

# Salford City Council

## Planning – Development Management Place

Salford City Council  
Salford Civic Centre, Chorley Road  
Swinton, M27 5AW

### Phone

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### Web

[www.salford.gov.uk](http://www.salford.gov.uk)

### Our Reference

PA/2024/0962

Owner/ Occupier

9 June 2025

Dear Sir/Madam,

**Reference:** PA/2024/0962

**Location:** Regent Retail Park, Ordsall Lane, Salford

**Proposal:** Outline Planning Application (with all matters reserved except for Access to, but not within, the Application Site) for a Mixed-Use Development Comprising a maximum of 10,000 sq. m new Commercial and Community Floorspace (Use Classes E and F.2) and up to a maximum of 3,300 new Residential Dwellings (Use Class C3) and a new Public Park and associated infrastructure and works.

**This letter is about a planning application relating to land or a property near you.**

As you may be aware, the outline planning application (with some matters reserved) detailed above has been submitted to the Council. It is anticipated that this application will be presented to the Council's Planning and Transportation Regulatory Panel for determination on **17<sup>th</sup> July 2025**. In advance of this and mindful of the scale and nature of this proposal, we are writing to interested parties to provide an opportunity for any further representations to be made in relation to this application.

**Please note that if you have already submitted comments in relation to this application, these will be taken into consideration as part of the decision-making process and there is no need for you to resubmit these comments.**

If you do not own the property, please pass a copy of this letter to the owner. If you are not the only person living or working at this address, please show this letter to the other occupiers.

### How you can view the application and have your say

You can view and comment on the application via our website at [www.salford.gov.uk](http://www.salford.gov.uk), by clicking the link titled '*Planning Applications*' on our homepage followed by '*View or comment on a planning application*' and then '*Search for a planning application*'. You can then search for the application in our register by typing in the application reference 'PA/2024/0962'.

Alternatively, you can scan the QR code below to get straight to the detail:



If you do not have personal access to the internet, free computer access points are available to registered members at Salford's libraries. Free public Wi-Fi is also available at many public buildings across the city.

Your comments can also be submitted by post to:

Associate Director of Planning and Building Control, Salford City Council, Salford Civic Centre, Chorley Road, Swinton, Salford, M27 5AW

Please quote application reference 'PA/2024/0962', together with your full name and postal address in all correspondence.

Comments must be received by **30<sup>th</sup> June 2025** to ensure that they are considered.

### **Information and further guidance**

The Council considers all representations but must make its decision on the basis of material planning considerations only; planning is concerned with land use in the public interest, so the protection of purely private interests, such as the impact of a development on property values or loss of a view, cannot be material considerations.

A material planning consideration is one which is relevant to making the planning decision in question (i.e., whether to grant or refuse an application for planning permission) and can include, but are not limited to: local and national planning policies; layout, design and appearance; overlooking/loss of privacy and loss of light or overshadowing; parking, traffic and highway safety; noise and disturbance; effects on a listed building, conservation area or other heritage asset; previous planning decisions (including appeal decisions); and nature conservation.

The material considerations relevant to any particular application will need to be weighed in the final decision process according to their seriousness and relative importance.

An application for outline planning permission allows for a decision on the general principles of how a site can be developed, and does not contain full detail of the proposed development. Where approved, outline planning permission is granted subject to conditions requiring the subsequent approval of the 'reserved matters' for which detail has not been provided at this stage. This may be the detail of access, appearance, layout, landscaping and scale. The proposal description at the top of this letter sets out which matters are included for consideration at this stage.

You can access further guidance on the planning system online at [www.planningaid.co.uk](http://www.planningaid.co.uk)

### **How we use your data**

Please note that any representations you submit will be included in the public record and will therefore be available for public inspection. We will not, however, display any personal data to the public. Our Development Management (Planning) Privacy Notice explains how we use your data and can be found on our website at [www.salford.gov.uk](http://www.salford.gov.uk) by searching 'Data Protection' and opening the 'Place' subsection.

Yours faithfully,  
Martin Hodgson  
Associate Director of Planning and Building Control