TRAFFORD COUNCIL – NEW PLANNING APPLICATIONS RECEIVED

LIST ISSUED 23rd 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 10th 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: **120296/HHA/26** **Altrincham Ward**
Site Address: **5 Chelford Close Altrincham WA15 8HZ**
Proposal: Demolition of existing conservatory, erection of part single/part two storey side and rear extension and associated external alterations including cladding, landscaping and bin storage.

Reference Number: **120373/VAR/26** **Altrincham Ward**
Site Address: **Former Loreto Convent (Plot 2) 28 Hartley Road Altrincham WA14 4AY**
Proposal: Application under Section 73 of the Town and Country Planning Act 1990 (as amended) for variation of conditions 1, 7, 9 and 10 on planning permission 117397/VAR/25 (Application under Section 73 of the Town and Country Planning Act 1990 (as amended) for variation of condition 9 on planning permission 116192/FUL/25 (Demolition of modern extension to Loreto Convent and erection of dwelling house with associated infrastructure). To amend wording of condition 9 (Construction Method Statement).). To allow for a design change to the proposed driveway, gates and associated landscaping and boundary treatments.

Reference Number: **120385/CPL/26** **Altrincham Ward**
Site Address: **16 Richmond Road Altrincham WA14 4DU**
Proposal: Application for Certificate of Proposed Lawful Development for the installation of solar panels on roof.

Reference Number: **120428/FUL/26** **Altrincham Ward**
Site Address: **28 - 32 Greenwood Street Altrincham WA14 1RZ**
Proposal: Retrospective application for the retention of the covered storage area and shipping container along with proposed external alterations to include over cladding of both of the structures and new pitched roof to both.

Reference Number: **120439/HHA/26** **Altrincham Ward**
Site Address: **38 Oxford Road Altrincham WA14 2EB**
Proposal: Erection of single storey rear extension and external alterations including rear access steps to basement.

Reference Number: **120139/FUL/26** **Bowdon Ward**
Site Address: **48 Stamford Road Bowdon Altrincham WA14 2JP**
Proposal: Change of use of vacant building to two dwellings (use class C3), erection of single storey rear infill extension and associated external alterations including landscaping, car and cycle parking

Reference Number: **120427/S211/26** **Bowdon Ward**
Site Address: **71 South Downs Road Bowdon Altrincham WA14 3DZ**
Proposal: Work to trees within Bowdon Conservation Area, specifically the crown reduction of a group of 3no. Hawthorns

Reference Number: **120446/S211/26** **Bowdon Ward**
Site Address: **Holmfield 23 Portland Road Bowdon Altrincham WA14 2PA**
Proposal: Work to tree within Bowdon Conservation Area, specifically the felling of 1 no. Willow

Reference Number: **120459/VAR/26** **Bowdon Ward**
Site Address: **Forest Edge Charcoal Road Dunham Massey Altrincham WA14 4RZ**
Proposal: Application under Section 73 of the Town and Country Planning Act 1990 (as amended) for variation of condition 2 on planning permission 119405/HHA/26 (Application for the erection of a single storey side orangey, additional detached garage to the rear, outdoor swimming pool and associated works). To remove the single storey link between the existing and proposed outbuilding.

Reference Number: **120421/FUL/26** **Broadheath Ward**
Site Address: **298 Manchester Road Altrincham WA14 5NB**
Proposal: Conversion of existing dwellinghouse into 5no self contained apartments following erection of a two storey side, part single/part two storey rear extension, and a loft conversion incorporating a dormer and rooflights; together with associated external alterations, secure cycle and refuse storage, landscaping and associated works.

Reference Number: **120441/HHA/26** **Broadheath Ward**
Site Address: **340 Washway Road Sale M33 4HA**
Proposal: Replacement of pitched roof with a flat roof on existing single storey rear extension and alterations to the rear elevation

Reference Number: **120329/TPO/26** **Hale Ward**
Site Address: **The Beeches 1 Glentwood Hale Altrincham WA14 3HR**
Proposal: Work to tree within TPO 035, specifically the crown reduction of 1 no. Sycamore back to previous pruning points.

