MANCHESTER CITY COUNCIL

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

Partial approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Conditions 11b (Contaminated Land) and 15 (Acoustic Insulation) attached to Planning Permission 137912/FO/2023.

Location:

Police Station Plant Hill Road Manchester M9 8LU

Application reference:

OTH-2026-000174

Applicant:

Mr Michael Berrie Tyson Construction

Date of application:

01 May 2026

Part 2 – Particulars of decision (a)

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

Condition no. 11b (Contaminated Land)

The content of the Gas Membrane Installation Validation Report revision 2; Validation report for Land at Plant Hill Road , Blackley , plots 1-12 dated February 2026 ref: GSI 2209 DD PIV Report Version 4 received 10th June 2026 and Planning Response – Ground Gas – Former Police Station at Plant Hill Road , Issue 1 16th June 2026 – ref: MEC_2026_D0039_SM has been reviewed .

On the basis of the content of the documentation referenced above condition no.11b is discharged.

Part 2 – Particulars of decision (b)

Manchester City Council gives notice that the following detail(s) referred to in Part 1 are **refused** for the reason(s) set out below.

Condition no. 15 (Acoustic Insulation)

The content of the Environmental Noise Assessment report dated January 2023 ref: ENA-22522A-23-34, Noise report update email dated 24.04.2026, Acoustic Verification document by Irwell Valley Homes have been noted.

The Noise Impact Assessment dated 01July 2026 ref: NA103408-2 V1 has been reviewed, and I can confirm that the proposed revised mitigation strategy is acceptable, including the installation of upgraded glazing and acoustic vents within all bedrooms facing Plant Hill Road and Bank House Road, of Plots 3-12 of the development.

However, as further post-completion testing will be required in order to demonstrate compliance with the internal noise criteria, Condition 15 cannot be discharged at this time.

Date: 23 July 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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