

NOTICE OF CONSENT TO DISPLAY ADVERTISEMENTS

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

To:

David Stansfield
Lowes Park Golf Club
Hilltop
Lowes Road
Bury
BL9 6SU

PART 1 - Particulars of Application

Application Number: 71687

Date of Registration: 27/03/2025

Proposal:

1no. non-illuminated hoarding sign

Location:

Lowes Park Golf Club Ltd, Hill Top, Lowes
Road, Bury, BL9 6QS

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 permission relates to the following plans:

Drawing no. 0000-1000: Location Plan; and,
Drawing ref. Existing and Proposed Site Plan and Elevations

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Unitary Development Plan, the Greater Manchester Places for Everyone Joint Development Plan, the National Planning Policy Framework and National Planning Practice Guidance.

- 2 No development shall not commence unless and until such time as the design, materials and construction methods to be adopted for the 1no. non-illuminated hoarding sign have been subject to the full requirements of the Design Manual for Roads and Bridges standard CG300 'Technical Approval of Highway Structures'; have been given Technical Approval by a competent, independent Technical Approval Authority appointed by the applicant; and the Technical Approval has been submitted to and agreed with the Local Planning Authority (in consultation with the Highway Authority for the M66 MOTORWAY). The advertisement hoarding structure shall thereafter be constructed in accordance with the duly approved details.

Reason. To mitigate any adverse impact from the development on the M66 MOTORWAY in accordance with DfT Circular 01/2022.

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

NPPF	National Planning Policy Framework
NPPG	National Planning Policy Guide
EN1/9	EN1/9 - Advertisements
JP-G9	The Green Belt
JP-G1	Landscape Character

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:

NOTES TO APPLICANT

Not Applicable

Signed:

A handwritten signature in black ink, appearing to read 'Paul Harris', written in a cursive style.

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On behalf of the Council

Date of Decision: 22/05/2025