

72530 – Land at Ivy Bank, Walmersley Old Road, Bury Council

Application for permission in principle for the erection of 1 no. dwelling

There is no objection in principle.

The application site is not within a conservation area, but it is within approximately 50m of the Grade II listed Baldingstone House. The building is screened from the site due to the topography of the land and a heavily treed area.

The technical stage application should ensure the size, scale and mass of the proposed dwellinghouse does not harm the setting of the listed building causing a loss of significance.

Conservation Officer

1/12/25

Additional Comments:

Highways engineers have highlighted that access to any new development would be via the existing gated access to the right of the access to Ivy Bank, this would be sub-standard.

The technical stage application must ensure that any remodelling of the access:

- Retains the existing setted highway.
- Any alteration to geometry/visibility at the access must retain the existing historic dry stone wall.
- Any surplus stone from the wall is retained by the Council.

Conservation Officer

11/12/25