

NOTICE OF DECISION TO DISPLAY ADVERTISEMENTS

Town and Country Planning (Control of Advertisements) (England) Regulations 2007

To:

Mrs Leigh
11 York Street
11 York Street
Gilbanks (1st Floor)
Manchester
M22AW

On Behalf Of:

McAteer
NatWest
11-16 Donegal Square
Belfast
BT1 5HD

PART 1 - Particulars of Application

Application Number: 73418

Date of Registration: 10/07/2026

Proposal:

Proposal A: Installation of 2 No. fascia signs complete with 2 No. sets of illuminated letters and logo (1 No. set of lettering per fascia sign); 1 No. internally illuminated projecting sign; 1 No. cash machine sign; and 1 No. bespoke vinyl entrance sign

Location:

36 The Rock, Bury, BL9 0NT

Proposal B: Several vinyl window manifestations

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 Proposal A hereof in accordance with the application and plans submitted subject to the following conditions and permission has been **REFUSED** for the carrying out of the development referred to in Part 1 Proposal B hereof for the following reason:-

Proposal A - Conditions Standard Conditions

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to -
 - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
 - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.

4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

Reason for standard conditions: In the interests of amenity and in accordance with the requirements of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Specific Conditions (If Applicable):

- 1 This decision for Proposal A relates to the following signs:
- Installation of 2 No. fascia signs complete with 2 No. sets of illuminated letters and logo (1 No. set of lettering per fascia sign);
 - 1 No. internally illuminated projecting sign; and
 - 1 No. bespoke vinyl entrance sign, as shown on drawing numbered 22002 and the development shall not be carried out except in accordance with the drawings hereby approved.
- No other signs on the plan are approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design and appearance, pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan.

- 2 The luminance of all signs shall not exceed 400cd/m² (each).
- Reason. To avoid undue distraction to traffic in the interests of road safety pursuant to policies EN1/4 - Street Furniture, EN1/7 - Throughroutes and Gateways and EN1/9 - Advertisements of the Bury Unitary Development Plan.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015 (as amended)

Proposal A The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Policy DM3: 'Determining Development Proposals' of the National Planning Policy Framework (2026).

Proposal B The proposal would not improve the economic, social and environmental conditions of the area nor does it comply with the development plan and therefore does not comprise sustainable development. There were no amendments to the scheme, or conditions which could reasonably have been imposed, which could have made the development acceptable and it was therefore not possible to approve the application. The Local Planning Authority has therefore implemented the requirement in Policy DM3: 'Determining Development Proposals' of the National Planning Policy Framework (2026).

Proposal B - Reason(s) for refusal.

- 1 The vinyl window manifestations advertisements under proposal B proposed to the ground floor windows to the elevations of the building facing The Rock and Gutter End would result in a discordant, incongruous and contemporising feature to the building and the conservation area in which the building is sited The manifestations (window vinyls) would therefore harm the appearance and visual amenity of the building and as a discordant, incongruous and contemporising feature in the conservation area, would not preserve or enhance its character or appearance, contrary to the requirements of Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) and the amenity requirements within UDP Policy EN1/9 (Advertisements).

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

EN1/9	EN1/9 - Advertisements
EN2/1	EN2/1 - Character of Conservation Areas
EN2/2	EN2/2 - Conservation Area Control
S1/1	S1/1 - Shopping in Bury Town Centre
S2/3	S2/3 - Secondary Shopping Areas and Frontages
NPPF	National Planning Policy Framework

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

Drawing ref: Location Plan - Planning Portal, dated 10 July 2026;
Drawing no. 22002: Proposed Elevations; and,
Drawing no. 22001: Existing Elevations

NOTES TO APPLICANT

1. Minimum Underside Clearance Height
The applicant's attention is drawn to the fact that signs projecting over the footway must be erected with a 2.4m minimum underside clearance and 0.45m minimum horizontal clearance to the kerb.
2. The applicant/developer is advised that if any scaffolding, hoarding, access equipment, skips, plant, materials or other structures are required to be placed on, over or within the adopted highway/public pavement in association with the approved development, the appropriate licence(s) must be obtained from the Highway Authority prior to installation. No scaffolding shall be erected on the public highway without the necessary pavement/highway licence and any other relevant permits being granted. The developer is responsible for ensuring that all works comply with the requirements of the Highway Authority (Bury MBC Highways) and all relevant health and safety legislation.

Signed:

A handwritten signature in black ink, appearing to read "Joe Kahan", is positioned in the upper left area of the page.

4 of 4

.....
On behalf of the Council

Date of Decision: 03/09/2026