

Technical Note

Date: 16 January 2026

Project: Padel Court Proposal, Booths Bank Farm (PA/2025/1538)

Title: Response to Local Highway Authority Comments (8 January 2026)

1. Purpose

- 1.1 SK prepared a Transport Statement (TS) for the development of a padel court facility at Booths Bank Farm in the Boothstown area of Salford.
- 1.2 Comments on the TS have been received from the Local Highway Authority, Salford City Council (SCC), this Note has been prepared in response to the comments.
- 1.3 An updated layout has been prepared, and this is attached as Appendix A with associated swept path analysis.

2. Site Access

- 2.1 Extensive discussions were held with SCC during assembly of the residential planning application. The vehicle access and footway proposal submitted with the padel court facility is identical to the scheme drawn up for the residential scheme, with one exception. The residential scheme removed the uncontrolled crossing on the main road as at the time, we were required to minimise any land requirement in the unadopted verge. This meant reconfiguring existing refuge island needed to be removed and the Falconwood Drive junction reconfigured (as proposed in the Peel scheme). As we now have the option to use the unadopted verge (due to the land having been acquired), the access proposal developed for the Padel scheme retains the refuge island.
- 2.2 SCC's comments reference the controlled crossing proposed developed by TTHC for the Peel scheme next door (300 residential units). Given that there is an uncontrolled crossing already in place on the main road and is unchanged by the padel court access proposal, SK do not consider a requirement for this to be upgraded at the padel court applicant's expense to be appropriate given the scale of the development. The padel court facility will generate a total of 48 pedestrian and public transport movements across the day, with a maximum of 9 movements in any one hour. This level of movement can be accommodated using the existing pedestrian crossing and it is notable that the scheme will deliver:
 - A new length of footway that is currently missing along the southern carriageway of Leigh Road which will provide access to the westbound bus stop. This new length of footway is possible as the applicant has purchased additional land.
 - New footway on the eastern side of the access, including a crossing point to provide access between the site and the eastbound bus stop.
- 2.3 The above proposed measures cover pedestrian movements to the bus stops in both directions on Leigh Road. This means that that public transport users would not be reliant on use of the existing refuge island crossing point in any event. This is shown in Figure 2.1.
- 2.4 The padel court access proposal will not jeopardise the future delivery of the proposed crossing upgrade associated with the larger development proposal to the east.



Figure 2.1: Summary of Pedestrian Infrastructure & Bus Stop Routes from Development

3. Turning Head

- 3.1 Introducing a turning head where suggested will impact on an existing resident's right of access. Therefore, an alternative is proposed whereby the gate is relocated south of parking bays 1 and 2. These bays can then be used for turning should a vehicle try to enter the site when the facility is closed. The bays are large enough to accommodate a car/small van turning, as shown in the attached.
- 3.2 In terms of deliveries and refuse collection, a refuse vehicle will be largest vehicle requiring access to the padel court facility. Refuse collection will be undertaken by private contract and will be timed to occur when the facility is open. Similarly, deliveries will be limited to smaller vehicles and staff will need to be on site to receive delivered goods. Therefore, the gate will be open by staff when deliveries occur. If necessary, the refuse and delivery timings can be dealt with via a service management plan.
- 3.3 The padel court facility will be open between the following hours:
 - 7am to 10pm
- 3.4 The site therefore be open when service activity is generated by the development.

4. Access Road Lighting

- 4.1 The applicant has confirmed that the current intention is for the access road to remain unlit.

