

Planning

Growth & Development

Delegated officer report for planning application

Application no. CDN/25/1091

Date registered valid: 14 November 2025

Proposal: Discharge of Condition 4 (External Equipment Appearance) and 5a (External Equipment Acoustic Controls) attached to planning permission 143849/JO/2025

Address: Longsight Police Station, 2 Grindlow Street, Manchester, M13 0LL

Ward(s): Ardwick Ward

Applicant: Richard Bailey Corstorphine Architects

Agent (if any): Mr Richard Bailey Corstorphine & Wright

Case officer: Ian Jarvis
Tel: 0161 234 4079
Email: ian.jarvis@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 8 January 2026

Application details

Type of application: Approval of condition application

Development type: Notifications

Date of site visit:

Standard consultations:

Printed: 19 November 2025

Expired: 10 December 2025

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

Environmental Health- Condition no.5a

The above condition can be discharged; the applicant will just need to submit the verification report to discharge part b. The applicant should also submit a schedule for testing of the emergency plant and confirmation that it does not exceed the limits set out in the submitted report.

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. 4 (External Equipment Appearance and location)

4) The location of external plant shown on the General Arrangement - Roof Plan ref: LON-CWA-V1-RF-DR-A-2003 rev. C-03 has been considered in conjunction with the details on the General Arrangement – Elevations plan ref: LON-CWA-V1-XX-DR-A-2051 rev. C-01; the content of the Planning Condition no.4 Information Pack dated September 2025 and the emailed confirmation from the MEP Contractor on 8th January 2026 that ducting will be coloured to match the existing roof cladding.

On the basis that the development is implemented in accordance with the details within the documentation plans and email referenced above condition no.4 is discharged.

Condition no. 5a (External Equipment Acoustic Controls)

5a) The content of the Acoustic Report by Sharpes Redmore ref: 2422646 dated 11.11.25 has been reviewed, and is considered to be acceptable. On the basis that the scheme is implemented in full before the additional floorspace is brought into use, condition no.5a is discharged.

Appendix 1 – List of consultees & neighbours notified

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

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 (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) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: NORTH AREA