

## TRAFFORD COUNCIL – NEW PLANNING APPLICATIONS RECEIVED

### LIST ISSUED 22nd September 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](http://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 9th October 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 13th October 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**

<b>Reference Number:</b>	<b>117161/HHA/25</b>	<b>Altrincham Ward</b>
<b>Site Address:</b>	<b>2 Waveney Drive Altrincham WA14 4UQ</b>	
<b>Proposal:</b>	Conversion of garage to habitable accommodation, erection of single storey side/rear extension and associated external alterations	
<b>Reference Number:</b>	<b>117300/VAR/25</b>	<b>Altrincham Ward</b>
<b>Site Address:</b>	<b>The Southmark Building 3 Barrington Road Altrincham WA14 1GY</b>	
<b>Proposal:</b>	Application under Section 73 of the Town and Country Planning Act 1990 (as amended) for variation of condition 2 on planning permission 112079/FUL/23 (Renovation of The Southmark Building, including replacement windows, replacement roof, new green wall feature, rooftop extension at 4th floor level, landscaping and associated works.). To amend the landscaping along Barrington Road.	
<b>Reference Number:</b>	<b>117243/HHA/25</b>	<b>Bowdon Ward</b>
<b>Site Address:</b>	<b>Bow Lodge 37 Bow Green Road Bowdon Altrincham WA14 3LF</b>	
<b>Proposal:</b>	Retrospective application for erection of boundary brick wall with metal railings.	
<b>Reference Number:</b>	<b>117287/S211/25</b>	<b>Bowdon Ward</b>
<b>Site Address:</b>	<b>9 Chesham Place Bowdon Altrincham WA14 2JL</b>	
<b>Proposal:</b>	Works to trees within Bowdon Conservation Area specifically the general maintenance of a number of trees (see plan)	
<b>Reference Number:</b>	<b>117140/HHA/25</b>	<b>Broadheath Ward</b>
<b>Site Address:</b>	<b>63 Woodheys Drive Sale M33 4JB</b>	
<b>Proposal:</b>	Demolition of existing car port, rear outrigger and detached garage and erection of two storey side and part single/part two storey rear extensions.	
<b>Reference Number:</b>	<b>117258/HHA/25</b>	<b>Broadheath Ward</b>
<b>Site Address:</b>	<b>6 Vetchwood Gardens Altrincham WA14 5ZG</b>	
<b>Proposal:</b>	Part retrospective application for erection of gate to side, gazebo to rear garden and associated alterations	