5. Cycle Parking

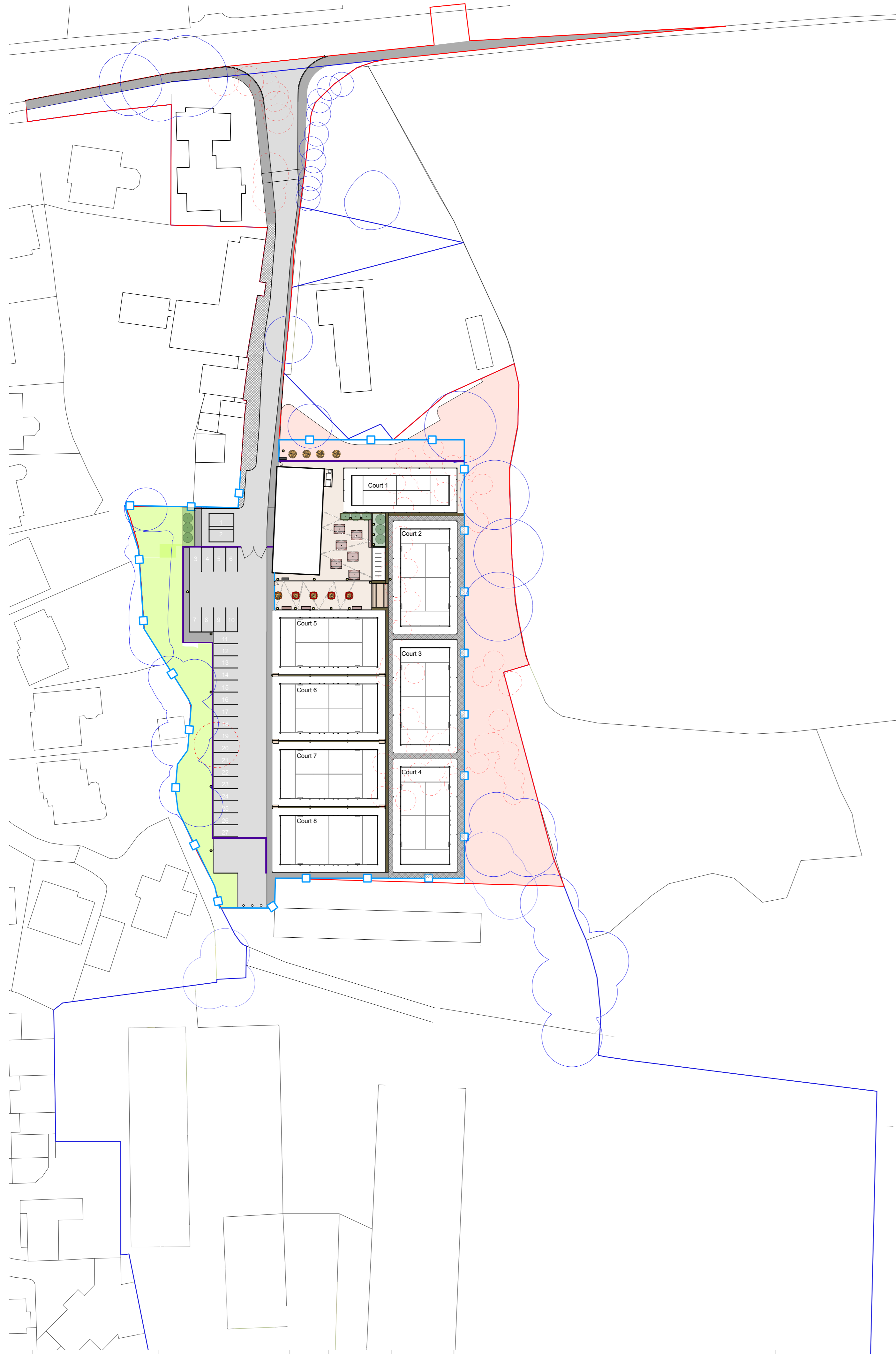
- 5.1 The cycle parking has been relocated as requested. The cycle parking will be covered.

6. Car Parking

- 6.1 As a result of comments received on other aspects of the layout and development impact, it has been necessary to relocate the acoustic fence. This has resulted in a reduction in proposed parking from 28 spaces to 27 spaces.

- 6.2 As noted in the TS, there are no adopted parking policy standards in SCC and the parking requirements for the development have been forecast using TRICS. This method has been accepted as suitable by SCC.
- 6.3 The forecast shows that a maximum of 20 spaces is required to serve the development. The new layout provides 27 spaces, meaning that 30% more capacity than is required is provided.

