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| Application Ref. | PA/2025/1224 – C-1964788 |
| Location | Flat Above, 142 Walkden Road, Worsley, M28 7DP |
| Proposal | Change of use from first floor storage area to a self-contained flat (use class C3) |
| Consultee | Salford Highways Officer (DM) |
| Date | 08/12/2025 |

Highways Comments:

The applicant seeks to change the use of the first floor of a building from storage space for the ground floor commercial unit to use as single bedroom self-contained flat (use class C3).

The application site is located on Walkden Road, within a residential and commercial neighbourhood, nearby to local amenities. The nearest bus stops are located within 150m walk of the application site on Walkden Road, which provides regular connections to Bolton and the Trafford Centre. Additionally, there is the Walkden train station within 80 walk of the site which provides frequent connections to destinations such as Blackburn, Wigan and Leeds. Therefore, the development is considered to be located in a sustainable area.

It is noted that the design and access statement confirms that there is off street parking provided to the rear of the site however there are no details provide as to the parking provided other than this. Therefore, it is anticipated that parking associated with the property is likely to take place either in the rear yard or on the surrounding streets as per the existing development and other developments on this section of Walkden Road. There are parking restrictions directly in front of the development along this section of Walkden Road, with a signalised crossing fronting the site and double yellow lines further along Walkden Road, however there are some on street parking opportunities on the surrounding roads such as Royle Street, Birch Road and Chestnut Avenue.

Although the development may attract additional on-street parking, due to the minor scale of the development and in accordance with Policy A6 of Salford's Local Plan it would not be considered to have a "severe" impact on local highway network.

As there is a potential increase in on street parking associated with the development, to offset the potential increase in on street parking and to improve the sustainability of the site we would recommend that the applicant provides cycle parking in the form of a lockable cycle shelter for a minimum of 1no. cycle.

In accordance with Salford's Local Plan Annex C Parking standards, dwellings properties should provide 1 cycle parking space per bedrooms. Therefore, the applicant should provide a lockable cycle shelter with space for a minimum of at least 1no cycle. We would recommend that this is provided within a secure locker. The exact details of the cycle parking can be secured by way of a condition.

As the proposal is providing a new residential development, new refuse bins for the residential element will be required to be ordered from the council's Environmental Services team. The refuse for the commercial and residential elements will be required to be stored separately.

Recommendation:

Due to the minor scale and sustainable location of the development the proposal is considered not to have an unacceptable impact on highway safety or the residual cumulative impact on the road network, in accordance with Policy A6 of Salford's Local Plan and therefore the Local Highways Authority has raised no objection to the planning application. In any respect the following condition should be placed on any decision made on the application:

Cycle Parking

Prior to the commencement of the development hereby permitted full details of the cycle parking provision shall be submitted and approved with the Local Highway Authority and the agreed facility implemented prior to first use of the development.

Refuse and bin collection:

- The developer should contact Salford's Environmental Services team to arrange for the purchase of any new refuse bins or on any issues regarding refuse collection. Email: businesswaste@salford.gov.uk

Kind Regards,

Louis Kennedy
Transportation Support Officer