parking and New Development
RT3/3	Access to the Countryside
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-S2	Carbon and Energy
JP-S5	Clean Air
SPD11	Parking Standards in Bury
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
NPPF	National Planning Policy Framework

Issues and Analysis**Condition 4**

A landscaping scheme shall be submitted to, and approved by the Local Planning Authority within 3 months of the date of the decision. The contents of the plan should include native tree planting along the boundary and bird boxes to be fixed to the retained trees. The approved scheme shall thereafter be implemented not later than 12 months from the date the landscaping scheme is agreed or within the first available tree planting season, and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

Reason. To secure the satisfactory development of the site and ensure enhancements and net gains for biodiversity pursuant to policies JP-G8: A Net Enhancement of Biodiversity and Geodiversity and EN6/3 - Features of Ecological Value of the Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

A soft landscaping plan and evidence of bird and bat boxes having been erected has been provided as part of the submission. The soft landscaping included some native tree planting as required. Greater Manchester Ecology Unit therefore have no objection to the discharge of condition 4.

Recommendation: Approve

Conditions and Reasons:

- 1 The following condition of application 72027 has been discharged:
Condition 4 - landscaping scheme and bird boxes

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP 11/12/2025		DM 17/12/2025	