

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

Reference: PA/2025/1643
Applicant: Mr Aaron Barber
Agent: Mr M Ahmed

Date of Issue: 08/01/2026

Part 1 – Particulars of Application

Location: 13 Gerrards Close, Irlam, M44 6DX
Proposal: Erection of a first floor side extension

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.1 - Site Plan
Drawing No.2 - Existing Floor & Elevations (Received dated 06/01/2026)
Drawing No.3 - Proposed Floor & Elevations (Received dated 06/01/2026)
Location Plan - 13 Gerrards Close, Irlam, Manchester, M44 6DX

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 Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.

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 (1)

- 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.

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.