

NOTICE OF CONSENT TO DISPLAY ADVERTISEMENTS

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

To:

Mr Simon Bird
LOM architecture and design
The Glass House
5 Sclater Street
London
E1 6JY

On Behalf Of:

Mr Miguel Perez Tallon
Santander UK plc
Unity Place
200 Grafton Gate
Milton Keynes
MK9 1UP

PART 1 - Particulars of Application

Application Number: 73186

Date of Registration: 20/05/2026

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

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 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.

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:

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

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:

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

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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.

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On behalf of the Council

Date of Decision: 17/06/2026