

TRAFFORD COUNCIL – NEW PLANNING APPLICATIONS RECEIVED

LIST ISSUED 21st September 2026

The following PLANNING APPLICATIONS have been received by the Council. Application forms and plans are available for viewing on the Trafford Planning website at <https://pa.trafford.gov.uk/>. 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 8th October 2026 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.

Changes to how Planning Applications are considered by Planning Committee

From 31 October 2026, a new National Scheme of Delegation is due to take effect across England. This is a Government-led change designed to create a more consistent approach to planning decision-making nationally.

What is changing?

Currently, each local planning authority has its own constitutional arrangements which determine whether planning applications are decided by planning officers or by Planning Committee. Under the new national arrangements, Government regulations prescribe which planning applications must be determined by officers and which may be referred to Planning Committee.

What does this mean for residents?

Most smaller planning applications, such as householder extensions and many minor developments, will continue to be determined by planning officers. Under the new arrangements, these applications cannot be determined by Planning Committee. Planning Committees will focus on larger, more significant or more complex proposals where there are important planning issues that warrant consideration by elected councillors. Elected members will no longer be able to call applications directly to Planning Committee. However, they will be able to request a review of certain applications through the process established by the National Scheme of Delegation, where significant planning issues or matters of local concern are raised.

Will residents still be able to comment on planning applications?

Yes. Residents will continue to be able to view planning applications, submit comments and raise concerns in the same way as they do now. All comments received will continue to be taken into account as part of the planning decision-making process, regardless of whether an application is determined by officers or considered by Planning Committee. The number of comments or objections received will not, by itself, determine whether an application is considered by Planning Committee. However, for more complex applications, it is the content of the representations received, rather than the number of representations, that may be relevant when considering whether a review should take place under the National Scheme of Delegation.

What happens next?

Trafford Council is currently preparing for the introduction of the new national arrangements and reviewing the consequential changes required to its Constitution, procedures and information provided to residents. Reports regarding the implementation of the National Scheme of Delegation will be considered by the Executive in September 2026 and by Full Council in October 2026. Further information, guidance and updates will be published ahead of implementation on 31 October 2026.

Please note

Applications submitted before 31 October 2026 but not determined before that date may be considered under the new arrangements.

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:	119950/S211/26	Altrincham Ward
Site Address:	Rookwood 20 Bentinck Road Altrincham WA14 2BP	
Proposal:	Works to trees within The Devisdale Conservation Area specifically for felling of No. 1 beech tree.	
Reference Number:	119960/CPE/26	Altrincham Ward
Site Address:	68B Ellesmere Road Altrincham WA14 1JD	
Proposal:	Application for Certificate of Existing Lawful Development for confirmation that the development has lawfully commenced in accordance with Condition 1 of 116466/VAR/25 due to the installation of inspection chambers and underground drainage forming part of the approved drainage system, and all pre-commencement conditions having been discharged.	
Reference Number:	119965/TPO/26	Altrincham Ward
Site Address:	The Poplars Normans Place Altrincham	
Proposal:	Work to tree within TPO 013, specifically the crown reduction and lift of 1 no. Copper Beech	
Reference Number:	119758/HHA/26	Bowdon Ward
Site Address:	Whispering Beeches 2 Charcoal Woods Bowdon Altrincham WA14 4RU	
Proposal:	Erection of vehicular and pedestrian gate to existing driveway entrance	
Reference Number:	119774/LBC/26	Dunham Massey Parish Council Bowdon Ward
Site Address:	Coach House Dunham Massey Hall Woodhouse Lane Dunham Massey Altrincham WA14 4SJ	
Proposal:	Listed Building Consent for installation of temporary snow guards to the western and southern elevations of the Carriage House.	
Reference Number:	119923/S211/26	Bowdon Ward
Site Address:	1 Hillcarr Mews St Margarets Road Altrincham WA14 2BE	
Proposal:	Work to trees within The Devisdale Conservation Area, specifically the felling of 1 no. Elm (T1) and the general maintenance of a number of trees.	
Reference Number:	119935/FUL/26	Bowdon Ward
Site Address:	Jubilee Centre The Firs Bowdon Altrincham WA14 2TQ	
Proposal:	Demolition of the existing Jubilee Centre and the redevelopment of the site to provide a replacement community centre with community garden; office accommodation and 2 no. detached family dwellings, together with associated access, parking, landscaping and external works.	
Reference Number:	119945/S211/26	Bowdon Ward
Site Address:	45 Dunham Road Altrincham WA14 4QG	
Proposal:	Works to trees within The Devisdale Conservation Area specifically for felling of 1 no. holly tree.	
Reference Number:	119972/S211/26	Bowdon Ward
Site Address:	20 Enville Road Bowdon Altrincham WA14 2PQ	
Proposal:	Works to trees within Bowdon Conservation Area specifically for crown lifting to give 5 meters clearance for 1 no. turkey oak tree.	

