

TRAFFORD COUNCIL – NEW PLANNING APPLICATIONS RECEIVED

LIST ISSUED 11th August 2025

The following PLANNING APPLICATIONS have been received by the Council. Application forms and plans are available for viewing on the Trafford Planning website at www.trafford.gov.uk/planning. If you do not have access to the internet, you can view application forms and plans by logging into one of our public PCs within Trafford libraries. If you need to view a paper copy of forms and plans you will need to make an appointment to do so and the plans will be made available for viewing. Please ring 0161 912 3149 in order to make an appointment giving at least 24 hours notice to allow time for the documents to be made available.

Any representations should be made in writing by 28th August 2025 to the Head of Planning and Development. When writing, please state the application number and your name and address clearly. Observations must be made available for public inspection in accordance with the Local Government (Access to Information) Act 1985.

For Ward Councillors, please note that the call-in period for applications appearing on this list will expire on 1st September 2025.

Head of Planning and Development, Trafford Town Hall, Talbot Road, Stretford M32 0TH.

ALTRINCHAM AREA - Altrincham, Broadheath, Timperley, Hale, Hale Barns, Bowdon, Dunham, Warburton

Reference Number:	116925/LBC/25	Altrincham Ward
Site Address:	42 The Downs Altrincham WA14 2QQ	
Proposal:	Listed Building Consent for internal alterations to the property, including a full refurbishment of the basement; creation of an open-plan layout to the rear at ground floor level; alterations to the rear bedroom and bathroom at first floor. Removal of the existing front dormer with remedial structural works to the existing roof, rebuilding of the rear outrigger roof, replacement of non-original windows to timber sash style and the installation of a glazed roof over the existing courtyard. Erection of parapet wall to rear elevation. Additionally, a new rear-facing square dormer following removal of existing front dormer.	
Reference Number:	116935/FUL/25	Altrincham Ward
Site Address:	Build Center Moss Lane Altrincham WA15 8HL	
Proposal:	Redevelopment of the site including alterations to (Unit A), demolition of (Units B and C), erection of (Unit D) and reconfiguration of external storage and parking areas	
Reference Number:	116954/HHA/25	Altrincham Ward
Site Address:	42 The Downs Altrincham WA14 2QQ	
Proposal:	Removal of the existing front dormer with remedial structural works to the existing roof, rebuilding of the rear outrigger roof, replacement of non-original windows to timber sash style and the installation of a glazed roof over the existing courtyard. Erection of parapet wall to rear elevation. Additionally, a new rear-facing square dormer following removal of existing front dormer.	
Reference Number:	117000/FUL/25	Altrincham Ward
Site Address:	Altrincham Health And Wellbeing Centre 33 Market Street Altrincham WA14 1PF	
Proposal:	Installation of collapsible steel freestanding guardrails (1.1m high) at roof level	
Reference Number:	116963/HHA/25	Bowdon Ward
Site Address:	Westholme 2 The Springs Bowdon Altrincham WA14 3JH	
Proposal:	Alterations to front boundary including repositioning and widening of existing vehicular access with new sliding gate, piers and boundary wall extension.	

Reference Number:	116977/HHA/25	Bowdon Ward
Site Address:	23 Park Road Bowdon Altrincham WA14 3JJ	
Proposal:	Remodelling of existing property to include erection of part single storey/part two storey front and part single/part two storey side extensions with first floor terrace to front, canopy to rear and associated external alterations. Alterations to roof with raised ridge height to create additional living accommodation and formation of dormers to front and rear with rear balconies. Associated external alterations including landscaping and alterations to existing vehicular access.	
Reference Number:	117009/S211/25	Bowdon Ward
Site Address:	Netherley 45 Langham Road Bowdon Altrincham WA14 3NS	
Proposal:	Work to tree within the Bowdon Conservation Area. Specifically, the removal of 1No. Oak Tree.	
Reference Number:	116914/CPE/25	Broadheath Ward
Site Address:	117 Woodhouse Lane Sale M33 4LJ	
Proposal:	Application for Certificate of Existing Lawful Development for garage conversion to habitable room including erection of hallway/link structure and associated door/window alterations	
Reference Number:	116924/ADV/25	Broadheath Ward
Site Address:	Montgomery House 184 Manchester Road Altrincham WA14 5LD	
Proposal:	Retrospective advertisement consent sought for 1 no. non illuminated fascia sign	
Reference Number:	116989/HHA/25	Broadheath Ward
Site Address:	4 Watermint Way Altrincham WA14 5YP	
Proposal:	Demolition of existing garage, erection of two storey side extension with accommodation in roof space, single storey rear extension and associated external alterations including fence to rear	
Reference Number:	116777/HHA/25	Hale Ward
Site Address:	Broadlands 16 Planetree Road Hale Altrincham WA15 9JN	
Proposal:	Demolition of the existing conservatory and erection of single storey rear extension. External alterations including new windows, widening of the existing vehicular entrance and driveway, entrance gate, new gateposts and boundary wall.	
Reference Number:	116898/CPL/25	Hale Ward
Site Address:	33 Cecil Road Hale Altrincham WA15 9NT	
Proposal:	Application for Certificate of Proposed Lawful Development for a rear dormer and associated alterations to roof and gable.	
Reference Number:	116932/VAR/25	Hale Ward
Site Address:	The Green Garage 126 Ashley Road Hale Altrincham WA14 2UN	
Proposal:	Application under Section 73 of the Town and Country Planning Act 1990 (as amended) for variation of condition 6 of planning permission 115919/FUL/25 (Change of use from garage to Dental Clinic (E) with associated external alterations). To alter trade hours to 09:00 to 21:00 (Monday to Friday) to accommodate emergency medical treatment and 09:00 - 18:00 (Saturday and Sunday).	

