Borough Decisions - Planning Committee Meeting 2 April 2026

Grappenhall and Thelwall Parish Council

23/03/2026

Planning Register

Reference 2025/00824/DISCON Date Recd. 23/06/2025

Amendment

Description Discharged of Condition 24 (Play Areas) on approved application 2024/01056/FULM (Proposed residential development of 237 dwellings)
For Info Only

Ward Grappenhall
App Type FULL
Dev Type Major residential
Plan Status Undesignated

Location Redrow Homes, Grappenhall Heys , Warrington

Applicant Carl Jones

Local Council Comments (Other 03/07/2025)

Considered at the meeting of the Planning Committee held on 3 July 2025
Noted

Planning Authority Decision (Other 11/03/2026)

Condition discharged

Reference 2025/01476/DISCON Date Recd. 24/11/2025

Amendment

Description Discharge of condition no's 3 (Materials), 6 (Fencing), 9 (Acoustics), 10 (CEMP), 12 (Highway Drainage), 13 (Redundant Access), 19 (Demolition/Construction Method Statement), 20 (EV Charging Points), 23 (Drainage), 26, (Bat Boxes) 27 (Bat Licence), 28 (Invasive Species), 29 (Badgers), 30 (Biodiversity Enhancements), 32 (Habitat Management Plan), 39 (Tree Protection), 40 (Telecommunications) and 42 (Historic Record) attached to planning permission 2024/01222/FUL
For info only

Ward Thelwall
App Type Misc
Dev Type Minor Dwellings
Plan Status Undesignated

Location The Livery Stables,
Lymm Road,
WA4 2TG

Applicant P Nevitt (Calour Homes)

Local Council Comments (Other 04/12/2025)

Considered at the meeting of the Planning Committee held on 4 December 2025
Noted

Planning Authority Decision (Other 12/03/2026)

