

Town & Country Planning Act 1990 (as amended)
Planning (Listed Building & Conservation Area) Act 1990 (as amended)

Approval of details reserved by condition

Applicant

Mr Michael Berrie
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Agent (if used)

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Part 1 – Particulars of the application/development

Proposal: Discharge of conditions 7 (EV Charging Details), 8 (Footpath works), 9a (Travel Plan), 12 (Bin store design), 15 (External Plant and Equipment) and 25 b (Boundary treatments) from planning approval reference 144465/JO/2025

Location: Police Station, Plant Hill Road, Manchester, M9 8LU

Date of application: 3 December 2025

Application number: CDN/25/1149

Part 2 – Particulars of decision

Manchester City Council gives notice that the detail(s) referred to in Part 1 are **Approved** in accordance with the information set out below.

Condition no. 7 (EV Charging Details)

The content of the QUBEV Smart EV charging unit data sheet has been reviewed in conjunction the location (pole or wall mounted) electric vehicle charging points on Proposed Site Plan 1227-JDA -XX-XX-DR-A- 100 rev. P02 received 4th December 2025 and is considered to be acceptable. On the basis that the development is implemented in accordance with the approved details, and all the agreed works are completed prior to the proposed accommodation being occupied, and thereafter managed and maintained in accordance with the approved details, condition no.7 is discharged.

Condition no. 8 (Footpath works)

The details on the Section 278 plan and construction details ref: 2109-SCE- 00-00-DR-C- 0004 received 12th January 2026 have been examined and are considered to be satisfactory. The approved scheme implemented in accordance with the details on the plan referenced above, prior to the occupation of the dwellings (in accordance with the content of the agent's email dated 18th January 2026).

Condition no.9a (Travel Plan)

The content of the Plant Hill Road Travel Plan Statement ref: 088472-CUR-XX-XX-T-TP-00001-P02 has been reviewed and is considered to be satisfactory. On the basis that the measures in the document referenced above are implemented, part a of condition no.9 is discharged.

Condition no.12 (Bin store /collection)

The content of the agent's email dated 18th January 2026 confirming there are no bin stores proposed to the bin storage areas in the rear gardens has been noted. The design of the proposed bin collection point shown on plan ref: 1227-JDA-XX-XX-DR-A-0203 rev.P01 has been reviewed and is considered to be acceptable. On the basis that the proposed bin collection point is implemented in accordance with the details on the plan referenced above prior to first occupancy of the development and remains in situ thereafter, condition no.12 is discharged.

Condition no.15 (External Plant)

The content of the email dated 9th January 2026 confirming that the original design proposed external mounted condensers for the Air source heat pumps, and that these have subsequently been removed and as such there is no externally mounted plant have been noted. On the basis that the development no longer has any externally mounted plant , no further action is required in connection with the discharge of condition no.15.

Condition no. 25 (Boundary treatments)

The boundary treatment (including the drop down bollard to the parking space for plot no.6) shall be implemented in accordance with the Boundary treatment plan ref: 1227-JDA-XX-XX-DR-A-0104 rev. P07 received 15th January 2026 and Boundary treatment plan ref: 1227-JDA-XX-XX-DR-A-0450 rev. P04 received 16th January 2026 , and email from planning agent dated 18th January 2026 confirming the colouration of railings.

The approved scheme shall be implemented in full before the dwellings are first occupied and retained as such thereafter.

Reason - To reduce impacts to residential amenity from traffic noise, and ensure that the appearance of the development is acceptable to the City Council as local planning authority in the interests of the visual amenity of the area within which the site is located in order to comply with Policies SP1, EN1 and DM1 of the Manchester Core Strategy (2012), and the guidance provided within the Guide to Development in Manchester Supplementary Planning Document and Planning Guidance.

Date: 26 January 2026

Signed:



Julie Roscoe
Director of Planning, Building Control & Licensing

Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2 If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-inspectorate. The Inspectorate will publish details of your appeal on the internet.

Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

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

4. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that they 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 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

5. 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 them. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.