Appendix A



- KEY**
- GENERAL INFORMATION**
- SITE BOUNDARY**
 - PLANNING APPLICATION BOUNDARY**
 - SITE BOUNDARY**
 - LAND OWNERSHIP BOUNDARY**
- HARDWORKS**
- BITUMEN MACADAM SURFACE - VEHICULAR**
PRODUCT : POROUS HOT ROLLED MACADAM TO VEHICULAR BUILD UPS
 - BITUMEN MACADAM SURFACE PEDESTRIAN**
PRODUCT : POROUS HOT ROLLED MACADAM TO PEDESTRIAN BUILD UPS
 - BITUMEN MACADAM SURFACE PEDESTRIAN**
PRODUCT : HOT ROLLED MACADAM TO PEDESTRIAN BUILD UPS
 - MADE GOOD SURFACE PEDESTRIAN**
TO BE VERIFIED ON SITE
 - RESIN BOUND PAVING**
PRODUCT : RESIN BOUND PAVING
FINISH: TEXTURED
COLOUR: TBC
Notes: LAID ONTO POROUS BITUMEN MACADAM SURFACE
SUPPLIER : DALTEX OR SIMILAR APPROVED
 - KERB**
PRODUCT : HALF BATTERED KERB/ DROP KERB/ RADIUS
FINISH: SMOOTH
COLOUR: GREY
SIZE: 255x125x900
SUPPLIER : MARSHALLS
 - PIN KERB**
PRODUCT : PCC PIN KERB
FINISH: SMOOTH
COLOUR: GREY
SIZE: 50mm x 90mm x 900mm
SUPPLIER : MARSHALLS
 - TIMBER RETAINING EDGE**
PRODUCT : TREATED TIMBER SLEEPERS
COLOUR: NATURAL
SIZE: 200mm x 200mm x 2400mm
SUPPLIER :
NOTES: KINGPOST SYSTEM
 - TIMBER EDGE - FLUSH**
PRODUCT : TREATED TIMBER SLEEPERS
COLOUR: TBC
SIZE: 40mm x 100mm x 1200mm
SUPPLIER :
 - STEPS**
PRODUCT : TEXTURED GRANITE EFFECT STEP & RISER
COLOUR: BUFF
SUPPLIER: TOBERMORE OR SIMILAR APPROVED
 - ACOUSTIC BARRIER**
REFER TO ARCHITECTS SPECIFICATION
- SOFTWORKS**
- LAWN**
REFER TO PLANTING SCHEDULE
 - ORNAMENTAL PLANTING**
REFER TO PLANTING SCHEDULE
 - WOODLAND WILDFLOWER PLANTING**
REFER TO PLANTING SCHEDULE
 - SINGLE STEM TREE**
REFER TO PLANTING SCHEDULE
 - MULTI STEM TREE**
REFER TO PLANTING SCHEDULE
 - EXISTING TREE TO BE RETAINED**
REFER TO AIA REPORT
 - EXISTING TREE TO BE REMOVED**
REFER TO AIA REPORT
- FURNITURE**
- SIGNAGE**
PRODUCT : TIMBER POST WITH FIXED NAME PLATE
COLOUR:
SIZE: TBC
SUPPLIER :
 - REMOVABLE BOLLARDS**
PRODUCT : STEEL DROP BOLLARD
COLOUR:
SIZE: TBC
SUPPLIER : TBC
 - TIMBER FURNITURE**
PRODUCT : PICNIC TABLES
COLOUR: NATURAL
SIZE: TBC
SUPPLIER : TBC
 - TIMBER BENCHES**
PRODUCT : TREATED TIMBER SLEEPERS
COLOUR: NATURAL
SIZE: VARIES
SUPPLIER : TBC
 - PLANTER**
PRODUCT : GRP PLANTER
COLOUR: CLIENTS CHOICE
SIZE: 1200mm x 1200mm x 1200mm
SUPPLIER : EURO PLANTERS OR SIMILAR APPROVED
 - BOLLARD LIGHTS**
PRODUCT : STOPPY
COLOUR: RUST
SIZE: 120 X 120MM SQUARE X 800MM HIGH
SUPPLIER : SLV LIGHTING OR SIMILAR APPROVED
 - COLUMN LIGHTS**
PRODUCT : RUSTY SQUARE
COLOUR: RUST
SIZE: 3000mm
SUPPLIER : SLV OR SIMILAR APPROVED
 - FESTOON LIGHTS**
PRODUCT : FESTOON LIGHTING TO BE HUNG FROM POWDE
COLOUR: BLACK
POLE SIZE: 4M (H) X 80mm (D) poles
SUPPLIER : FESTOON LIGHTING OR SIMILAR APPROVED
 - FENCING**
PRODUCT : WELDMESH ANTI CLIMB FENCING
COLOUR: BLACK
SIZE: 1.8m H
SUPPLIER : HERMEQ OR SIMILAR APPROVED
 - PEDESTRIAN GATE**
PRODUCT : WELDMESH GATE
COLOUR: BLACK
SIZE: 1.8mm HIGH X 900mm WIDE
SUPPLIER : HERMEQ OR SIMILAR APPROVED
 - VEHICLE GATE**
PRODUCT : TO MATCH FENCING
COLOUR: BLACK
SIZE: TO FIT ROAD WIDTH
SUPPLIER : HERMEQ OR SIMILAR APPROVED
 - CYCLE PARKING**
PRODUCT : COVERED CYCLE STORE
WITH FIXED SHEFFIELD CYCLE STANDS
COLOUR: TOMBER/ STAINLESS STEEL
SUPPLIER : BROXAP OR SIMILAR APPROVED

