

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

**Reference:** PA/2025/1711  
**Applicant:** Mr & Mrs Neild  
**Agent:** Mr Simon Casey

**Date of Issue:** 26/01/2026

### **Part 1 – Particulars of Application**

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**Location:** 27 Boothfield, Eccles, M30 8HT  
**Proposal:** Demolition of an existing detached garage and erection of a single storey front/side extension, two storey side extension and part two, part single storey rear extension.

### **Part 2 – Particulars of Decision**

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## **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 (6)**

- 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.200 - Existing Site Location Plan  
Drawing No.010 - Existing Elevations  
Drawing No.001 - Existing Floor Plans  
Drawing No.210 - Proposed Elevations  
Drawing No.201 - Proposed Floor Plans  
Drawing No.200 - Proposed Site Plan

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

- 3 Prior to first occupation of the building/extension hereby permitted, the first floor window in the side elevation facing the common boundary with No.29 Boothfield shall be fitted with, and permanently glazed, in textured glass whose obscuration level is at least Level 3 on the Pilkington scale of 1-5 (where Level 1 is clear and Level 5 is completely obscure). The window shall be non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

*Reason: In the interest of the amenity of residents in accordance with Policy D5 of the Salford Local Plan: Development Management Policies and Designations and the National Planning Policy Framework.*

- 4 The external materials used shall match those of the existing building so far as practicable apart from where white render, coppered oak millboard cladding, black aluminium framed openings / coping and dark grey sandtoft calderdale tiles are proposed as shown on approved drawing No.210 - Proposed Elevations.

*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.*

- 5 No above ground construction works shall take place on the development hereby approved until a scheme detailing flood resilience measures, to be incorporated into the development up to the flood level predicted for the 1:1,000 year flood event, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the first use of the development and shall be retained thereafter.

*Reason: To reduce the risk of flooding from overland flows in accordance with policies WA1 to WA5 of the Salford Local Plan, policy JP-S 5 of Places for Everyone, the National Planning Policy Framework and EA Standing Advice.*

- 6 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (and any subsequent amending order), the roof area of the single storey element of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area and no door or means of access shall be formed to the roof area without the prior grant of planning permission by the Local Planning Authority.

*Reason: To prevent development which could harm neighbouring amenity in accordance with Policy D5 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**

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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 (5)**

- 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 All drainage works shall be undertaken in accordance with Building Regulations Approved Document H.

- 4
- The applicant shall arrange a Condition Survey with the Local Highway Authority, should the footway not be constructed to withstand the constant passing and re-passing of vehicular traffic, the footway would need to be upgraded to the City Council's current specification as specified in drawing SD0700-SCC-HKF-XX-DR-C-0001 - Resi Road Construction details and SCC-SD-1100-006 - Standard Kerb Details Sheet 1 of 2. Please see attached drawings.
  - All works to the highway to be delivered by an S171 agreement and Greater Manchester Roads Activities Permit Scheme (GMRAPS).
  - Applicant must ensure existing utilities (ie BT floor box and adopted street lighting) are protected and have permission from various statutory undertakers prior to undertaking any work within the vicinity of the utility within the footway and also protection to the construction of the existing carriageway.
  - Regarding the adopted carriageway and footways, any amendments to the carriageway need to be re-instated using similar materials or a material that is recommended by the council engineers.
  - More information of the provision of Dropped Kerbs in Salford can be found on the SCC website here <https://www.salford.gov.uk/parking-roads-and-travel/footpaths-and-pavements/dropped-kerbs-car-access-to-properties/>

Additional note to developer:

Dilapidation Survey:

- Prior to ANY works commencing on site the developer shall contact Pam Docksey to arrange a full dilapidation/Condition Survey of all adopted highways surrounding the site. email: [licensingenquires@salford.gov.uk](mailto:licensingenquires@salford.gov.uk)

Highway Permits/Licensing:

- Applications for all forms of highway permits/licenses shall be made in advance of any works being undertaken on the adopted highway Note: NO boundary fencing shall be erected or positioned on any part of the adopted highway prior to first seeking the relevant permits/licenses from the Local Highway Authority email: [licensingenquires@salford.gov.uk](mailto:licensingenquires@salford.gov.uk)

General Highway Information:

- Requests for general Information regarding the adopted highway network shall be directed to the Local Highway Authority  
- email: [licensingenquires@salford.gov.uk](mailto:licensingenquires@salford.gov.uk)

5 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](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.