Reference Number:	119973/TPO/26	Bowdon Ward
Site Address:	Bowdon Bowling And Lawn Tennis Club Ltd Winton Road Bowdon Altrincham WA14 2PG	
Proposal:	Works to trees within Tree Preservation Order No. 282 specifically for crown reduction by 1.5m to 2.5m to No. 1 Chestnut and 1 No. Lime	
Reference Number:	119851/HHA/26	Broadheath Ward
Site Address:	17 Park Road Timperley Altrincham WA14 5AY	
Proposal:	Retrospective application for erection of 1.6m composite boundary wall with vehicular access gates	
Reference Number:	119792/VAR/26	Hale Ward
Site Address:	145 Hale Road Hale Altrincham WA15 8RT	
Proposal:	Application under Section 73 of the Town and Country Planning Act 1990 (as amended) for variation of condition 2 on planning permission 116974/FUL/25 (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.). To capture proposed changes to scope of side extensions and removal of chimneys	
Reference Number:	119838/FUL/26	Hale Ward
Site Address:	140 Moss Lane Hale Altrincham WA15 8AN	
Proposal:	Retrospective application for change of use of first floor from commercial use (Use Class E) to creation of 1 no. apartment (Use Class C3), alterations to front elevation with access from Moss Lane	
Reference Number:	119903/HHA/26	Hale Ward
Site Address:	11 Clarence Road Hale Altrincham WA15 8SG	
Proposal:	Erection of a single storey rear extension with associated internal alterations.	
Reference Number:	119955/TPO/26	Hale Ward
Site Address:	14A Bower Road Hale Altrincham WA15 9DT	
Proposal:	Work to tree within TPO 294, specifically the crown reduction of 1no. Copper Beech tree	
Reference Number:	119974/TPO/26	Hale Ward
Site Address:	4 Park Lane Hale Altrincham WA15 9JS	
Proposal:	Work to trees within TPO 074, specifically the general maintenance of a number of trees.	
Reference Number:	119834/HHA/26	Hale Barns & Timperley South Ward
Site Address:	15 Crossfield Road Hale Altrincham WA15 8DU	
Proposal:	Retrospective demolition of existing conservatory, erection of single storey front, single storey side and part single/part two storey rear extensions, alterations to roof shape with roof lights and associated external alterations including removal of chimneys.	
Reference Number:	119928/HHA/26	Hale Barns & Timperley South Ward
Site Address:	8 Lichfield Avenue Hale Altrincham WA15 8PG	
Proposal:	Demolition of the existing garage and utility room. Erection of part single/part two storey front, side and rear extension, erection of a single storey side extension. External alterations to include removal of the chimney, partial render and associated rear patio and steps.	

