

**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/2026/0484

Applicant Mr. Ben Train Kestrel Way Welwyn Garden City AL7 1GB	Agent Mr Ben Train Kestrel Way Welwyn Garden City AL7 1GA
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Part I - Particulars of Application

Proposal: Application for various signs including 2no. internally illuminated fascia signs, 2no. non-illuminated fascia signs, 1no. internally illuminated projecting sign and 2no. non-illuminated advertisement signs

Location: Land between 473 & 475, Oldham Road,, Rochdale, OL16 4TD

Valid On: 18 June 2026

DECISION: GRANT CONSENT SUBJECT TO THE FOLLOWING CONDITIONS:

Condition(s) (8)

- 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.

Reason: In the interests of public safety and amenity and in compliance with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 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.

Reason: In the interests of public safety and amenity and in compliance with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 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.

Reason: In the interests of public safety and amenity and in compliance with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 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.

Reason: In the interests of public safety and amenity and in compliance with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 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: In the interests of public safety and amenity and in compliance with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 6 The approval is for a period not exceeding five years from the date of this consent.

Reason: In the interests of public safety and amenity and in compliance with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

- 7 The maximum luminance of the internally illuminated advertisements hereby permitted shall not exceed 350 candelas per square metre (cd/sqm) at any time.

Reason: In the interest of visual and residential amenity in accordance with the Institute of Lighting Professionals guidance (PLG05) and Policies DM1,

P2, P3 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan, and the National Planning Policy Framework.

- 8 Unless first agreed in writing by the Local Planning Authority, the advertisements hereby permitted shall only be illuminated between 06:00 hours and 23:00 hours from Monday to Sunday (inclusive of bank holidays).

Reason: In the interest of safeguarding the amenity of neighbouring dwellings and to prevent unnecessary light pollution outside of the lawful operating hours of the premises in accordance with Policy DM1 of the adopted Rochdale Core Strategy, Policy JP-P1 of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

Date of Decision: 11/08/2026

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.

Your attention is drawn to the following (1)	
1	This decision relates to the following plans and documents: - Location Plan. Drawing number: 01_4441_01A - General arrangement. Illuminated projecting sign. Drawing number: Projecting+Sign+V2.1. Page 1/1 - Fascia details. Illuminated fascia. Drawing number: Fascia V2.1. Page 1 of 2 - Fascia details-2. Illuminated fascia. Drawing number: Fascia V2.1. Page 1 of 2 - Sections & details. Illuminated fascia. Drawing number: Fascia V2.2. Pages 2 of 2

	- Existing elevations_ADV. Drawing number: 03_4441_03A - Existing plan_ADV. Drawing number: 02_4441_02B - Existing site plan_ADV. Drawing number: 02_4441_02A - Proposed elevations_ADV. Drawing number: 03_4441_03B_R2. Received by email on 07/08/2026 - Proposed plan_ADV. Drawing number: 02_4441_02C_R2. Received by email on 07/08/2026 - Application Form
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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>.