

TRAFFORD COUNCIL – NEW PLANNING APPLICATIONS RECEIVED

LIST ISSUED 5th October 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 22nd 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: 120050/VAR/26 **Altrincham Ward**
Site Address: Bridge Works 2 Bridgewater Embankment Altrincham WA14 4RL
Proposal: Application under Section 19 of the Town and Country Planning (Listed Buildings and Conservation Areas Act 1990) for variation of condition 4 on planning permission 118433/VAR/26 (Application under Section 19 of the Town and Country Planning (Listed Buildings and Conservation Areas Act 1990) for variation of condition 4 on planning permission 116886/VAR/25 (Application under Section 19 of the Town and Country Planning (Listed Buildings and Conservation Areas Act 1990) for variation of condition 4 on planning permission 115864/VAR/25 (Application under Section 19 of the Planning (Listed Building and Conservation Areas) Act 1990 for variation of conditions 3 and 4 on Listed Building Consent 111564/LBC/23 (Listed Building Consent for the conversion of Grade II listed former canal warehouse building to form 32 apartments including roof extension, partial demolition, repair and alteration). To amend the wording of conditions 3 and 4 to vary timescales (Condition 3 Submission of stabilisation information within nine months and Condition 4 Implementation and completion of stabilisation works within twelve months). To amend Condition 4 to vary the timescales for implementation of urgent works to within 18 months of the date of the original permission (29 August 2024).). To amend Condition 4 to vary the timescales for implementation of urgent works to within 25 months of the date of the original permission (29 August 2024).) To vary the timescales for implementation of urgent works to within 31 months of the date of the original permission (29 August 2024).

Reference Number: 120095/HHA/26 **Altrincham Ward**
Site Address: 2 Lyme Grove Altrincham WA14 2AD
Proposal: Demolition of existing garage and erection of a single-storey side extension and the installation of solar panels to rear roof elevation.

Reference Number: 120097/HHA/26 **Altrincham Ward**
Site Address: 4 Pinelea Altrincham WA15 8WG
Proposal: Erection of a single storey rear extension and associated alterations.

Reference Number: 119678/HHA/26 **Bowdon Ward**
Site Address: 3 Foxhill Bradgate Road Altrincham WA14 4QU
Proposal: Demolition of existing garage and erection of two storey garage.

Reference Number:	120034/S211/26	Bowdon Ward
Site Address:	1 Bow Green Road Bowdon Altrincham WA14 3LZ	
Proposal:	Works to trees within Bowdon Conservation Area specifically to felling of 2 no. birch trees (as part of previous application ref: 108926/FUL/22 and 113872/VAR/24).	
	Birch (T2) - This is a fully mature Birch located on the site frontage and planted too close to the existing dwelling such that it has required continued remedial tree surgery works in the past to provide a suitable easement. It has co-dominant stems from the base that have been cable braced to alleviate loading and reduce the risk of failure on the public footpath below. It is also suppressing the symmetrical crown formation of T6. The loss of this tree will be mitigated by the better quality and more visually prominent trees to its west i.e. TS & T6 that's amenity will be enhanced as a result. As the tree is fully mature, it is likely to deteriorate in health and vigour over the next 10 years and the early removal now with appropriate replacement planting will ensure continued tree cover to the locale well into the future and allow T6 to form a good symmetrical crown form. Birch (T7) - Fully mature Birch located on elevated land to the NE of the site which has been planted too close to T1 and is now obstructing the symmetrical crown formation of this attractive tree. It is also located within a severely restricted rooting environment and abuts a 1.5m retaining wall to its west. Its removal will have no significant adverse impact on the landscape character and setting of the Conservation Area as it will leave T1 as a more visually prominent standalone feature tree.	
Reference Number:	119852/HHA/26	Hale Ward
Site Address:	22 Westgate Hale Altrincham WA15 9AZ	
Proposal:	Formation of side and rear dormer and addition of 2no. front rooflights	
Reference Number:	119869/HHA/26	Hale Ward
Site Address:	27 Ollerbarrow Road Hale Altrincham WA15 9PP	
Proposal:	Conversion of existing garage to garden room and store along with elevational changes, increased ridge height and solar panels. Erection of wall/gate to side of property	
Reference Number:	120052/S211/26	Hale Ward
Site Address:	Beaulieu 16 Leicester Road Hale	
Proposal:	Work to trees within South Hale Conservation Area, specifically the crown reduction of 1 no. Oak and the pollarding of 1 no. Maple.	
Reference Number:	120070/HHA/26	Hale Ward
Site Address:	45 Beech Road Hale Altrincham WA15 9HX	
Proposal:	Erection of single storey rear extension with associated external alterations	
Reference Number:	120090/VAR/26	Hale Ward
Site Address:	Boyton 3 Park Drive Hale Altrincham WA15 9DW	
Proposal:	Application under Section 73 of the Town and Country Planning Act 1990 (as amended) for variation of conditions 2 and 3 on planning permission 110183/HHA/23 (Replacement of existing glazed rear roof with clay tile roof, relocation of rooflights, alterations to front and rear elevations, including alterations to windows, and replacement of rainwater goods to main house). To amend elevations and materials.	
Reference Number:	120102/HHA/26	Hale Ward
Site Address:	30 Charter Road Altrincham WA15 9RL	
Proposal:	Erection of a single storey rear extension	

