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 3 (Construction Management Plan), 10a (Contaminated Land), 12 (Unexploded Ordinance), 13a(Acoustic Insulation), 14a (External Plant), 17 (Surface Water Drainage), 20 (Hedgehog RAMS), 32a (Local Benefit Proposal), 35 (HMMP) and 36 (Peat) attached to 143085/FO/2025.

Location:

Land At Hinchley Road Manchester M9 7FG

Application reference:

CDN/26/0244

Applicant:

Miller Homes

Date of application:

12 March 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. 12 (Unexploded Ordinance)

The content of the Detailed UXO Assessment (ref: DRA-25-1969-E3PL277R Rev 0) dated 18th December 2026 has been reviewed. On the basis of the content of the report referenced above that the risk mitigation measures in the report are implemented for the duration of the construction period condition no.12 is discharged.

Condition no. 13a (Acoustic Insulation)

The content of the Noise Impact Assessment ref: P25-018-R01v4 dated September 2025 and Part O Dynamic Thermal Modelling Report dated 3rd November 2025 received on 12th March 2026 ; and Acoustic Fence maintenance guidance - Bryron View Plots 33-44 received 7th May 2026 have been reviewed. The submitted information is considered to be acceptable,

subject to the maintenance plan including the performance requirements and examples of any replacement fencing to ensure any replacement panels meet the required criteria / performance specified in the acoustic report.

On the basis that the development is implemented in accordance with the measures in the reports referenced above and the handover document for the acoustic fence maintenance subject to the report including the performance requirements and examples of any replacement fencing to ensure any replacement panels meet the required criteria / performance specified in the acoustic report., condition no.13a is discharged.

Condition no. 17 (Surface Water Drainage)

The details on the plans and email referenced below have been reviewed.

- Section 104 Standard Details Sheet 1 plan ref: 110315-PEF-S104-HDG-DE-D-00001 P01

- Section 104 Standard Details Sheet 2 plan ref: 110315-PEF-S104-HDG-DE-D-00002 P01

- Section 104 1 in 20 SW Manhole Details Sheet 1 plan ref: 110315-PEF-S104-HDG-DE-D-00004 P02

- Section 104 1 in 20 SW Manhole Details Sheet 2 plan ref: 110315-PEF-S104-HDG-DE-D-00005 P02)

- Section 104 1 in 20 SW Manhole Details Sheet 3 plan ref: 110315-PEF-S104-HDG-DE-D-00006 P03

- Section 104 1 in 20 SW Manhole Details Sheet 4 plan ref: 110315-PEF-S104-HDG-DE-D-00007 P02

- Section 104 1 in 20 SW Manhole Details Sheet 5 plan ref: 110315-PEF-S104-HDG-DE-D-00008 P02

-Hydrobrake Details plan ref: 110315-PEF-S104-HDG-DE-D-00013 P03

- S104 General Arrangement plan ref: 110315-PEF-S104-HDG-DR-D-00001 P06

Received 12th March 2026

Content of email from planning agent dated 7th May 2026

United Utilities S106 Part 1 ‘Application to connect to a public sewer’ Approval Notice

Section 104 General Arrangement plan ref: 110315-PEF-S104-HDG-DR-D-00001 rev.P07

Section 104 Long Sections plan ref: 110315-PEF-S104-HDG-DR-D-00002 rev.P06

Section 104 Overland Flow Route: 110315-PEF-S104-HDG-DR-D-00003 rev.P01

Section 104 Impermeable Areas plan ref: 110315-PEF-S104-GEN-DR-D-00001 rev.P01

Flood Risk Assessment report ref: 240062-EDGE-XX-XX-RP-C-0001 _Flood Risk Assessment (rev. P04)

Storm Sewer Design calculations ref: 1110315-PEF-XX-ZZ-M2-C dated 28.07.2025

Summary Wizard of 15 minute 2 year Summer I+0% for Storm data ref: 1110315-PEF-XX-ZZ-M2-C dated 28.07.2025

Drainage Maintenance Schedule doc ref: 110315-PEF-XX-XX-RP-D-0001 rev.P01 dated 21.01.2026.

received 7th May 2026

On the basis that the development is implemented in accordance with the details on the plans and email referenced above condition no.17 is discharged.