<b>Reference Number:</b>	<b>117288/HHA/25</b>	<b>Broadheath Ward</b>
<b>Site Address:</b>	<b>23 Cholmondeley Avenue Timperley Altrincham WA14 5BB</b>	
<b>Proposal:</b>	Erection of part single/part two storey front and side, two storey side and single storey rear extensions	
<b>Reference Number:</b>	<b>117081/FUL/25</b>	<b>Hale Ward</b>
<b>Site Address:</b>	<b>22 Clarence Road Hale Altrincham WA15 8SF</b>	
<b>Proposal:</b>	Demolition of bungalow and construction of 8no. bespoke house types with associated access, parking, landscaping and boundary treatment	
<b>Reference Number:</b>	<b>117303/S211/25</b>	<b>Hale Ward</b>
<b>Site Address:</b>	<b>Mellor Brook 14 Leicester Road Hale Altrincham WA15 9QA</b>	
<b>Proposal:</b>	Work to tree within the South Hale Conservation Area, specifically the crown reduction of 1No Apple Tree by up to 2metres and the removal of 8no small leylandii trees (refer to plan).	
<b>Reference Number:</b>	<b>117013/HHA/25</b>	<b>Hale Barns &amp; Timperley South Ward</b>
<b>Site Address:</b>	<b>Acorn Lodge 17 Finchale Drive Hale Altrincham WA15 8NH</b>	
<b>Proposal:</b>	Erection of single storey front extension and alterations to roof shape including increased ridge height and formation of side dormer.	
<b>Reference Number:</b>	<b>117235/VAR/25</b>	<b>Hale Barns &amp; Timperley South Ward</b>
<b>Site Address:</b>	<b>Lane End Bollinway Hale Barns Altrincham WA15 0PB</b>	
<b>Proposal:</b>	Application under Section 73 of the Town and Country Planning Act 1990 (as amended) for variation of condition 2 on planning permission 110181/HHA/23 (Erection of an outbuilding to the rear of existing dwelling). To change the design of the outbuilding	
<b>Reference Number:</b>	<b>117248/FUL/25</b>	<b>Hale Barns &amp; Timperley South Ward</b>
<b>Site Address:</b>	<b>Elmridge Primary School Wilton Drive Hale Barns Altrincham WA15 0JF</b>	
<b>Proposal:</b>	Extension to link buildings and new playground	
<b>Reference Number:</b>	<b>117302/S211/25</b>	<b>Hale Barns &amp; Timperley South Ward</b>
<b>Site Address:</b>	<b>The Burns 8 Hill Top Drive Hale Barns Altrincham WA15 0JN</b>	
<b>Proposal:</b>	Works to trees within the South Hale Conservation Area, specifically the felling of 1No Blue Lawson Cypress and 1No Thuja.	
<b>Reference Number:</b>	<b>117297/HHA/25</b>	<b>Timperley Central Ward</b>
<b>Site Address:</b>	<b>47 Thorley Lane Timperley Altrincham WA15 7BA</b>	
<b>Proposal:</b>	Demolition of existing side car shelter and rear conservatory, erection of single storey rear and side extension and alterations to entrance porch.	
<b>Reference Number:</b>	<b>117263/HHA/25</b>	<b>Timperley North Ward</b>
<b>Site Address:</b>	<b>11 South Drive Timperley Altrincham WA15 6QJ</b>	
<b>Proposal:</b>	Erection of part single/part two storey side and single storey rear extension and associated external alterations	

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

<b>Reference Number:</b>	<b>117289/VAR/25</b>	<b>Ashton Upon Mersey Ward</b>
<b>Site Address:</b>	<b>Sale Point 126 - 150 Washway Road Sale M33 6AG</b>	
<b>Proposal:</b>	Application under Section 73 of the Town and Country Planning Act 1990 (as amended) for variation of Condition 2 of planning permission 114593/FUL/24 (Application for proposed replacement, enlargement and addition of windows). To amend approved plans to include additional windows to northern side elevation (floors 1-5) to provide automatic opening vent as part of fire strategy and erection of 2m high palisade fencing to secure relocation of cycle store.	
<b>Reference Number:</b>	<b>117290/HHA/25</b>	<b>Ashton Upon Mersey Ward</b>
<b>Site Address:</b>	<b>26 Whitefield Road Sale M33 6PH</b>	
<b>Proposal:</b>	Erection of single storey side/rear extension.	
<b>Reference Number:</b>	<b>117277/HHA/25</b>	<b>Brooklands Ward</b>
<b>Site Address:</b>	<b>22 Alston Avenue Sale M33 4AS</b>	
<b>Proposal:</b>	Erection of part single/part two storey side and rear extensions. Alterations to boundary including new vehicular access to rear.	
<b>Reference Number:</b>	<b>117310/HHA/25</b>	<b>Brooklands Ward</b>
<b>Site Address:</b>	<b>13 Harrow Road Sale M33 3TJ</b>	
<b>Proposal:</b>	Erection of single storey rear extension.	
<b>Reference Number:</b>	<b>117298/HHA/25</b>	<b>Manor Ward</b>
<b>Site Address:</b>	<b>1 Cecil Avenue Sale M33 5BW</b>	
<b>Proposal:</b>	Erection of a first-floor side extension, and porticos to front and rear. Associated external alterations including partial recladding of the existing side extension, new windows and landscaping	
<b>Reference Number:</b>	<b>117299/HHA/25</b>	<b>Manor Ward</b>
<b>Site Address:</b>	<b>Woodcot 15 Fownhope Avenue Sale M33 4RD</b>	
<b>Proposal:</b>	Erection of single storey side and rear extension.	
<b>Reference Number:</b>	<b>117315/HHA/25</b>	<b>Manor Ward</b>
<b>Site Address:</b>	<b>8 Gaydon Road Sale M33 5DY</b>	
<b>Proposal:</b>	Erection of a single storey rear extension	
<b>Reference Number:</b>	<b>117323/HHA/25</b>	<b>Manor Ward</b>
<b>Site Address:</b>	<b>69 Okehampton Crescent Sale M33 5HP</b>	
<b>Proposal:</b>	Erection of single story side and rear extension	
<b>Reference Number:</b>	<b>117178/DEM/25</b>	<b>Sale Central Ward</b>
<b>Site Address:</b>	<b>Sibson House Sibson Road Sale</b>	
<b>Proposal:</b>	Demolition of 5no. garages to the rear of Sibson House. (Consultation under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development Order) (England) Order 2015).	
<b>Reference Number:</b>	<b>117216/HHA/25</b>	<b>Sale Central Ward</b>
<b>Site Address:</b>	<b>37 Priory Road Sale M33 2BU</b>	
<b>Proposal:</b>	Alterations to roof shape including formation of rear dormer.	