Reference Number:	116974/FUL/25	Hale Ward
Site Address:	145 Hale Road Hale Altrincham WA15 8RT	
Proposal:	Demolition of existing shed and carport structures, erection of a part single/part 2.5 storey side and rear, and side and rear basement extension including terrace at ground floor, conversion from two apartments to two semi-detached houses together with associated works including a sunken courtyard at basement level and landscaping.	
Reference Number:	116998/TPO/25	Hale Barns & Timperley South Ward
Site Address:	Marmion House 19 Rappax Road Hale Barns Altrincham WA15 0NX	
Proposal:	Work to trees within TPO 075 (A1). Specifically, the felling of 1No. Birch and 1No. Cedar.	
Reference Number:	116999/TPO/25	Hale Barns & Timperley South Ward
Site Address:	Brackenhurst 17 Rappax Road Hale Barns Altrincham WA15 0NT	
Proposal:	Work to trees within TPO 075 (A1). Specifically, the felling of 1No. Birch Tree.	
Reference Number:	117011/TPO/25	Timperley Central Ward
Site Address:	49 Ridgeway Road Timperley Altrincham WA15 7HL	
Proposal:	Works to tree within TPO 196 T6. Specifically, the pollarding of 1No. Lime Tree.	
Reference Number:	116819/HHA/25	Timperley North Ward
Site Address:	198 Brooklands Road Sale M33 3PB	
Proposal:	Demolition of existing garage, erection of two storey front, part single/part two storey side and single storey rear extension, and associated external alterations	
Reference Number:	117002/CPL/25	Timperley North Ward
Site Address:	4 Whitley Gardens Timperley Altrincham WA15 6XN	
Proposal:	Application for Certificate of Proposed Lawful Development for a hip to gable extension along with rear dormer loft conversion with roof lights to front elevation.	

SALE AREA – Sale, Brooklands, Sale Moor, Ashton-Upon Mersey, Carrington, Partington

Reference Number:	116949/HHA/25	Brooklands Ward
Site Address:	107 Manley Road Sale M33 4EW	
Proposal:	Demolition of existing detached garage, car port and single storey rear extension. Erection of front porch, two storey side and part single/part two storey rear extensions with associated external alterations including juliet balcony to rear.	
Reference Number:	116993/HHA/25	Brooklands Ward
Site Address:	20 Alcester Road Sale M33 3QP	
Proposal:	Conversion of garage to habitable accommodation and erection of single storey front, part single/part two storey rear and first floor side extensions. Associated external alterations including new windows and alterations to roof shape including formation of side and rear dormers.	
Reference Number:	116994/CPL/25	Bucklow St Martins Ward
Site Address:	72 Manor Avenue Sale M33 5JR	
Proposal:	Application for Certificate of Proposed Lawful Development for a hip to gable loft conversion with rear dormer, and outbuilding in rear garden.	
Reference Number:	116995/HHA/25	Bucklow St Martins Ward
Site Address:	72 Manor Avenue Sale M33 5JR	
Proposal:	Erection of single storey front, side and rear extension.	