Reference Number: **120408/FUL/26** **Hale Ward**
Site Address: **Britannia Ashley Hotel Ashley Road Hale Altrincham WA15 9SF**
Proposal: External refurbishment works to existing hotel including replacement windows, external doors and curtain walling, new feature cladding and renewal of existing canopies and fascias

Reference Number: **120440/CPL/26** **Hale Ward**
Site Address: **72 Hawthorn Road Altrincham WA15 9RH**
Proposal: Application for Certificate of Proposed Lawful Development for single storey rear extension, loft conversion with new rear facing dormer, and alterations to existing dwelling

Reference Number: **119260/FUL/26** **Hale Barns & Timperley South Ward**
Site Address: **Dobbies Garden Centre Green Lane Timperley Altrincham WA15 8QP**
Proposal: Demolition of existing building and erection of a new discount foodstore (Use Class E) with associated car parking, new vehicular access from Thorley Lane and landscaping.

Reference Number: **120106/FUL/26** **Hale Barns & Timperley South Ward**
Site Address: **Manchester Airport Marriott Hale Road Hale Barns Altrincham WA15 8XW**
Proposal: Temporary Planning Permission for 5 years for the proposed creation of 4 Padel Courts, erection of single storey club house and retractable canopy, and associated car parking.

Reference Number: **120390/VAR/26** **Hale Barns & Timperley South Ward**
Site Address: **80 Chapel Lane Hale Barns Altrincham WA15 0BH**
Proposal: Application under Section 73 of the Town and Country Planning Act 1990 (as amended) for variation of conditions 2 to reflect as built increase in height and provide details regarding 9 and 11 on planning permission 115094/FUL/25 (Erection of replacement dwelling with outdoor seating area and pergola, erection of detached outbuilding and creation of a second vehicular access).

Reference Number: **120423/TPO/26** **Hale Barns & Timperley South Ward**
Site Address: **1 Arundel Close Hale Altrincham WA15 8NY**
Proposal: Work to trees within TPO 026, specifically the general maintenance of 2 no. Oak Trees

Reference Number: **120048/HHA/26** **Timperley Central Ward**
Site Address: **47 Ridgeway Road Timperley Altrincham WA15 7HL**
Proposal: Erection of a two storey side and rear extension. External alterations to include replacement windows, new porch, render to elevations and removal of chimneys.

Reference Number: **120132/HHA/26** **Timperley Central Ward**
Site Address: **131 Stockport Road Timperley Altrincham WA15 7LR**
Proposal: Erection of a rear-side dormer with loft conversion and roof lights, and proposed external alterations including full white render.

Reference Number: **120437/HHA/26** **Timperley Central Ward**
Site Address: **41 Bowness Road Timperley Altrincham WA15 7YB**
Proposal: Erection of single storey side and rear extension

Reference Number: **120438/HHA/26** **Timperley Central Ward**
Site Address: **18 Kendal Close Timperley Altrincham WA15 7EU**
Proposal: Erection of single storey front extension and associated external alterations to front elevation

Reference Number: **120416/HHA/26** **Timperley North Ward**
Site Address: **44 Brookfield Avenue Timperley Altrincham WA15 6TH**
Proposal: Erection of a single storey side extension along with alterations to existing rear roof.

Reference Number: **120425/CPL/26** **Timperley North Ward**
Site Address: **57 Fairywell Road Timperley Altrincham WA15 6UZ**
Proposal: Application for Certificate of Proposed Lawful Development for a proposed single-storey rear extension projecting 3 metres, including alterations to roof shape and addition of roof lights.

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

Reference Number: **120115/FUL/26** **Ashton Upon Mersey Ward**
Site Address: **Trafford M V R F C C Finny Bank Road Sale M33 6LR**
Proposal: Installation of 4 no. (20m high) column mounted LED floodlighting system

Reference Number: **120403/HHA/26** **Brooklands Ward**
Site Address: **Weathercote Whitehall Road Sale M33 3NL**
Proposal: Retrospective application for erection of first floor side extension with front dormer and alterations to elevations including new glazed link between garage and main house

