

Application Ref.	PA/2024/1373 – C-1958574
Location	5 Gore Avenue, SALFORD, M5 5LF
Proposal	Conversion of existing garage building into 1no. new dwelling (re-submission of PA/2023/0392).
Consultee	Salford Highways Officer (DM)
Date	15/10/2024

Highways Comments:

The applicant is proposing to convert an existing garage building to the rear of no.5 Gore Avenue to a separate dwelling with 3no. bedrooms and associated off street parking. No. 5 Gore Avenue is an existing 3 storey residential property with large rear garden.

There are bus stops directly outside of the site on Gore Avenue and within 500m walk on Langworthy Road and Liverpool Street. The bus stops provide frequent services to Eccles, The Trafford Centre Manchester City Centre and many more destinations. There is also the Langworthy tram and the Weaste Tram stop within 1km which provides frequent services to Eccles, Manchester City Centre and media city. Additionally, there is the Salford Shopping City within 800m walk off site which has multiple essential amenities. Therefore, the site can be considered to be located within a sustainable area.

The site is located on an adopted road in Salford (Gore Avenue) where there are parking restrictions on the Northern side of the road. The Location & Site Plans Rev P9 shows a driveway to the northeast of the proposed dwelling with 2no parking spaces retained for the existing property and two parking being created for the application site, with both spaces measuring circa 2.4m in width and 4.8m in length.

In accordance with the SCC Local Plan 2022 Annex C which states for 2 to 3 bedroom properties there should be a maximum of 1.5 car parking spaces for new developments. Therefore, due to the location, the proposed size and layout of the development, the number of car parking spaces is acceptable.

The Proposed Site Plan shows a refuse storage area located within the front yard area to the north of the site next to the proposed driveway spaces. It is presumed the refuse is collected from the front of the property on the adopted road (Gore Avenue).

The applicant should ensure the bins are dragged off of the adopted highway after collection.

Recommendations:

The Local Planning Authority has no objection to the proposed application based on the minor nature of the works and the minimal impact of the development on the local highway network.

Kind Regards,

Louis Kennedy

Transport Support Officer

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