Reference Number: 116771/VAR/25 **Manor Ward**
Site Address: Land To East Of Thirsk Avenue And Chepstow Avenue, Sale
Proposal: Application under Section 73 of the Town and Country Planning Act 1990 (as amended) for variation of conditions 4, 5, 12 and 25 on planning permission 113251/FUL/24 (Full planning application for the erection of three residential buildings (Classes C2 and C3) totalling 66 units, provision of new parking and enhancements to existing parking, amendments to highways infrastructure (including linking east to west and north to south road layout), provision of community garden/allotments, landscaping and associated works.). To approve details secured by stated condition and amend wording of conditions accordingly.

Reference Number: 116490/ADV/25 **Sale Central Ward**
Site Address: Cavendish House Cross Street Sale
Proposal: Advertisement consent sought for a non illuminated billboard advertisement.

Reference Number: 116990/CPL/25 **Sale Central Ward**
Site Address: 10 Poplar Grove Sale M33 3AY
Proposal: Application for Certificate of Proposed Lawful Development for a loft conversion with flat roof box dormer window.

Reference Number: 116997/HHA/25 **Sale Central Ward**
Site Address: 38 Abington Road Sale M33 3DL
Proposal: Conversion of garage to habitable accommodation and erection of single storey front extension to garage and single storey rear extension.

Reference Number: 117021/HHA/25 **Sale Moor Ward**
Site Address: 20 Sycamore Street Sale M33 2HD
Proposal: Part demolition of existing garage and part conversion to habitable accommodation. Erection of single storey front, side and rear extension.

Reference Number: 117023/HHA/25 **Sale Moor Ward**
Site Address: 11 Stonyford Road Sale M33 2FJ
Proposal: Erection of single storey front, single storey side and single storey rear extensions with associated external alterations including new door to side elevation.

STRETFORD AREA & URMSTON AREA – Stretford, Gorse Hill, Old Trafford, Trafford Park, Urmston, Flixton, Davyhulme

Reference Number: 116578/HHA/25 **Davyhulme Ward**
Site Address: 57E Eddisbury Avenue Flixton Manchester M41 8GF
Proposal: Demolition of existing garage, erection of two storey side and front porch extensions, and associated external alterations including render and widening of vehicular access

Reference Number: 116981/HHA/25 **Flixton Ward**
Site Address: 12 Uplands Road Flixton Manchester M41 6PU
Proposal: Erection of single storey rear extension and first floor side and rear extension.

Reference Number: 116987/HHA/25 **Flixton Ward**
Site Address: 1 Bude Avenue Flixton Manchester M41 9FR
Proposal: Retrospective application for erection of single storey side/rear extension

Reference Number: 117003/HHA/25 **Flixton Ward**
Site Address: 73 Irlam Road Flixton Manchester M41 6JU
Proposal: Erection of single storey rear extension

Reference Number:	116985/FUL/25	Gorse Hill & Cornbrook Ward
Site Address:	Trafford Bank House 32 Brindley Road Old Trafford Manchester M16 9SD	
Proposal:	Demolition of existing buildings and structures and erection of 2no. units class B8 (storage and distribution), associated parking, landscaping and infrastructure	
Reference Number:	116900/HHA/25	Longford Ward
Site Address:	458 Kings Road Stretford Manchester M32 8QW	
Proposal:	Erection of single storey front and single storey side and rear extensions.	
Reference Number:	117028/CPL/25	Longford Ward
Site Address:	24 Melfort Avenue Stretford Manchester M32 8JE	
Proposal:	Application for Certificate of Proposed Lawful Development for demolition of existing bunker, changes to external windows and doors and internal walls removed.	
Reference Number:	116465/FUL/25	Old Trafford Ward
Site Address:	381 Stretford Road Old Trafford Manchester M15 4AD	
Proposal:	Erection of enclosed seating area on shop forecourt	
Reference Number:	117018/HHA/25	Stretford & Humphrey Park Ward
Site Address:	10 St Davids Walk Stretford Manchester M32 9HW	
Proposal:	Erection of two storey side and part single/part two storey rear extensions.	
Reference Number:	116778/FUL/25	Urmston Ward
Site Address:	Urmston Saw Mills Higher Road Urmston Manchester M41 9AA	
Proposal:	Demolition of existing building, reorganisation of existing service yard including alterations to HGV movements and erection of new fencing and gates on boundary	
Reference Number:	116980/ADV/25	Urmston Ward
Site Address:	2 Hilton Avenue Urmston Manchester M41 0TP	
Proposal:	Advertisement consent sought for 1no. internally illuminated LED digital screen	
Reference Number:	116984/HHA/25	Urmston Ward
Site Address:	41 Furness Road Davyhulme Manchester M41 0UQ	
Proposal:	Erection of two storey side extension, single storey front extension and formation of rear dormer with Juliette balcony	