Reference Number: **120433/VAR/26** **Brooklands Ward**
Site Address: **11 - 13 Raglan Road Sale M33 4AN**
Proposal: Application under Section 73 of the Town and Country Planning Act 1990 (as amended) for variation of conditions 2,3,4,5,6 on planning permission 111338/VAR/23 (Application under Section 73 of the Town and Country Planning Act 1990 (as amended) for variation of conditions 2 and 23 on planning permission 105975/FUL/21 (Redevelopment of existing residential accommodation, including demolition of existing extensions, internal reconfigurations, replacement extensions and separate new build element to create a combined total of 20 no. apartments and external works to facilitate the use.). To amend the drainage strategy plans and the submission of information to allow for the discharge of condition numbers 20 (Bird Nesting Report) and 24 (Drainage Management and Maintenance Plan) attached to original grant of planning permission.). To amend approved plans and materials, including the addition of lightwell and bedroom, and remove condition 5

Reference Number: **120396/VAR/26** **Partington Town Council** **Bucklow St Martins Ward**
Site Address: **24 Broadway Partington Manchester M31 4DH**
Proposal: Application under Section 73 of the Town and Country Planning Act 1990 (as amended) for variation of condition 2 on planning permission 118700/HHA/26 (Erection of a single storey side and rear extension with the erection of greenhouse and new workshop to the rear.). To allow for a reduction in the size of the extension, removal of workshop and greenhouse and alterations to the windows.

Reference Number: **120057/HHA/26** **Manor Ward**
Site Address: **64 Firtree Avenue Sale M33 5RU**
Proposal: Erection of single storey side extension, side/rear conservatory and alterations to front porch roof.

Reference Number: **120343/HHA/26** **Sale Central Ward**
Site Address: **98 Urban Road Sale M33 7TU**
Proposal: Erection of single storey rear extension.

Reference Number: **120345/ADV/26** **Sale Central Ward**
Site Address: **11 - 13 School Road Sale M33 7XY**
Proposal: Advertisement consent sought for the replacement of various external signs and associated lighting.

Reference Number: **120401/COU/26** **Sale Moor Ward**
Site Address: **166 Northenden Road Sale M33 3HE**
Proposal: Change of use from takeaway (sui generis) to a barber shop (Class E)

Reference Number: **120436/CPE/26** **Sale Moor Ward**
Site Address: **Land At Freshfields Fairy Lane Sale M33 2JU**
Proposal: Application for Certificate of Proposed Lawful Development for Commencement of Development for the creation of an Energy Reserve Facility and Ancillary Infrastructure

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

Reference Number: **119978/HHA/26** **Davyhulme Ward**
Site Address: **37 Daresbury Avenue Flixton Manchester M41 8GJ**
Proposal: Erection of a single storey side/front garage extension.

Reference Number: **120450/HHA/26** **Flixton Ward**
Site Address: **98 Snowden Avenue Flixton Manchester M41 6FE**
Proposal: Erection of a first floor side extension.

Reference Number: **120322/FUL/26** **Gorse Hill & Cornbrook Ward**
Site Address: **Stretford High School Great Stone Road Stretford Manchester M32 0XA**
Proposal: Retrospective application for the permanent retention of a modular single storey building used as a school dining hall (following the expiry of temporary permission reference: 110712/FUL/23)

Reference Number: **120363/ADV/26** **Gorse Hill & Cornbrook Ward**
Site Address: **Victoria Warehouse Trafford Wharf Road Trafford Park Manchester M17 1AG**
Proposal: Advertisement consent sought for temporary non-illuminated banner wrap of building elevations.

Reference Number: **120443/HHA/26** **Longford Ward**
Site Address: **18 Kings Lane Stretford Manchester M32 8GQ**
Proposal: Erection of a single storey rear extension.

Reference Number: **120000/HHA/26** **Lostock & Barton Ward**
Site Address: **2 Buxton Road Stretford Manchester M32 9GD**
Proposal: Erection of a single storey side extension

Reference Number: **120449/HHA/26** **Stretford & Humphrey Park Ward**
Site Address: **10 Westwood Road Stretford Manchester M32 9HX**
Proposal: Demolition of existing single storey rear outrigger and erection of single storey rear extension

Reference Number: **120430/HHA/26** **Urmston Ward**
Site Address: **18 Exeter Road Davyhulme Manchester M41 0RE**
Proposal: Erection of single storey rear extension and conversion of the garage into habitable living accommodation.