

## Town and Country Planning Act 1990 Town and Country Planning (Permission in Principle) (Amendment) Order 2017

**Reference:** PA/2025/1474 **Date of Issue:** 27/11/2025  
**Applicant:** Mr Carl Heaton  
**Agent:** Mr Simon Plowman - Plan8 Town Planning Ltd

### Part 1 – Particulars of Application

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**Location:** 19 Memorial Road, Worsley, Manchester, M28 3AQ  
**Proposal:** Permission in principle for the construction of up to 9 x residential apartments (upward extension)

### Part 2 – Particulars of Decision

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## Approve

In pursuance of their powers under the above Act, Salford City Council as Local Planning Authority hereby PERMIT the above development

#### 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

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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 (2)

- 1 An application for technical details consent must be determined within 3 years from the date of this decision.
- 2 Any application for Technical Details approval shall be accompanied by (as a minimum):
  - A duly completed application form and ownership certificate
  - Application fee
  - A site location plan
  - Confirmation of the housing mix and tenure type
  - Detailed plans and drawings (for the existing and proposed ) including elevation, floor plans, a proposed site layout plan that shows the development accurately in relation to the neighbouring properties (this should include any separation distances)
  - Street scene plans
  - Ecology survey/bat survey
  - Biodiversity net gain assessment/sites metric and information on how BNG will be achieved (for more details on validation requirements on BNG please see GMCA Biodiversity Net Gain Guidance for Greater Manchester available at

<https://www.greatermanchester-ca.gov.uk/what-we-do/environment/natural-environment/biodiversity-net-gain/>)

- Arboricultural Impact Assessment and Arboricultural Method Statement
- Heritage assessment and structural report
- Noise assessment
- Preliminary Risk Assessment (PRA) report, covering Phase 1
- A statement confirming the approach being taken to energy usage and sustainability (including energy pro forma)

A Drainage Strategy, including a completed North West SuDS Pro Forma

- Design and Access Statement
- Planning Statement

Whilst not required to validate a planning application, the following should also be submitted to allow full assessment of your proposal:

- Plans showing details of any proposed fencing/boundary treatments
- Landscaping plans
- Construction Environmental Management Plan
- Details of a provision for the secure delivery of shopping and parcels (if flats are being proposed)
- Full details and samples of final materials proposed
- Details of bin storage and a Waste management and servicing strategy
- Details of cycle parking and its storage
- NDSS assessment
- Detailed plans showing proposed brick/material detailing to elevations and 1:50/1:25 sections of the whole depth of the elevation together with 1:10 scaled plans showing proposed detailing/features such as window reveals, headers, cills, laying of bricks, depth of the proposed recessed brick and showing how far other brick features would be expressed out from the elevation and above windows etc.

**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](mailto:building.control@salford.gov.uk), or see our website at [www.salford.gov.uk/planning-building-and-regeneration/building-regulations](http://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](mailto:inquiryappeals@planninginspectorate.gov.uk)) at least 10 days before submitting the appeal.