PLANTING SCHEDULE - INDICATIVE PLANTING SPECIES & SIZES - PLANNING					
Symbol	Species	No. Per M2	Quantity	Size	Notes
TREES/ TOPIARY					
LI	Liquidambar styraciflua			18-25cm	2.2m clear stem
Am	Amelanchier lamarkii			4.5-5.0m	Umbrella form, Multi stem
PERENNIAL/ SHRUB					
Asp	Asplenium scolopendrum	5		3 L	
Ble	Blechnum spicant	5		3 L	perennial
Bis	Bistorta officinalis 'Superba'	5		3 L	bushy perennial
Cal	Calamagrostis x acutiflora 'Karl Foerster'	3		5 L	bushy perennial
Cho	Choisy x dewitteana 'Aztec Gold'	3		10 L	bushy shrub, full structure
Er	Erigeron kaivinskianus	5		2 L	bushy perennial
Lir	Liriope muscari 'Okina'	5		2 L	perennial
Pac	Pachysandra terminalis	5		3 L	bushy shrub, full structure
Per	Perovskia 'Blue Spire'	4		3 L	perennial
Pol	Polystichum setiferum	5		2 L	perennial
Sal	Salvia nemosa 'Caradonna'	5		3 L	perennial
Sta	Stachys byzantina	5		2 L	perennial
WILDFLOWER					
	EW1 WOODLAND MIX	40kg/Ha			
BULBS					
	Narcissus 'Tete a Tete'		25 per m2		
	Narcissus Thalia		25 per m2		

S1-P06	16-01-26	Acoustic fence / cycle stand relocated	SB	NW
S1-P05	15-01-26	Changes to Architects layout	SB	NW
S1-P04	14-01-26	Site layout changes	SB	NW
S1-P03	12-01-26	GENERAL CHANGES IN LINE WITH PLANNING COMMENTS	SB	NW
S1-P02	15-10-25	PLANNING - ADDED ACOUSTIC FENCING	SB	NW
S1-P01	15-10-25	PLANNING	SB	NW

Revision	Date	Description	Drawn	Approved

WRIGHT LANDSCAPES LIMITED

CLIENT SALBOY

PROJECT BOOTHSBANK FARM

DRAWING GENERAL ARRANGEMENT

DATE 15/10/2025

SCALE 1:500

DRAWN SB

SIZE A1

APPROVED NW

WORKSTAGE PLANNING

DRAWING NUMBER 1201-WRI-XX-XX-DR-L-1001

SUITABILITY REVISION S1 P06

No dimensions are to be scaled from this drawing. All dimensions are to be checked on site. Area measurements for indicative purposes only.

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NOTES

Vehicle Profiles

Estate Car (2006)	4.710m
Overall Length	1.804m
Overall Width	1.442m
Min Body Ground Clearance	0.207m
Max Track Width	1.756m
Lock to Lock Time	4.00 sec
Kerb to Kerb Turning Radius	5.950m

4.6t Light Van	5.885m
Overall Length	2.000m
Overall Width	2.526m
Min Body Ground Clearance	0.299m
Track Width	1.765m
Lock to Lock Time	4.00 sec
Kerb to Kerb Turning Radius	6.000m



Revision Details	By	Date	Suffix
	Check		

Drawing Number
SK22584-003

Booths Bank Padel
Turning Area Swept Path Analysis

Scale at A3
1:500

Drawn **JAT** Approved **LGS**

Check **LGS** Date **16.01.26**