



**TRAFFORD
COUNCIL**

Head of Planning and Development
Rebecca Coley
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Planning and Development
Trafford Town Hall, Talbot Road
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www.trafford.gov.uk

Town and Country Planning Act 1990

GRANT OF PLANNING PERMISSION

Name and Address of Applicant	Name and Address of Agent
Mr & Mrs Roger & Sonya Bower C/O Emery Planning 1-4 South Park Business Court Hobson Street Macclesfield Cheshire, SK11 8BS	Mr Aaron Marrs Emery Planning 1-4 South Park Business Court Hobson Street Macclesfield SK11 8BS

Part I – Particulars of Application

Application Number: 116486/OUT/25

405 Hale Road, Hale Barns, Altrincham, WA15 8XX

Outline planning permission for erection of 2no new dwellings including demolition of the existing dwelling. Approval sought for access, scale and layout with appearance and landscaping reserved.

Part II – Particulars of Decision

That Trafford Council hereby gives notice in pursuance of the provisions of the Town and Country Planning Act that **PERMISSION HAS BEEN GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted and the following condition(s):

- (1) Application for approval of reserved matters must be made not later than the expiration of three years beginning with the date of this permission and the development must be begun not later than whichever is the later of the following dates: (a) The expiration of three years from the date of this permission; or (b) The expiration of two years from the final approval of the reserved matters, or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby permitted shall not be carried out except in complete accordance with the scale (including height), layout and access parameters, as shown on the submitted plans, drawing numbers:

- 15,714 Out01 (proposed site plan, as received 10.07.2025);
- 15,714 OUT012 (plot 1 indicative elevations);
- 15,714 OUT013 (plot 2 indicative elevations);
- 15,714 OUT03 (front indicative street scene);
- 15,714 OUT05 A (rear indicative street scene);
- 15,714 Out 017 (cross section access);
- 15,714 LOCPLAN A (location plan);

Specifically in terms of scale, each dwelling shall have:

- A maximum eaves height of 5.90m and ridge height of 10.20m above ground level.
- A maximum of two full storeys plus one basement and one loft storey.

Reason: To clarify the permission, having regard to Policy JP-P1 of Places for Everyone, Policy L7 of the Trafford Core Strategy and the National Planning Policy Framework.

- (3) The approval of the Local Planning Authority shall be sought in respect of the following Reserved Matters before the development is implemented: Appearance and Landscaping. The development shall be carried out in accordance with the approved details.

Reason: The application is granted in outline only under the provisions of Article 5 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the details of the matters referred to in the condition have not been submitted for consideration.

- (4) The development hereby permitted shall not be commenced until such time as a detailed surface water drainage scheme based on the hierarchy of drainage has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall be fully implemented and subsequently maintained, in accordance with the timing and phasing arrangements embodied within the scheme, or within any other period as may be subsequently agreed in writing by the Local Planning Authority.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of

surface water from the site, having regard to Policy JP-S4 from Places for Everyone, Policy L5 from the Core Strategy and the provisions of the NPPF.

- (5) Prior to commencement of development, an energy and carbon proforma and statement shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the building sustainability and carbon reduction measures outlined within the approved statements.

Reason: In the interests of sustainability and climate change, having regard to Policy JP-S1 and JP-S2 of Places for Everyone, Policy L5 of the Core Strategy and the provisions of the NPPF.

- (6) Prior to commencement of development, a Construction Environmental Management Plan (CEMP) shall be submitted and approved in writing by the Local Planning Authority, including details of the proposed measures to manage and mitigate the main environmental effects. The CEMP shall address, but not be limited to the following matters:

- a. The management of deliveries including details of the proposed delivery booking system to be implemented. Best practice should be employed to restrict external construction traffic movements to off-peak traffic hours.
- b. Loading and unloading of plant and materials to include the proposed vehicle access and egress arrangements and vehicle tracking diagrams.
- c. Parking arrangements for site operative and visitor vehicles.
- d. Storage of plant and materials used in constructing the development.
- e. The erection and maintenance of security hoardings.
- f. Wheel washing facilities and any other measures proposed for keeping the highway clean during the works.
- g. Measures to control the emission of dust and dirt.
- h. A scheme for recycling/disposing of waste resulting from the works.
- i. Days and hours of construction activity on site (in accordance with Trafford Council's recommended hours of operation for construction works).
- j. Contact details for the site manager are to be advertised at the site in case of issues arising.
- k. Measures to prevent disturbance to adjacent dwellings from noise and vibration, including any piling activity.

