

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Control of Advertisement) Regulations 2007 (as amended)

CONSENT TO DISPLAY ADVERTISEMENTS

APPLICATION REFERENCE: 25/00279/ADV

Name and address for correspondence:	Applicants name:
Mr Tanveer Mohammed TMA 46A Greenpark Road Manchester Greater Manchester M22 4DR	Mr Mohammed Koyes Ali

Part 1 - Particulars of Application

Date of Application: 3 April 2025

Proposal:	One externally illuminated fascia sign and 2no. design printed fascia board signs
Location:	10 Cheetham Street, Rochdale, OL16 1DL

Part 2 Compliance with Conditions

It is YOUR responsibility to comply with planning conditions. The Council's Planning Enforcement Team is responsible for investigating alleged breaches of planning control. This includes ensuring that all relevant conditions have been complied with. Effective enforcement is important to:

- Tackle breaches of planning control which would otherwise have unacceptable impact on the amenity of the area
- maintain the integrity of the decision-making process;
- help ensure that public acceptance of the decision-making process is maintained.

Whilst the majority of developers/homeowners do comply with the requirements of planning permissions, there are a number who do not. Where any planning conditions are breached, the Council can take formal enforcement action without further notice. Enforcement action could include such measures as requiring remedial works, cessation of use, or complete demolition and can cause the developer/homeowner unnecessary expense, delay and frustration. In some cases, failure to comply with planning conditions can lead to the loss of the planning permission.

Part 3 - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the above-mentioned regulations that consent has been **GRANTED** for the display of the advertisements referred to in Part I hereof in accordance with the application and plans submitted and subject to the following conditions:

Subject to the following 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 –
 - endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
 - obscure, or hinder the ready interpretation of, any traffic sign, railway sign or aid to navigation by water or air; or
 - 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.
6. The approval is for a period not exceeding five years from the date of this consent.

Date Decision Issued 29 May 2025

Melanie Hale
Head of Planning Services

IMPORTANT

PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE.

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:

The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:

For the avoidance of doubt, this permission relates solely to 'sign 1', 'sign 2' and 'sign 3', as per the drawing entitled 'Proposed elevations and signs: 31_3A'. The drawings entitled 'existing elevations (31_02) and 'proposed elevations' (31_3A) indicate an additional sign on East Gate Street, labelled 'existing sign'. Site photos submitted by the applicant confirm that a sign has been installed in this position within the last year. Although there was a different sign in this position as recently as 2017, the current sign does not have advertisement consent and is in breach of planning legislation. Advertisement consents are assessed on design as well as location. New signs, regardless of location, therefore require a new permission. The applicant has been made aware of this on two occasions, and has been advised that they will need to submit an additional application.

This permission relates to the following plans:

- Proposed elevations and signs: 31_3A
- Proposed site plan: 31_05
- Site location plan: 031_01