

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 11/06/2026	Ref: 73186/ADV
Registration: 20/05/2026	LDfC:	Expiry Date: 15/07/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: ADVT

Proposal: 1 no. new internally illuminated projecting hanging sign and 2 no. new externally illuminated fascia signs. Application of window film to sections of glazing on front (south-west) elevation for privacy and security.

Location: 3 Union Street, Bury, BL9 0NY

Description

The application property is a mid terraced commercial building within Bury Town Centre located on the north-eastern side of Union Street. The front boundary opens onto Union Street, with the side boundaries adjoining other commercial units. To the north-east, there is a small courtyard bound by other commercial uses.

The proposal is to introduce 1 no. new internally illuminated projecting hanging sign and 2 no. new externally illuminated fascia signs at the front of the Santander branch occupying 3 Union Street. Alongside this, there will also be the application of window film to sections of glazing on the front (south-west) elevation for privacy and security.

The proposed internally illuminated projecting hanging sign is 0.6m x 0.6m and will be sited (as viewed from the south-west/front of the branch) towards the eastern side. They will be sited at approximately 3.2m high.

The proposed fascia signs will be approximately 0.6m x and span approximately 5.2m. They will be sited at approximately 3.2m high.

The window film is shown on the plans to span the width of the windows, a maximum of 2m in height.

The site is within the Bury Town Centre, an area designated as a Prime Shopping Centre and therefore is commercial in nature.

Relevant Planning History

41671 - 1 NO INTERNALLY ILLUMINATED SHOP FASCIA SIGN; 1 NO INTERNALLY ILLUMINATED PROJECTING SIGN; 1 NO NON-ILLUMINATED SHOP WINDOW SIGN - Approve

44489 - ILLUMINATED FASCIA SIGN & PROJECTING BOX SIGN - Approve with Conditions

57994 - Relocation of entrance doors and existing ATM - Approve with Conditions 14/11/2014

57995 - 1 No. externally illuminated fascia sign - Approve with Conditions 10/11/2014

59537 - Installation of 1 no. advertising television screen to rear of shop front glazing - Approve with Conditions 04/02/2016

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - Not relevant

Development Plan and Policies

EN1/9	Advertisements
NPPF	National Planning Policy Framework
EN1/2	Townscape and Built Design
PfE	Places for Everyone
S2/2	Prime Shopping Areas and Frontages

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.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation

imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Visual Amenity

The proposals relate to a commercial unit, serving the bank Santander, in a predominantly commercial area. The proposed signage would represent a refreshment of the current signage at the site, would be to a reasonable scale and would remain consistent with other advertisements seen within this area,

It is therefore considered the proposal would be compliant with the requirements of the above UDP policy and of the NPPF.

Safety

The proposals are located where they would not cause hazard to pedestrians. Illuminance levels are noted to be 120cdm² for the projecting sign and 300cdm² for the fascia sign, both of which would be acceptable. The signs are not located where there is heavy traffic and so also would not impact upon traffic safety.

The proposal would not impact upon public safety and would comply with the policies contained within the UDP and the NPPF.

Residential Amenity

Given the town centre location, residential dwellings are not common. In any case, the lights would be switched off between 11pm and 7am and are therefore unlikely to have any impact on residential amenity.

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

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 Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 This decision relates to drawings as below:

Existing and Proposed Block Plan, drawing number BuryUS-0319-BP-EX-PR-PL, dated 08.05.2026
Red Shop Front Vinyl, drawing number 100-05, scanned 11.05.2026
Proposed Front Elevation, drawing number BuryUS-0319-FR-EL-PR-PL, dated 08.05.2026
External Signage Sign Type F, scanned 11.05.2026
External Signage Sign Type P, scanned 11.05.2026

- 2 The luminance of the proposed signage shall not exceed 410 cd/m².

DELEGATED REPORT

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.

<u>Case Officer</u> CO 11.06.2026	<u>Date</u>	<u>Sign off Officer</u> DM 16.06.2026	<u>Date</u>
--------------------------------------	-------------	--	-------------