The CEMP shall be complied with for the duration of demolition and construction works.

Reason: To ensure that appropriate details are agreed before works start on site and to minimise disturbance and nuisance to occupiers of nearby properties and users of the highway, having regard to Policies L4 and L7 of the Trafford Core Strategy and JP-C5 and JP-P1 of Places for Everyone.

- (7) The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the development hereby permitted shall be made fully available prior to the development being first brought into use and shall be retained thereafter for their intended purpose. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 or any equivalent Order following the amendment, revocation and re-enactment thereof, no development (other than that carried out in accordance with this permission) shall take place on any of the areas so provided.

Reason: To ensure that satisfactory provision is retained within the site for the accommodation of vehicles attracted to or generated by the proposed development, having regard to Policy L4 and Policy L7 of the Trafford Core Strategy, Policy JP-C8 of Places for Everyone, the Council's adopted Supplementary Planning Document 3 - Parking Standards and Design, and the National Planning Policy Framework.

- (8) The dwelling hereby approved shall be built to the "accessible and adaptable" standards in Part M4(2) of the Building Regulations.

Reason: To ensure that the development is inclusive and accessible and having regard to Places for Everyone Policy JP-H3 and relevant sections of the NPPF.

- (9) The demolition of the building is likely to cause harm to soprano pipistrelle and brown long-eared bats as identified in the Dusk Survey Results, Kingdom Ecology, 2025, and shall not in any circumstances commence unless the local planning authority has been provided with either:

- a) a license issued by Natural England pursuant to Regulation 55, of the Conservation of Habitats and Species Regulations 2017 authorising the specified activity/development go ahead: or
- b) a statement in writing from the relevant licensing body or LPA to the effect that it does not consider that the specified development will require a license

Reason: In the interests of biodiversity and bat protection, having regard to Policy R2 of the Trafford Core Strategy, JP-G8 of Places for Everyone and the National Planning Policy Framework.

- (10) As part of any reserved matters application for the site submitted after May 2027, an updated bat survey shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of biodiversity and bat protection, having regard to Policy R2 of the Trafford Core Strategy, JP-G8 of Places for Everyone and the National Planning Policy Framework.

- (11) No development shall take place until details including the location and type of

3no. bat boxes/bricks and 3no. bird boxes per dwelling have been submitted to and approved in writing by the Local Planning Authority. The bricks/boxes shall be installed prior to occupation of the dwellings and retained in situ in accordance with the approved details.

Reason: Having regard to biodiversity and Policy R2 of the Trafford Core Strategy, JP-G8 of Places for Everyone and the National Planning Policy Framework.

- (12) The reasonable avoidance measures for mammals including hedgehogs as outlined within Section 4.1 of the Ecology Scoping Report shall be adhered to during the demolition and construction phases of the development.

Reason: In the interests of biodiversity and small mammals protection, having regard to Policy R2 of the Trafford Core Strategy, JP-G8 of Places for Everyone and the National Planning Policy Framework.

- (13) No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March-August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site. The mitigation strategy shall be implemented as approved.

Reason: In order to prevent any habitat disturbance to nesting birds, having regard to Policy R2 of the Trafford Core Strategy, Policy JP-G8 of Places for Everyone, and the National Planning Policy Framework.

- (14) At reserved matters stage and prior to commencement of development, an updated Arboricultural Method Statement and Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority. The approved Method Statement and Protection Plan shall be adhered to throughout the demolition and construction phases of the development.