Reference Number:	119947/HHA/26	Hale Barns & Timperley South Ward
Site Address:	48 Clover Road Timperley Altrincham WA15 7NG	
Proposal:	Erection of single storey front and rear extension and associated external alterations	
Reference Number:	119704/TPO/26	Timperley Central Ward
Site Address:	57 Ridgeway Road Timperley Altrincham WA15 7HL	
Proposal:	Works to trees in TPO 196; specifically, the felling of 1 no. beech.	
Reference Number:	119818/VAR/26	Timperley North Ward
Site Address:	4 Fairywell Drive Sale M33 3RX	
Proposal:	Application under Section 73 of the Town and Country Planning Act 1990 (as amended) for variation of condition 2 on planning permission 117871/HHA/25 (Demolition of existing garage, erection of two storey side and part two/part single storey rear extension, and associated external alterations). To change the approved rear roof design from a hip roof to a gable roof.	
Reference Number:	119959/HHA/26	Timperley North Ward
Site Address:	The White House 159 Framingham Road Sale M33 3RQ	
Proposal:	Erection of part single/part two storey side and first floor rear extension, front porch, Juliette balcony to rear and associated external alterations.	
Reference Number:	119979/HHA/26	Timperley North Ward
Site Address:	1 Bridge Grove Timperley Altrincham WA15 6LD	
Proposal:	Erection of a part single, part two storey side extension and alterations to roof of existing rear extension.	
<u>SALE AREA – Sale, Brooklands, Sale Moor, Ashton-Upon Mersey, Carrington, Partington</u>		
Reference Number:	119944/HHA/26	Ashton Upon Mersey Ward
Site Address:	13 Westgate Sale M33 6RQ	
Proposal:	Erection of a part first floor/part two storey side and a part single/part two storey rear extension.	
Reference Number:	119996/CPL/26	Ashton Upon Mersey Ward
Site Address:	16 Hollins Grove Sale M33 6RE	
Proposal:	Application for Certificate of Proposed Lawful Development for a ground floor side extension with installation of AC unit and alteration of existing side facing frosted window at first floor level.	
Reference Number:	119560/FUL/26	Brooklands Ward
Site Address:	Little B 195 Marsland Road Sale M33 3ND	
Proposal:	Retrospective planning consent for the erection of a wooden pergola with flat open roof to rear beer garden area with faux planting to rear face, festoon lighting and LED signs.	
Reference Number:	119908/FUL/26	Brooklands Ward
Site Address:	Sale High School Norris Road Sale M33 3JR	
Proposal:	Demolition of existing school buildings and erection of three storey main school building; provision of a replacement MUGA and new all-weather pitch with floodlighting; new car park, cycle parking; new hard and soft play areas; landscaping and ancillary works.	
Reference Number:	119938/HHA/26	Brooklands Ward
Site Address:	38 Craddock Road Sale M33 3GG	
Proposal:	Erection of single storey front, side and rear extension and associated external alterations.	

Reference Number: 119989/HHA/26 **Brooklands Ward**
Site Address: 13 Penrith Avenue Sale M33 3FN
Proposal: Erection of a part single and part two storey extension to the rear.

Reference Number: 119952/HHA/26 **Sale Central Ward**
Site Address: 24 South Grove Sale M33 3AU
Proposal: Erection of a single storey side/rear extension.

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

Reference Number: 119252/HHA/26 **Davyhulme Ward**
Site Address: 16 Lambourn Road Flixton Manchester M41 8RR
Proposal: Part-retrospective application for erection of outbuilding

Reference Number: 119911/HHA/26 **Davyhulme Ward**
Site Address: 83 Derwent Road Flixton Manchester M41 8UJ
Proposal: Demolition of existing conservatory and rear extension, erection of single storey front, two storey side and part single/part two storey rear extension, and associated external alterations including dropped kerb

Reference Number: 119946/CPL/26 **Flixton Ward**
Site Address: 54 Western Road Flixton Manchester M41 6LA
Proposal: Application for Certificate of Proposed Lawful Development for hip to gable roof, loft conversion and rear facing dormer

Reference Number: 119976/HHA/26 **Flixton Ward**
Site Address: 40 Redesmere Park Flixton Manchester M41 9EP
Proposal: Erection of a single storey side and rear extension.

Reference Number: 119958/HHA/26 **Lostock & Barton Ward**
Site Address: 105 Lostock Road Davyhulme Manchester M41 0TH
Proposal: Erection of two storey rear and first floor side extensions, extension to the front porch and alterations to roof shape including increased ridge height and rear dormer.

Reference Number: 119969/HHA/26 **Lostock & Barton Ward**
Site Address: 26 Kirkstall Road Davyhulme Manchester M41 0GP
Proposal: Demolition of existing garage, erection of single story front and side extension, and associated external alterations.

Reference Number: 119964/HHA/26 **Urmston Ward**
Site Address: 33 Torbay Road Urmston Manchester M41 9LH
Proposal: Demolition of the existing garage and erection of a part single/part two storey side extension.