**Reference Number:** 117330/HHA/25 **Sale Central Ward**  
**Site Address:** 13 Dargle Road Sale M33 7FN  
**Proposal:** Retrospective application for alterations to roof including front rooflights and formation of rear dormer.

**Reference Number:** 117024/HHA/25 **Sale Moor Ward**  
**Site Address:** 26B Marsland Road Sale M33 3HQ  
**Proposal:** Erection of three storey side extension including formation of front and rear dormers.

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

**Reference Number:** 117250/CPL/25 **Davyhulme Ward**  
**Site Address:** Park House 59 Bowers Avenue Davyhulme Manchester M41 5TQ  
**Proposal:** Application for Certificate of Proposed Lawful Development for refurbishment with external works including landscaping, installation of a canopy, bin store, and application of render to the oldest portion of existing brickwork. Replacement of all doors and windows and creation of new disabled access on west elevation.

**Reference Number:** 117296/HHA/25 **Flixton Ward**  
**Site Address:** 9 Broadoaks Road Flixton Manchester M41 9DN  
**Proposal:** Demolition of existing conservatory and erection of part single/part two storey rear extension with associated external alterations including new window and rooflights.

**Reference Number:** 115029/FUL/24 **Gorse Hill & Cornbrook Ward**  
**Site Address:** 499 Chester Road Old Trafford Manchester M16 9HF  
**Proposal:** Demolition of existing buildings and structures and the redevelopment of the site with a residential scheme comprising 286 dwellings (Class C3), closure of all existing vehicular accesses and formation of new vehicular access to Stretford Road with associated communal amenity space, car parking and landscaping, together with a new public route through the site.

**Reference Number:** 117285/HHA/25 **Longford Ward**  
**Site Address:** 3 Tresco Avenue Stretford Manchester M32 8PE  
**Proposal:** Demolition of existing garage, erection of single storey side and rear extension and associated external alterations

**Reference Number:** 117053/FUL/25 **Lostock & Barton Ward**  
**Site Address:** Moss Vale Hotel Lostock Road Davyhulme Manchester M41 0TA  
**Proposal:** Demolition of an existing public house (Sui Generis) and replacement with two buildings comprising a convenience store (Use Class E) and a drive-thru restaurant (Use Class E), with associated access, car and cycle parking, EV charging points and landscaping.

**Reference Number:** 117301/HHA/25 **Lostock & Barton Ward**  
**Site Address:** 14 Lyndhurst Road Stretford Manchester M32 8DY  
**Proposal:** Erection of single storey side extension

**Reference Number:** 117308/ADV/25 **Stretford & Humphrey Park Ward**  
**Site Address:** Units 38 - 40 Stretford Mall Stretford Manchester M32 9BN  
**Proposal:** Advertisement consent sought for 2no. internally illuminated fascia signs, 1no. non illuminated fascia sign, 2no. internally illuminated projecting signs and 1no. internally illuminated menu sign

<b>Reference Number:</b>	<b>117325/CPL/25</b>	<b>Stretford &amp; Humphrey Park Ward</b>
<b>Site Address:</b>	<b>116 Urmston Lane Stretford Manchester M32 9BQ</b>	
<b>Proposal:</b>	Application for Certificate of Proposed Lawful Development for formation of dormer	