Reference Number:	120110/HHA/26	Hale Ward
Site Address:	12 Acacia Avenue Hale Altrincham WA15 8QX	
Proposal:	Erection of a two storey rear extension with Juliette balcony, front porch, and associated external alterations including the removal of a chimney.	
Reference Number:	119828/HHA/26	Hale Barns & Timperley South Ward
Site Address:	3 Barns Place Hale Barns Altrincham WA15 0HP	
Proposal:	Erection of two storey rear extension including alterations to roof from hip to gable and removal of chimneys	
Reference Number:	120016/HHA/26	Hale Barns & Timperley South Ward
Site Address:	2 Canterbury Road Hale Altrincham WA15 8PL	
Proposal:	Demolition of existing conservatory and erection of a single storey side and rear extension.	
Reference Number:	120111/VAR/26	Hale Barns & Timperley South Ward
Site Address:	15 Wood Lane Timperley Altrincham WA15 7QG	
Proposal:	Application under Section 73 of the Town and Country Planning Act 1990 (as amended) for variation of condition 2 on planning permission 119247/HHA/26 (Demolition of garage and erection of single storey side extensions and alterations to include new access steps to basement). To amend approved plans for enlargement of side extension and basement extension.	
Reference Number:	120076/HHA/26	Timperley Central Ward
Site Address:	13 Wentworth Avenue Timperley Altrincham WA15 6NG	
Proposal:	Erection of single storey rear extension and external alterations	
Reference Number:	120117/HHA/26	Timperley North Ward
Site Address:	23 Meldrums Grove Timperley Altrincham WA14 1AF	
Proposal:	Installation of number 4 'velux' rooflights.	

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

Reference Number:	120045/HHA/26	Ashton Upon Mersey Ward
Site Address:	11 Hayling Road Sale M33 6GN	
Proposal:	Installation of air conditioning units requiring external alterations.	
Reference Number:	120073/HHA/26	Ashton Upon Mersey Ward
Site Address:	8 Broadway Sale M33 6NR	
Proposal:	Erection of single storey side extension	
Reference Number:	120051/FUL/26	Brooklands Ward
Site Address:	Conway Road Health Centre 80A Conway Road Sale M33 2TB	
Proposal:	External alterations including thermal over-cladding of building, guard rail to the roof, and installation of solar panels and air source heat pumps.	
Reference Number:	120071/VAR/26	Brooklands Ward
Site Address:	83 Newlyn Drive Sale M33 3LH	
Proposal:	Application under Section 73 of the Town and Country Planning Act 1990 (as amended) for variation of condition 2 on planning permission 110653/HHA/23 (Erection of part single storey, part two storey side and rear extension with rooflights, formation of rear dormer loft conversion, installation of bin store to the front and alterations to outbuilding). To amend approved plans to alter the roof/shape of outbuilding.	

