TRAFFORD COUNCIL – NEW PLANNING APPLICATIONS RECEIVED

LIST ISSUED 16th November 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 3rd December 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 takes effect across England. This is a Government-led change designed to create a more consistent approach to planning decision-making nationally.

What is changing?
Previously, each local planning authority had 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?
The National Scheme of Delegation is now in force. The consequential changes to the Council's Constitution have been approved by the Executive and Full Council. Only planning applications that meet the specific review criteria may be referred to Planning Committee. The outcome of these reviews will be published as part of Planning Committee agenda's from December 2026. Further information will be published on the Council website in due course.
Please note
Applications submitted before 31 October 2026 but not determined will now 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: **120286/ADV/26** **Altrincham Ward**
Site Address: **13 George Street Altrincham WA14 1RJ**
Proposal: Advertisement consent sought for 1 no. internally illuminated fascia and 1 no. internally illuminated projecting sign.

Reference Number: **120352/HHA/26** **Altrincham Ward**
Site Address: **Bluebell Cottage 25 Oakfield Street Altrincham WA15 8HQ**
Proposal: Erection of part single/part two storey rear extension with access steps to rear garden and 2m high border fencing.

Reference Number: **120360/LBC/26** **Altrincham Ward**
Site Address: **Old Hall Hotel Stockport Road Timperley Altrincham WA15 7LP**
Proposal: Listed Building Consent sought for internal alterations including refurbishment and removal of existing wall, and external alterations including repainting and render repairs.

Reference Number: **120378/HHA/26** **Altrincham Ward**
Site Address: **8 Hawarden Road Altrincham WA14 1NG**
Proposal: Retrospective application for additon of rear rooflight.

Reference Number: **120246/HHA/26** **Bowdon Ward**
Site Address: **17 Stanhope Road Bowdon Altrincham WA14 3LA**
Proposal: Demolition of existing detached garage and erection of two-storey side and rear extensions, shallow front extensions and a single-storey side extension to provide gym accommodation; alterations to the roof to form a mansard roof with dormer windows and habitable
accommodation, formation of a 4 m deep rear patio; and associated external alterations.

Reference Number: **120337/FUL/26** **Bowdon Ward**
Site Address: **Levenot 5 Charcoal Road Dunham Massey**
Proposal: Erection of a replacement boundary wall with associated works including railings and gates.

Reference Number: **120366/S211/26** **Bowdon Ward**
Site Address: **Bowdon Preparatory School For Girls Ashley Road Altrincham WA14 2LT**
Proposal: Works to trees within The Downs Conservation Area specifically for general maintenance for no. 11 trees.

Reference Number: **120393/S211/26** **Bowdon Ward**
Site Address: **66A South Downs Road Bowdon Altrincham WA14 3DS**
Proposal: Works to trees within Bowdon Conservation Area, specifically T1 Lawson Cypress - fell. T2 Cherry - Remove major dead wood and tidy any straggly branches after the removal of T1, T3 Multi-stemmed Sycamore - Fell

Reference Number: **120383/HHA/26** **Hale Ward**
Site Address: **Sidcot House 5 South Downs Road Hale Barns Altrincham WA14 3HU**
Proposal: Erection of 2 no. rear dormers and external alterations including replacement of existing windows and installation of 2 no. air source heat pumps to side elevation.

Reference Number: **119231/FUL/26** **Hale Barns & Timperley South Ward**
Site Address: **Davenport Green Hall Shay Lane Hale Barns Altrincham WA15 8UD**
Proposal: Full Planning Permission sought for internal fabric refurbishment, structural stabilization, and the retention of the existing Use Class C3 (Residential) use across the first floor and the designated residential ground-floor area, subject to a partial change of use of part of the ground floor to Use Class E(b) (Coffee Bar) including emergency structural repairs.

Reference Number: **119232/LBC/26** **Hale Barns & Timperley South Ward**
Site Address: **Davenport Green Hall Shay Lane Hale Barns Altrincham WA15 8UD**
Proposal: Listed Building Consent sought for internal fabric refurbishment, structural stabilization, and the retention of the existing Use Class C3 (Residential) use across the first floor and the designated residential ground-floor area, subject to a partial change of Use of part of the ground floor to Use Class E(b) (Coffee Bar) including emergency structural repairs.

Reference Number: **120186/HHA/26** **Hale Barns & Timperley South Ward**
Site Address: **2 Meadow Close Hale Altrincham WA15 8JR**
Proposal: Erection of two storey side extension, conversion of loft with formation of rear dormer and associated external alterations including dropped kerb.

Reference Number: **120382/PIP/26** **Hale Barns & Timperley South Ward**
Site Address: **Land To The South Shay Lane Hale Barns**
Proposal: Application for Permission in Principle for demolition of barn and erection of up to 4 houses with associated access, landscaping and amenity space

Reference Number: **120406/HHA/26** **Hale Barns & Timperley South Ward**
Site Address: **4 Wey Gates Drive Hale Barns Altrincham WA15 0BW**
Proposal: Erection of two storey and first floor front and single storey rear extension, extension to existing rear dormer and associated external alterations

Reference Number: **120412/S211/26** **Hale Barns & Timperley South Ward**
Site Address: **Cedar Court 9 Hill Top Hale Barns Altrincham WA15 0NJ**
Proposal: Works to trees in South Hale Conservation Area, specifically the felling of 1 no. leylandii and maintenance to a no. of trees.

