MANCHESTER CITY COUNCIL
Planning
Telephone: 0161 234 4516
planning@manchester.gov.uk
PO Box 532 Town Hall
Manchester M60 2LA

Application for Approval of Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Police Station

Address Line 1

Plant Hill Road

Address Line 2

Address Line 3

Manchester

Town/city

Manchester

Postcode

M9 8LU

Description of site location must be completed if postcode is not known:

Easting (x)

385170

Northing (y)

403449

Description

Applicant Details

Name/Company

Title

Mr

First name

Michael

Surname

Berrie

Company Name

Tyson Construction

Address

Address line 1

1 Mitcham Road

Address line 2

Address line 3

Town/City

Blackpool

County

Country

England

Postcode

FY4 4QN

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Tom

Surname

Kelly

Company Name

JDA Architects

Address

Address line 1

The Warehouse, Saxon St, Denton

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M34 3DS

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of 12 x 3 storey dwellinghouses (Class C3) with associated landscaping, parking and boundary treatment following demolition of existing police station.

Reference number

137912/FO/2023

Date of decision (date must be pre-application submission)

08/12/2023

Please state the condition number(s) to which this application relates

Condition number(s)

Conditions:

11 Verification report
15 Noise

Has the development already started?

- [x] Yes
- [ ] No

If Yes, please state when the development was started (date must be pre-application submission)

01/02/2026

Has the development been completed?

- [ ] Yes
- [x] No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- [x] Yes
- [ ] No

If Yes, please indicate which part of the condition your application relates to

Condition 11 Part B

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Conditions:

11 Verification
GSI 2209 DD PIV Report V3
MASTER RP Tyson Plant Hill Road Blackley Manchester M9 8LY_Rev 2 with Contractor CQA Information

15 Noise
103408_NA_Plant Hill Road_20260311
ENA-22522b-23-34(1.0)
Re Acoustic Verification – Plant Hill Road
Noise report update 27-04-26

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] No

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☑ I / We agree to the outlined declaration

Signed

Tom Kelly

Date

01/05/2026