Reference Number:	120074/VAR/26	Brooklands Ward
Site Address:	48 Woodbourne Road Sale M33 3TN	
Proposal:	Application under Section 73 of the Town and Country Planning Act 1990 (as amended) for variation of conditions 2 and 3 on planning permission 118564/HHA/26 (Erection of a two storey side, part single part two storey rear extension with single storey front porch, raising of roof and conversion of loft space.). To make amendments to elevations and materials	
Reference Number:	120060/CPL/26	Partington Town Council Bucklow St Martins Ward
Site Address:	7 Cedar Road Partington Manchester M31 4LY	
Proposal:	Application for Certificate of Proposed Lawful Development Use for carrying out of administrative work in connection with a small business from the property.	
Reference Number:	120098/HHA/26	Manor Ward
Site Address:	38 Newgate Road Sale M33 4NG	
Proposal:	Erection of a single storey rear extension.	
Reference Number:	120065/CPL/26	Sale Central Ward
Site Address:	Land Adjacent To 22A Hope Road Sale M33 3AB	
Proposal:	Erection of boundary fencing.	
Reference Number:	120108/HHA/26	Sale Central Ward
Site Address:	11 Albert Road Sale M33 3EA	
Proposal:	Demolition of existing conservatory and erection of single-storey side and rear extension.	

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

Reference Number:	120032/HHA/26	Davyhulme Ward
Site Address:	258 Valley Road Flixton Manchester M41 8RQ	
Proposal:	Erection of a new porch.	
Reference Number:	120031/VAR/26	Flixton Ward
Site Address:	Urmston Leisure Centre Bowfell Road Urmston Manchester M41 5RR	
Proposal:	Application under Section 73 of the Town and Country Planning Act 1990 (as amended) for variation of condition 6 on planning permission 115060/FUL/24 (Construction of a datacentre facility and associated plant and enclosure.). To update the Noise Impact Assessment with as built plant spec and acoustic calculations.	
Reference Number:	120084/ADV/26	Gorse Hill & Cornbrook Ward
Site Address:	21 Brian Statham Way Stretford Manchester M16 0PX	
Proposal:	Advertisement consent sought for 2no internally illuminated fascias and 2no non illuminated protruding signs.	
Reference Number:	119797/CPL/26	Longford Ward
Site Address:	102 Rye Bank Road Stretford Manchester M16 0EY	
Proposal:	Application for Certificate of Proposed Lawful Use for use of dwellinghouse (Use Class C3) to provide residential care home (Class C2) for 2 young people aged between 7 and 18 years	

Reference Number:	119912/HHA/26	Longford Ward
Site Address:	2 Halvis Grove Old Trafford Manchester M16 0DX	
Proposal:	Erection of part single/part two storey rear extension	
Reference Number:	120075/CPL/26	Longford Ward
Site Address:	118 Great Stone Road Stretford Manchester M16 0HD	
Proposal:	Application for Certificate of Proposed Lawful Development for alterations to roof including hip to gable, formation of rear dormer, Juliette balcony, and 2no. velux roof lights to the front elevation.	
Reference Number:	119957/HHA/26	Lostock & Barton Ward
Site Address:	458 Barton Road Stretford Manchester M32 9SP	
Proposal:	Erection of part single/part two storey side extension	
Reference Number:	120063/CPL/26	Lostock & Barton Ward
Site Address:	170 Lostock Road Davyhulme Manchester M41 0TB	
Proposal:	Application for Certificate of Proposed Lawful Development for formation of rear dormer	
Reference Number:	119942/HHA/26	Stretford & Humphrey Park Ward
Site Address:	114 Firwood Avenue Urmston Manchester M41 9QF	
Proposal:	Erection of front porch, two storey side and first floor rear extension with associated external alterations including render to all elevations.	
Reference Number:	120017/HHA/26	Urmston Ward
Site Address:	1 Derby Road Urmston Manchester M41 0UF	
Proposal:	Alterations to roof including hip-to-gable, formation of rear dormer, and associated external alterations.	