Reference Number: **120422/TPO/26** **Hale Barns & Timperley South Ward**
Site Address: **The Hollies 2C Broadway Hale Barns Altrincham WA15 0PQ**
Proposal: Works to trees in TPO 085 specifically the felling of 1 no. lime tree.

Reference Number: **120326/HHA/26** **Timperley Central Ward**
Site Address: **4 Wellington Road Timperley Altrincham WA15 7QY**
Proposal: Erection of single storey rear extension.

Reference Number: **120351/HHA/26** **Timperley Central Ward**
Site Address: **50 Mossgrove Road Timperley Altrincham WA15 6LF**
Proposal: Erection of single storey side and rear extension including raised patio area at rear.

Reference Number: **120391/HHA/26** **Timperley Central Ward**
Site Address: **78 Moss Lane Timperley Altrincham WA15 6LJ**
Proposal: Erection of single storey front/side extension.

Reference Number: **120319/CPL/26** **Timperley North Ward**
Site Address: **12 Whitley Gardens Timperley Altrincham WA15 6XN**
Proposal: Application for Certificate of Proposed Lawful Development for alterations to roof including hip to gable and formation of rear dormer and removal of chimney.

Reference Number: **120376/HHA/26** **Timperley North Ward**
Site Address: **139 Park Road Timperley Altrincham WA15 6QQ**
Proposal: Erection of single storey side extension

Reference Number: **120389/HHA/26** **Timperley North Ward**
Site Address: **30 Leicester Avenue Timperley Altrincham WA15 6HR**
Proposal: Erection of single storey front and part single/part two storey side and rear extension

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

Reference Number: **120392/HHA/26** **Ashton Upon Mersey Ward**
Site Address: **9 Bankfield Road Sale M33 5QD**
Proposal: Demolition of conservatory and erection of single storey rear extension

Reference Number: **120407/HHA/26** **Ashton Upon Mersey Ward**
Site Address: **77 Barkers Lane Sale M33 6SH**
Proposal: Erection of greenhouse in the rear garden

Reference Number: **120402/HHA/26** **Brooklands Ward**
Site Address: **49 Newlyn Drive Sale M33 3LH**
Proposal: Erection of two storey side and first floor rear extension and associated external alterations

Reference Number: **120300/CPL/26** **Manor Ward**
Site Address: **36 Dorrington Road Sale M33 5EB**
Proposal: Application for Certificate of Proposed Lawful Use for alteration to roof including hip to gable and formation of rear dormer, and the addition of three roof lights to the roof slope on the principal elevation

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

Reference Number: **120374/HHA/26** **Davyhulme Ward**
Site Address: **127 Davyhulme Road Davyhulme Manchester M41 8BX**
Proposal: Demolition of an existing detached garage and replacement with a new detached garage with car lift.

Reference Number: **120320/CPE/26** **Flixton Ward**
Site Address: **337 Moorside Road Flixton Manchester M41 5PA**
Proposal: Application for Certificate of Existing Lawful Development for single storey side and rear extension, garage and loft conversion with rear Velux roof light, rear dormer and associated external alterations

Reference Number: **118754/FUL/26** **Gorse Hill & Cornbrook Ward**
Site Address: **Pink Self Storage, Trafford Park Road, Trafford Park, Stretford, M17 1HG**
Proposal: Retrospective application for use of land as a self-storage facility (Use Class B8 Storage and Distribution) comprising of siting of shipping containers and associated works.

Reference Number: **120307/FUL/26** **Gorse Hill & Cornbrook Ward**
Site Address: **Corner Yard Former National Grid Depot Thomas Street Stretford M32 0JT**
Proposal: Change of use from vacant former storage yard to storage yard for removals business, including the use of shipping containers and the parking of business vans.

Reference Number: **120341/FUL/26** **Gorse Hill & Cornbrook Ward**
Site Address: **A & B Pallets Nash Road Trafford Park Manchester M17 1RG**
Proposal: Erection of new pallet drying storage building and lean-to storage structure.

Reference Number: **120270/FUL/26** **Longford Ward**
Site Address: **Land At 89 Norwood Road Stretford Manchester M32 8PN**
Proposal: Erection of detached dwellinghouse with associated car parking and landscaping

Reference Number: **120400/HHA/26** **Longford Ward**
Site Address: **27 Addison Crescent Old Trafford Manchester M16 0WN**
Proposal: Demolition of existing conservatory and erection of single storey front, two storey side and part single/part two storey rear extension with Juliette Balcony to the rear

Reference Number: **120397/HHA/26** **Lostock & Barton Ward**
Site Address: **78 Westminster Road Davyhulme Manchester M41 0RP**
Proposal: Erection of first floor side extension

Reference Number: **120394/HHA/26** **Stretford & Humphrey Park Ward**
Site Address: **34 Newcroft Crescent Urmston Manchester M41 9NW**
Proposal: Erection of single storey rear extension with new raised decking and glass balustrade.

Reference Number: **120379/HHA/26** **Urmston Ward**
Site Address: **52 Lime Avenue Flixton Manchester M41 5DE**
Proposal: Erection of single storey side and rear extension

Reference Number: **120380/CPL/26** **Urmston Ward**
Site Address: **52 Lime Avenue Flixton Manchester M41 5DE**
Proposal: Application for Certificate of Proposed Lawful Development for loft conversion and formation of rear dormer