



# CASE STUDY

## Residential

**CLIENT:**  
Private Client.

**SITE:**  
Land at Priory Grove, Lower Broughton, Salford.

Hourigan Connolly recently obtained full planning permission for the erection of

seven dwellings on a prominent corner plot in The Cliff Conservation Area, Salford. A contemporary design approach was adopted having regard to the mixed character of the surrounding conservation area. The site was heavily constrained by mature protected trees and the

proposals needed to include a significant number of new trees following the previous removal of other protected trees. Over a period of 10 years, the site had been the subject of a number of refusal decisions and a dismissed appeal prior to Hourigan Connolly being instructed. However, during the

determination of the application, Hourigan Connolly was able to demonstrate that there were no technical constraints to development, and the local planning authority agreed that the development comprised high quality design and an appropriate balance between built form and hard & soft landscaping.