Reason: In order to protect the existing trees on the site in the interests of the amenities of the area, having regard to Policy L7, Policy R2 and Policy R3 of the Trafford Core Strategy, Policy JP-P1, Policy JP-G2 and Policy JP-G7 of Places for Everyone, and the National Planning Policy Framework. The fencing is required prior to development taking place on site as any works undertaken beforehand, including preliminary works, can damage the trees.

INFORMATIVES:

- 1 The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during pre-application discussions to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition.
- 2 The applicant's attention is drawn to the need to gain further approval from Trafford Council's Streetworks Section for the construction, removal or amendment of a pavement crossing under the provision of Section 184 of the Highways Act 1980.
- 3 The applicant should gain further written approval from the Local Planning Authority through the submission of a Discharge of Conditions Application. The information provided by the applicant should include such particulars, and be accompanied by such plans, as are necessary to fully respond to the requirements set out within the conditions attached to this planning permission. More information on how to submit a Discharge of Conditions application is available on the Council's website at: www.trafford.gov.uk/planning
- 4 - Protected species can turn up in unexpected places and the granting of planning permission does not negate the need to abide by the laws which are in place to safeguard biodiversity. The applicant must seek ecological advice should they find or suspect that the proposal will impact on protected species.
 - Rhododendron has been identified on site which is listed under schedule 9 part 2 of the Wildlife & Countryside Act 1981 (as amended). It is an offence to introduce or cause to grow wild any plant listed under this schedule. The applicant is reminded that if the species will be disturbed and spread from the site as a result of the development, a suitably experienced consultant should be employed to advise on how to avoid an offence.

BIODIVERSITY NET GAIN

- (1) The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:**
- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and**
- (b) the planning authority has approved the plan.**

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Trafford Council. There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements are considered to apply.

Please see informatives and notes for further information in relation to the condition, exemptions, transitional arrangements, irreplaceable habitats and the effect of 73(D) of the Town and Country Planning Act 1990.

Date of decision: 11th July 2025

A handwritten signature in black ink, appearing to read 'Rebecca Coley', with a stylized, cursive script.

Head of Planning and Development
Rebecca Coley

Note: This permission refers only to that under the Town and Country Planning Act and does not include any consent or approval under any other enactment, byelaw, order or regulation.
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Please read notes provided

Town and Country Planning Act 1990

The Town and Country Planning (Development Management Procedure) England (Order) 2015

1. Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice. However, if this is a decision to refuse planning permission and an enforcement notice has been served for the same or very similar development the time limit is:

- Within 28 days from the date of the local planning authority's decision if the enforcement notice was served before the decision was made yet not longer than 2 years before the application was made.
- Within 28 days from the date the enforcement notice was served if served on or after the date the decision was made (unless this extends the normal appeal period).

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>

If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local Planning Authority based their decision on a direction given by him.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

2. Biodiversity Net Gain

Irreplaceable Habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

3. Purchase Notices

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subjects to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of the London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

4. In certain circumstances a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.

5. Notice is given in accordance with Section 63. Greater Manchester Act 1981 that consideration will be given to means of access for the Fire Brigade when plans are deposited for Building Regulations approval.

6. Town and Country Planning Act 1990

Disabled Persons Act 1981

If this permission relates to the provision of buildings or premises to which the public are to be admitted, with or without payment, or in which the public are employed: e.g. office, shop, factory, railway premises etc. or of an educational nature: e.g. university, hall of university, college, school, teacher training college etc. the applicants attention is drawn to the provisions and requirements of the above Acts.

A full list of buildings and premises involved will be found in Section 76 of the Act of 1990 and 83 of the Act of 1981.

It is the responsibility of the applicant to comply with the requirements of the Acts.

- (a) The statutory requirements are those set out in section 79(6) of the Town and Country Planning Act 1990 namely Sections 70 and 72(1) of the Act.