Part discharged/part not discharged

Condition 3 (Materials) is PART DISCHARGED in accordance with the submitted information as set out below and subject to implementation in accordance with the approved details;Materials Schedule ref.RWA24-054
The condition is PART NOT DISCHARGED as material specifications have not been submitted for the large scale brickwork.
2 Condition 6 (Fencing) is NOT DISCHARGED, as the proposed 1.8m close board fencing details shown on Drawing No.PR/20231202/GA/01 REV C would not have an acceptable impact on the adjacent Grade II Listed Building.
3 Condition 9 (Acoustics) is discharged, in accordance with the submitted information as set out below and subject to implementation in accordance with the approved details; National Ventilation Domestic Ventilation Installation GuideVent-Axia Sentinel Econiq M & L MVHR Installation and User Guide InstructionsLo-Carbon Sentinel Econiq Constant Volume DatasheetAirflow Calculations - Units 1,4,5 and 8Airflow Calculations - Units 2, 3,6 and 7
4 Condition 10 (CEMP) is discharged, in accordance with the submitted information as set out below and subject to implementation in accordance with the approved details; CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP) ref. RWA23-062
5 Condition 12 (Highway Drainage) is discharged, in accordance with the submitted information as set out below and subject to implementation in accordance with the approved details;Drawing Titled ' Condition 12 - Highway Drainage'
6 Condition 13 (Redundant Access) is NOT DISCHARGED as no detail is submitted as to how the redundant footway crossing will be made good.
7 Condition 19 (Demolition and Construction Method Statement) is discharged, in accordance with the submitted information as set out below and subject to implementation in accordance with the approved details; Town and Country Planning Act Act 1990 APPLICATION FOR DISCHARGE OF CONDITIONS APPLICATION NO: 2025/01476/DISCON Applicant: Calore Homes Ltd
Care Of Randle White, 11 Bradshaw Lane, Grappenhall, Warrington, WA4 2NJ
Agent: Randle White Architects, 11 Bradshaw Lane, Grappenhall, Warrington
WA4 2NJ, Planning Permission Ref. No:, Proposal:
Discharge of condition no's 3 (Materials), 6 (Fencing), 9 (Acoustics), 10 (CEMP), 12 (Highway Drainage), 13 (Redundant Access), 19 (Demolition/Construction Method Statement), 20 (EV Charging Points), 23 (Drainage), 26, (Bat Boxes) 27 (Bat Licence), 28 (Invasive Species), 29 (Badgers), 30 (Biodiversity Enhancements), 32 (Habitat Management Plan), 39 (Tree Protection), 40 Telecommunications) and 42 (Historic Record) attached to planning permission 2024/01222/FUL Location: The Livery Stables, Lymm Road, Thelwall, Warrington, WA4 2TG I refer to above application and can confirm the following:
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP) ref. RWA23-062
8 Condition 20 (EV Charging Points) is discharged, in accordance with the submitted information as set out below and subject to implementation in accordance with the approved details; Document Titled 'EV Charge Point Positions'
9 Condition 23 (Drainage) is discharged in accordance with the submitted information as set out below and subject to implementation in accordance with the approved details; Flo Consult letter dated 17th November 2025Surface Water Network CalculationsFlo Consult Below Ground Drainage Rev P1Drawing No. DR-201 Rev P1Drawing No. DR-200 Rev P1 10 Condition 26 (Bat Boxes) is discharged, in accordance with the submitted information as set out
below and subject to implementation in accordance with the approved details;
Leigh Ecology document dated 10th December 2025
11 Condition 27 (Bat Licence) is discharged, in accordance with the submitted information as set out below and subject to implementation in accordance with the approved details; Natural England Licence ref.2025-71850-EPS-MIT dated 15/10/25
12 Condition 28 (Invasive Species) is discharged, in accordance with the submitted information as set out below and subject to implementation in accordance with the approved details; Leigh Ecology Ltd Invasive Species Statement dated 10th September 2025
13 Condition 29 (Badger Report) is discharged, in accordance with the submitted information as set out below and subject to implementation in accordance with the approved details; Leigh Ecology Badger Report dated 1st August 2025
14 Condition 30 (Biodiversity Enhancements) is discharged, in accordance with the submitted information as set out below and subject to implementation in accordance with the approved details; Leigh Ecology Bat and Bird Mitigation document Figure E3 - Mitigation Plan and ElevationsFigure E4 - Monitoring Plan
15 Condition 32 (HMMP) is discharged, in accordance with the submitted information as set out below and subject to implementation in accordance with the approved details;
Leigh Ecology Ltd Landscape Management & Maintenance Plan dated February 2026
16 Condition 39 (Tree Protection) is NOT DISCHARGED as the submitted landscaping plan proposes the removal of trees which require protection in accordance with Condition 39 of the original permission.
17 Condition 40 (Telecommunications) is discharged, in accordance with the submitted information as set out below and subject to implementation in accordance with the approved details; Document Titled 'Broadband Layout'

18 Condition 42 (Historic Record) is discharged, in accordance with the submitted information as set out below and subject to implementation in accordance with the approved details; Atelier 1882 Digital Heritage Services Historic Building Recording dated May 2025

Reference 2025/01739/FULH Date Recd. 14/01/2026

Description Single storey rear and side extension

Location 56 Albert Road, Grappenhall, Wa4 2PG

Applicant Collinge

Local Council Comments (No objection15/01/2026)

Considered at the Planning Committee meeting held on 15 January 2026
No objection

Planning Authority Decision (Permit 25/02/2026)

Amendment
Ward Grappenhall
App Type FULL
Dev Type House Extensions
Plan Status Undesignated

Reference 2025/01735/FULH Date Recd. 27/01/2026

Description Erection of 2-storey side extension and single storey front and rear extension

Location 27 Dunmow Road,
Thelwall
WA4 2HQ

Applicant Vincent Clayton

Local Council Comments (No objection 05/02/2026)

Considered at the meeting of the Planning Committee held on 5 February 2026
No objection

Planning Authority Decision (Permit 17/03/2026)

Amendment
Ward Thelwall
App Type FULL
Dev Type House Extensions
Plan Status Undesignated

Reference 2025/01807/FUL Date Recd. 28/01/2026

Description Change of use from dog grooming parlour (Sui Generis) to cafe (E).

