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

Manchester Piccadilly Station

Address Line 1

Manchester Piccadilly Station

Address Line 2

Address Line 3

Town/city

Manchester

Postcode

M1 2WD

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

Easting (x)

384901

Northing (y)

397885

Description

Applicant Details

Name/Company

Title

First name

Michael

Surname

Gradwell

Company Name

Network Rail Property (NW&C)

Address

Address line 1

Square One

Address line 2

4 Travis Street

Address line 3

Town/City

Manchester

County

Country

Postcode

M1 2NY

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Archie

Surname

Kimberley

Company Name

CBRE Ltd

Address

Address line 1

1ST Floor

Address line 2

3 Chamberlain Square

Address line 3

Town/City

Birmingham

County

Country

United Kingdom

Postcode

B3 3AX

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

Listed Building Consent for installation of Air Source Heat Pumps, substation, lighting units and associated infrastructure.

Reference number

145264/LO/2026

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

04/06/2026

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

Condition number(s)

5

Has the development already started?

◯ Yes
⊘ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

◯ Yes
⊘ No

Discharge of Conditions

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

o Piccadilly Station, Proposed Boiler Room G.A. – Drawing No. 50902-VE-PS-XX DR-M-5605;
o Piccadilly Station, Network Rail Corridor G.A. – Drawing No. 50902-VE-PS-XX DR-M-5606;
o Piccadilly Station, Existing Duct Area G.A. – Drawing No. 50902-VE-PS-XX-DR M-5609;
o Piccadilly Station, Cark Park G.A. – Drawing No. 50902-VE-PS-XX-DR-M-5610; and
o Piccadilly Station, Undercroft, Elevations – Drawing No. 50902-VE-PS-XX-E-M 5605.
• Hitli Test of Fasteners; and
• Hilti Technical Datasheet / Methodology

Site Visit

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

◯ Yes
⊘ No

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

⊘ The agent
◯ The applicant
◯ Other person

Pre-application Advice

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

◯ Yes
⊘ 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

Archie Kimberley

Date

02/07/2026