

Town and Country Planning Act 1990: Town and Country Planning (Development Management Procedure) (England) Order 2015

Reference: PA/2025/0036
Applicant: Mr Kyle Darvill-Hulse
Agent: Mr Gary Walker

Date of Issue: 10/03/2025

Part 1 – Particulars of Application

Location: 90 Deans Road, SWINTON, MANCHESTER, M27 0JF
Proposal: Conversion of existing dwelling to 2 No. apartments

Part 2 – Particulars of Decision

Approve with Conditions

In pursuance of their powers under the above Act, Salford City Council as Local Planning Authority hereby **GRANT** permission for the above development subject to the following;

Conditions (3)

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

001 A Existing Floor Plans, Location Plan & Proposed Site Plan dated 12.01.2025

002 A Proposed Floor Plans dated 12.01.2025

003 A Existing Elevations dated 12.01.2025

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 Notwithstanding the details shown on the drawings hereby approved, details of secure cycle parking (for two cycles) shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented and made available for its intended use prior to the occupation of the development hereby approved and shall be retained thereafter.

Reason: To encourage more sustainable modes of travel in accordance with Policies A1, A2 and A3 of the Salford Local Plan: Development Management Policies and Designations and the National Planning Policy Framework.

Article 35 Declaration

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay.

Signed



John Searle
Executive Director of Place

Notes to Applicant

Please ensure that you have fully read and understand the contents of this notice. Your attention is drawn to the informative notes set out below:

Informatives (5)

1 BIODIVERSITY NET GAIN

The applicant should consider incorporating one or more of the following measures into their development or curtilage, with a view to achieving a net gain in biodiversity:

- Bird boxes;
- Bat boxes;
- Hedgehog houses and gaps 13cm x 13cm in boundary fences to allow hedgehogs to pass through;
- Bug hotels / bee bricks;
- Plants with flowers or berries (particularly native plant species);
- Ponds or wet areas.

2 The applicant is advised that Salford City Council generally expects noise generative* construction and site deliveries to take place within the following hours;

- Monday to Friday: 08:00 - 18:00
- Saturday: 09:00 - 14:00
- Sunday & Public Holidays: No noise generative working

* Noise Generative Construction is defined as activities likely to generate noise which is audible beyond the site boundary. Quieter activities such as internal electrical works, plastering etc can take place outside of those hours.

3 All drainage works shall be undertaken in accordance with Building Regulations Approved Document H.

4 The applicant's attention is drawn to Building Regulations Approved Document E (Resistance to the Passage of Sound). Internal floor/ceilings and party walls designed for a single household will require additional sound insulation to be added to ensure future occupants have satisfactory accommodation.

5 STANDING ADVICE - DEVELOPMENT LOW RISK AREA

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - <https://www.gov.uk/government/organisations/mining-remediation-authority>

Standing Advice valid from 1st January 2025 until 31st December 2026

Further Information:

You can find advice in regard to your rights of appeal at:

<https://www.gov.uk/government/organisations/planning-inspectorate>

This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose. For more information about making a Building Regulations application, contact Salford City Council Building Control Team by email building.control@salford.gov.uk, or see our website at www.salford.gov.uk/planning-building-and-regeneration/building-regulations.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.