Location Cheshire Dogs Home,
225 Knutsford Road
WA4 3JZ

Applicant J Martin

Local Council Comments (No objection 05/02/2026)

Considered at the meeting of the Planning Committee held on 5 February 2026
No objection

Planning Authority Decision (Permit 13/03/2026)

Amendment
Ward Thelwall
App Type FULL
Dev Type Change of use
Plan Status Undesignated

Reference 2026/00106/HPA Date Recd. 29/01/2026

Amendment

Description Single storey rear extension to extend beyond the rear wall by 4.00m, height of 4.00m and height of the eaves to be 3.00m

FOR INFORMATION ONLY

Ward Grappenhall
App Type Misc
Dev Type House Extensions
Plan Status Undesignated

Location 74 Richmond Avenue, Grappenhall

Applicant Zoe McGuiness

Local Council Comments (Other 05/02/2026)

Considered at the meeting of the Planning Committee held on 5 February 2026
Noted

Planning Authority Decision (Other 09/03/2026)

Prior Approval required and refused.

The application fails to comply with conditions attached to planning permission 80/9913 which remove permitted development rights for extensions and alterations to the property. As such the development would require an application for planning permission to be submitted to and approved by the Local Planning Authority.

Reference 2025/01789/CLDP Date Recd. 09/02/2026

Amendment

Description Single storey Rear Extension

For Info Only

Ward Grappenhall
App Type HOU
Dev Type House Extensions
Plan Status Undesignated

Location 7 Lichfield Avenue,
Grappenhall
WA4 3LG

Applicant M Hallett

Local Council Comments (Other 19/02/2026)

Considered at the Planning Committee meeting held on 19 February 2026
Noted

Planning Authority Decision (Permit 20/03/2026)

Reference 2026/00049/DISCON Date Recd. 09/02/2026

Amendment

Description Discharge of Condition 9 (CHEMP) on application 2022/42474 (Proposed demolition of existing office building and redevelopment of site for 10 no. residential dwellings)
For info only

Ward Grappenhall
App Type Misc
Dev Type Major residential
Plan Status Undesignated

Location Warrington Hillcrest
Knutsford Road
WA4 3LA

Applicant T Maudsley

Local Council Comments (Other 19/02/2026)

Considered at the Planning Committee meeting held on 19 February 2026
Noted

Planning Authority Decision (Other 17/03/2026)

Condition not discharged

Condition 9 (CHEMP) is not discharged.The submitted CHEMP does not satisfy Part 1 of the Condition wording. The submitted CHEMP does not include turning and manoeuvring areas and there are no swept path/vehicle tracking diagrams to accompany the CHEMP to demonstrate safe vehicle movements.

Reference 2026/0144/TPOCA Date Recd. 10/02/2026

Description Proposed fell of 4 no. trees, remedial works to 3 no. trees and remedial work to 1 group of trees

For Information Only

Location Scout Hut Church Lane, Grappenhall WA4 3EP

Applicant Chris Jenner (Warr District Scout Campsite)

Amendment
Ward Grappenhall
App Type TPO
Dev Type Conservation Area
Plan Status Undesignated

Local Council Comments (Other 05/03/2026)

Considered at the Planning Committee meeting held on 5 March 2026
Noted

Planning Authority Decision (Permit 10/03/2026)

Reference 2026/00214/AGR Date Recd. 18/02/2026

Description General Purpose agricultural storage building

Location Christmas Tree Farm, Broad Lane, Grappenhall WA4 3ET

Applicant AL Bartholomew & Partners

Amendment
Ward Grappenhall
App Type Misc
Dev Type Other
Plan Status Undesignated

Local Council Comments (Other 05/03/2026)

Considered at the Planning Committee meeting held on 5 March 2026
Noted

Planning Authority Decision (Withdrawn 16/03/2026)

Reference 2026/00252/NMA Date Recd. 23/02/2026

Description Proposed amendment to 2025/00520/FUL to allow for changes of removal of window and change of layout

For Information only

Location Caravan, Grappenhall Lodge, Cartridge Lane, Grappenhall, WA4 4SH

Applicant Mr Tom Smith

Amendment
Ward Grappenhall
App Type Misc
Dev Type Other minor
Plan Status Undesignated

Local Council Comments (Other 05/03/2026)

Considered at the Planning Committee meeting held on 5 March 2026
Noted

Planning Authority Decision (Permit 18/03/2026)

LPA Date >= 25-Feb-2026 AND LPA Date <= 20-Mar-2026