

Officer Report

Case Reference: PL/2026/0048
Location: COTTON TREE INN, 110 BOARSHAW ROAD, MIDDLETON, MANCHESTER, M24 2WH
Proposal: 4 externally illuminated fascia signs and 5 board signs to the front and side elevations (Retrospective)
Recommendation: Approve with Conditions
Officer: Claire Ringwood

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.