

NOTICE OF CONSENT TO DISPLAY ADVERTISEMENTS

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

To:

Mr Andy Harper
Trade Sign Solutions Ltd
The Cottage
72 Swanland Road
Hessle
East Yorkshire
SW2 5DZ

PART 1 - Particulars of Application

Application Number: 72800

Date of Registration: 17/02/2026

Proposal:

Replacement signage:
Sign A - internally-illuminated solar powered
(LED) totem sign to main entrance
Sign B - non-illuminated free-standing tenant
directory sign
Signs C-F - non-illuminated free-standing
directional signs

Location:

Entrance to Park 17 & adj Unit 14, Moss
Lane, Whitefield, Manchester, M45 8FJ

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 hereof in accordance with the application and plans submitted subject to the following 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 relates to drawings:

Signage Location Plan, drawing number Park 17 Signage Location Plan_Large, Revision P00, dated March 2026, scanned 11/03/2026

Proposed new internally illuminated solar powered totem signage, drawing number Park 17_004_Proposed Totem- Sign A, dated April 2025 Revision P00

Proposed new internally illuminated solar powered totem signage, drawing number Park 17_002_Main Entrance-Sign A, dated April 2025 Revision P00

Proposed non-illuminated tenant directory sign, drawing number Park17_007_Proposed Tenant Directory-Sign B, dated April 2025 Revision P00

Proposed non-illuminated tenant directory sign, drawing number Park17_005_Proposed Tenant Directory-Sign B, dated December 2025, Revision P00

Proposed new non-illuminated directional sign, drawing number Park17_010_Directional_01_SignC, dated April 2025, Revision P00 scanned 12/03/2026

Proposed new non-illuminated directional sign, drawing number Park17_011_Directional_02_SignD, dated April 2025, Revision P00 scanned 12/03/2026

Proposed new non-illuminated directional sign, drawing number Park17_012_Directional_03_SignE, dated April 2025, Revision P00 scanned 12/03/2026

Proposed new non-illuminated directional sign, drawing number Park17_013_Directional_04_SignF, dated April 2025, Revision P00 scanned 12/03/2026

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

2 The replacement free-standing signage indicated on the approved 'Signage Location' plans and any required foundations shall be implemented to the satisfaction of the Local Planning Authority in the positions shown, clear of the adjacent adopted highways.

Reason: To maintain the integrity of the adopted highway and to ensure the intervisibility of the users of the adjacent highways in the interests of road safety

pursuant to JP-C5 of PfE.

- 3 The luminance of the totem sign shall not exceed 410 cd/m2.

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.

The following policies of the Bury Unitary Development Plan were considered relevant:

EC2/1 EC2/1 - Employment Generating Areas
EN1/9 EN1/9 - Advertisements
NPPF National Planning Policy Framework
EN1/2 EN1/2 - Townscape and Built Design
PFE Places for Everyone

This permission relates only to that required under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 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:

Signage Location Plan, drawing number Park 17 Signage Location Plan_Large, Revision P00, dated March 2026, scanned 11/03/2026

Proposed new internally illuminated solar powered totem signage, drawing number Park 17_004_Proposed Totem- Sign A, dated April 2025 Revision P00

Proposed new internally illuminated solar powered totem signage, drawing number Park 17_002_Main Entrance-Sign A, dated April 2025 Revision P00

Proposed non-illuminated tenant directory sign, drawing number Park17_007_Proposed Tenant Directory-Sign B, dated April 2025 Revision P00

Proposed non-illuminated tenant directory sign, drawing number Park17_005_Proposed Tenant Directory-Sign B, dated December 2025, Revision P00

Proposed new non-illuminated directional sign, drawing number Park17_010_Directional_01_SignC, dated April 2025, Revision P00 scanned 12/03/2026

Proposed new non-illuminated directional sign, drawing number Park17_011_Directional_02_SignD, dated April 2025, Revision P00 scanned 12/03/2026

Proposed new non-illuminated directional sign, drawing number Park17_012_Directional_03_SignE, dated April 2025, Revision P00 scanned 12/03/2026

Proposed new non-illuminated directional sign, drawing number Park17_013_Directional_04_SignF, dated April 2025, Revision P00 scanned 12/03/2026

NOTES TO APPLICANT

1. In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the

development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written over a dotted line.

4 of 4

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On behalf of the Council

Date of Decision: 18/03/2026