DELEGATED REPORT

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Report by Tom Beirne	**Date of report:** 24/06/2026	**Ref**:73237/CONDIS
Registration: 22/05/2026	**LDFC:** 24/06/2026	**Expiry Date:** 17/07/2026
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 3 (materials schedule) and condition 4 (programme of works) on planning permission 72735

Location: 23 Rowlands Road, Summerseat, Ramsbottom, Bury, BL9 5NF

Description
The application seeks to discharge condition 3 relating to finishing materials and condition 4 relating to the programme of works attached to planning permission under reference 72735. Conditions are set out below:

Condition 3 - Details/Samples of the materials to be used in the external finishing shall be submitted to, and approved in writing by, the Local Planning Authority before the development is commenced. Only the approved materials shall be used for the construction of the development.

Condition 4 - Prior to commencement of development, a detailed programme of works for the proposed demolition and rebuilding of those sections relating to the separation of the properties No.21 and 23 Rowlands Road shall be submitted to, and approved in writing, by the Local Planning Authority.

Relevant Planning History
72735 - Reconfiguration from semi detached dwelling to a detached dwelling; Two storey side/rear extension; Front & rear dormers with rear balcony; Front porch; Render & cladding; Raising ridge height - Approve with Conditions 09/04/2026

Publicity
N/A

Statutory/Non-Statutory Consultations
Conservation Officer - No objection.

Pre-start Conditions - N/A

Development Plan and Policies

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to

be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Discharge of Conditions - Details of finishing materials and the programme of works have been submitted and are acceptable and facilitate the discharge of these conditions.

Recommendation: Approve

Conditions and Reasons:

Conditions 3 (Materials) and 4 (Programme of works) relating to approved application 72735 are hereby discharged.

Case Officer	Date	Sign off Officer	Date
Tom Beirne	26/06/2026	HP 25.06.2026	