

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/1149

Date registered valid: 3 December 2025

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

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

Ward(s): Higher Blackley Ward

Applicant: Mr Michael Berrie Tyson Construction

Agent (if any): Mr Louis Farquharson JDA Architects

Case officer: Sue Wills
Tel: 0161 234 4524
Email: sue.wills@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 18 January 2026

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 9 December 2025 Expired: 2 January 2026

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

No site notice has been produced

Press advert

No press advert had been published

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area:

Tree Preservation Order:

Description of area

Description of development

Consultations & Notification Responses

Highway Services- 18.12.2025

In regard to Condition 8 (EV Charging Details) Plan '1227-JDA-XX-XX-DR-A-0104 Rev P06' has been submitted. The information is sufficient to allow us to recommend the discharge of the condition from a Highways perspective.

In regard to Condition 9 (Footpath works) it is requested that details of the repaving strategy for the public footpaths and redundant vehicular crossings on Bank House Road and Plant Hill Road are provided.

In regard to Condition 10 (Travel Plan) a Travel Plan Statement has been submitted and includes details on the proposed measures, initiatives, aims and targets, action plan and provides a commitment to undertake surveys. Therefore, the information is sufficient to allow us to recommend the discharge of Part a of the condition from a Highways perspective.

In regard to Condition 13 (Waste Management) Plan '1227-JDA-XX-XX-DR-A-0104 Rev P06' and Plan '1227-JDA-XX-XX-DR-A-0203 Rev P01' has been submitted. The information is sufficient to allow us to recommend the discharge of the condition from a Highways perspective.

In regard to Condition 26 (Boundary treatments) Plan '1227-JDA-XX-XX-DR-A-0104 Rev P06' and Plan '1227-JDA-XX-XX-DR-A-0450 Rev P02' has been submitted. The information is sufficient to allow us to recommend the discharge of the condition from a Highways perspective.

Further comments – 12.01.2026

Plan 'C-0004 Rev P09 / Section 278 Plan and Construction Details' provides details of the proposed footway works. The plan details the repaving strategy for the public footpaths and redundant vehicular crossings on Bank House Road and Plant Hill Road. It is noted that the plan is subject to S278 approval. The information is sufficient to allow them to recommend the discharge of the condition from a Highways perspective.

Environmental Health -24.12.2025

Condition 8 (EV Charging Details)

Have no objection to the discharge of this condition.

Condition 10 (Waste Management)

Request confirmation that internal (kitchen) storage areas for recycling are provided, otherwise they have no objection to the discharge of this condition.

Condition 16 (External Plant and Equipment)

The application form refers to '1227 Plant Hill Road Condition 16' as the materials/details submitted for approval. It is not clear which submitted document this refers to and they cannot therefore currently recommend discharge of the condition.

Further comments 12th January 2026

On the basis of the content of the agent's email dated 9th January 2026 they have no objection to the discharge of Condition 16.

Issues

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

Condition no. 7 (EV Charging Details)

7) 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)

8) 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)

9a) 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 (Waste Management)

12) 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 and Equipment)

15) 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)

25) 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.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Historic Landfill Site 50m Buffer -
Historic Landfill Site 50m Buffer -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: NORTH AREA