

**TOWN AND COUNTRY PLANNING ACT 1990 THE TOWN AND COUNTRY
PLANNING (CONTROL OF ADVERTISEMENTS) (ENGLAND) REGULATIONS
2007**

Consent to Display an Advertisement

APPLICATION REFERENCE: PL/2026/0048

Applicant Mr Ashraf Bilal Cotton Tree Inn 110 Boarshaw Road Middleton Rochdale M24 2WH	Agent Mr Alan Davies 17 Station Lane Grotton Oldham OL4 5QY
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Part I - Particulars of Application

Proposal: 4 externally illuminated fascia signs and 5 board signs to the front and side elevations (Retrospective)
Location: COTTON TREE INN, 110 BOARSHAW ROAD, MIDDLETON, MANCHESTER, M24 2WH
Valid On: 20 February 2026

DECISION: GRANT CONSENT SUBJECT TO THE FOLLOWING CONDITIONS:

Condition(s) (3)

- 6 The advertisements hereby consented shall be carried out in accordance with the following approved plans:

Location Plan

Received 24th February 2026

Drawing No: 06 Rev A – Existing Elevations

Received 4th May 2026

Reason: For the avoidance of doubt and to ensure that the advertisement is carried out in accordance the details hereby approved in accordance with P3 of the Core Strategy and the requirements of the National Planning Policy Framework.

- 7 Within one month from the date of this permission, the projecting sign displayed on the building shall be removed and shall not be re-instated at any time in the future thereafter.

Reason: To safeguard the amenity of nearby premises and the area generally in accordance with Policy DM1 of the Core Strategy, the Councils SPD and the NPPF.

- 8 Within one month of the date of this permission, the three board signs currently covering the windows (but shown as new windows on the approved plans) shall be removed from the windows and shall not be re-instated at any time in the future thereafter.

Reason: To provide an active frontage and to protect the character and appearance of the surrounding area in accordance with Policy DM1 of the Core Strategy, the Councils SPD and the NPPF.

Date of Decision: 27/05/2026

Melanie Hale
Head of Planning

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.

Notes

- 1 The decision is for planning purposes only and for no other. It does not grant approval under any other regulatory regime, including the building regulations. Separate approvals may be required.
- 2 This permission does not give any legal right to carry out the development on, over or under land owned by or contrary to the rights of another person. You are advised to seek independent legal advice Your attention is also drawn to the Party Wall Act.

- 3 If you are unhappy with the decision to grant permission subject to conditions you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990. Details of how to appeal can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or via their website at <https://www.gov.uk/government/publications/planning-appeals-procedural-guide>.
- 4 If permission to develop land is granted subject to conditions, whether by the Council or by the Secretary of State and you, as owner of the land, claim that it has become incapable of reasonable beneficial use, you may serve a Purchase Notice on the Council requiring the Council to purchase your interest in accordance with the provision of Part IV of the Town and Country Planning Act 1990.
- 5 Some conditions attached to a grant of permission may require you to submit details and/or information before you start work. Please note that we aim to deal with these requests within 8 weeks. There is a fee for 'approval of details reserved by a condition'. These fees are set by Government and the current level can be found at: <https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>.