

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

Reference: PA/2025/0602
Applicant: Mr Simon Thompson
Agent: Mr Gareth Reid

Date of Issue: 26/06/2025

Part 1 – Particulars of Application

Location: 228 Leigh Road, Worsley, M28 1LE
Proposal: Conversion of garage into a habitable space and front / porch extension including external alterations

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:

Drawing No.03102 Rev P2 - Side Elevation - Proposed
Drawing No.01002 Rev P1 - Site Plan - Proposed
Drawing No.03102 Rev P1 - Side Elevation - Proposed
Drawing No.02102 Rev P2 - First Floor Plan - Proposed
Drawing No.03101 Rev P2 - Front Elevation - Proposed
Drawing No.02101 Rev P2 - Ground Floor Plan - Proposed
Location Plan - 228 Leigh Road, Worsley, Manchester, M28 1LE

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

- 3 The external materials used shall match those of the existing building so far as practicable.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with Policies D1, D2 and D8 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 (3)

- 1 **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
- 2 **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.
- 3 Applicant is advised to consider the adoption of sustainable drainage in line with the EA's new initiative: 'Unpave the way' for front garden / driveway area. More information can be found here: [Unpave the Way | The Flood Hub](#).

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.