

MAYBERN

PLANNING + DEVELOPMENT

52A Bolton Street
Ramsbottom
Bury
Lancashire
BL0 9HX 01706 530653
www.maybern.co.uk
hello@maybern.co.uk

Bury Council
Planning and Building
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

14th August 2025

Dear Sir/Madam,

**Proposed New Signage to Front Elevation - 1no. Fascia Sign, external illumination.
52A Bolton Street, Ramsbottom, Bury, Lancs, BL0 9HX.**

Maybern Planning and Development Limited ('Maybern') has submitted the above referenced application seeking to erect a new sign at the address mentioned above.

The application is submitted via the Planning Portal via reference PP-14185656 and the application fee of £253 has been paid via the Planning Portal.

The application is supported by a site location plan and existing and proposed elevation photographs and signage details sheets from the signage consultant. The signage proposed is commensurate with the signage to shopfronts and businesses in the immediate area and the wider Ramsbottom high street and town centre and will improve the frontage at 52A Bolton Street in line with the new occupier. Existing individual letters signage of the previous occupier will be removed.

In addition to the town centre location (Policy S1 of the Bury Unitary Development Plan (1997)) as the site is within the Ramsbottom Conservation Area, defined under Policy EN2/2 of the UDP, the proposals have taken the existing character of Bolton Steet into consideration. The proposed changes to the shop front signage zone above the window will allow for an attractive and modern frontage, which is sympathetic and in keeping with the established local character of the surrounding area in line with (EN1/9 Advertisements). The proposal retains the buildings current distinctive material characteristics, such as the slate roof and natural stone finish allowing for the facade to maintain its character within the wider setting.

The signage panel applied to the above window signage zone will cover the existing wooden panel and be of aluminium material of a burgundy colour, a neutral, heritage-inspired colour. The lettering applied to the panel will be in white. Depth and length details are provided on the submitted signage detail sheets.

Three black LED external overhanging sign lights will be fitted immediately above the sign panel, similar to other shopfronts in the immediate locality; these will comprise aluminium sign lights in a black finish with a clear polycarbonate diffuser, H 110 x W 128 x D 833 (mm) with illumination level of 9W via warm white LED.

A small frosted internally applied window graphic will be applied to the central part of the main window and door panel, and will be non -illuminated (advised and shown on detail sheets for information only).

The proposal by way of scale and nature is considered to relate well to the property and surrounding properties and the wider conservation area and accords with the relevant design and visual amenity elements of the local plan policies.

I trust you have everything required to register and validate this application, please contact me directly should you require further information or clarification.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Katie Delaney', written in a cursive style.

Katie Delaney
Director
For and behalf of Maybern Planning and Development