Condition no. 20 (Hedgehog RAMS)

The content of the Avoidance of Harm to Badger, Amphibians Reptiles and Hedgehogs during construction report ref: P2167 dated October 2025 is considered to be acceptable.

On the basis that the development is implemented in accordance with the reasonable avoidance measures (RAMS) referenced with in the above report condition no.20 is discharged.

Condition no. 32a (Local Benefit Proposal)

The content of the Local Benefit Proposal dated 11th March 2026 ref: P24-1740-ROO6 v3 - EC-MAN-OM-LD received 26th March 2026 has been reviewed. On the basis the development is implemented in accordance with the content to the Local Benefit Proposal referenced above, condition no.32a is discharged.

Condition no. 35 (HMMP)

The content of the Habitat Management and Monitoring Plan (ref: P.2167.25) dated January 2026 has been examined. On the basis that the development is implemented and maintained in accordance with the agreed details and shall retained thereafter, condition no.35 is discharged.

Condition no. 36 (Peat)

The content of the Peat Management Plan (ref: 17-994-L4) dated 13th October 2025 has been examined and is considered to be acceptable. On the basis that the development is implemented and maintained in accordance with the agreed details and shall retained thereafter, condition no.36 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. 3 (CEMP)

The content of the following plans and documents have been reviewed.

- Route of Build – Sheet 1 of 3 plan ref: HR-ROB-01 Rev C

- Route of Build – Sheet 2 of 3 plan ref: HR-ROB-02

- Route of Build – Sheet 3 of 3 Traffic Management plan ref: HR-ROB-03

- Dilapidation Survey (ref: BWJ/260251/TN01 Rev 00) dated 9th March 2026

Received 10th March 2026

Construction Environmental Management and Demolition Plan rev. E received 7th May 2026.

The details provided for consideration are not sufficient to enable the discharge of condition no.3.

In order to discharge the condition, it is requested that the following information is provided:

- Expected vehicle movements (including HGVs and staff vehicles)
- Clarify traffic generation across key construction phases
- Confirmation that the banksman/traffic marshal will be in place for all deliveries across the working day, not just peak times.

Condition no. 10a (Contaminated Land)

The content of the following reports and plans has been reviewed.

Phase 1 Preliminary Risk Assessment rev..A dated 27th March 2023 received 7th May 2026

Phase II Geoenvironmental Site Assessment ref: 17-994-R1-1 dated January 2025

Remediation and Enabling Works report ref: 17-994-R3-1 dated 27th November 2025

CS2 Zoning Plan ref: 17-994-042 rev. A

Cover System Requirements Plan ref: 17-994-043 rev. A

Ground gas addendum report ref: 17-994-R1 dated 23rd May 2025

Synopsis of peat report ref: 17-994-L3 dated 3rd September 2025

Peat Management Plan ref: 17-994-L4 dated 13th October 2025

Received 7th May 2026.

It is considered that insufficient information has been provided for consideration to enable condition no.10 to be discharged .

The Colliers Phase 1 report has been resubmitted but as previously stated, this was produced before the proposed end use was known so it is not sufficient. A phase II site investigation has been submitted, undertaken by IGE reference 4070-02 / A, dated March 2024 which has been used to provide the basis of the E3P site investigation report, and reference to a phase I report has been included with this document also, but not submitted with the application. The IGE phase I report along with the E3P Phase I report should be submitted for review.

In regard to the updated gas risk assessment, the assessment recommends CS1 based on completed 6 rounds of monitoring over 3 months, but also based on the peat deposits being removed. Details to demonstrate how all peat deposits have been removed, will need to be provide for consideration if a CS1 approach is being taken for some f the plots. The report also advises that where peat deposits will not be excavated and will remain, the site has been risk assessed as CS2. The recommended measures to be installed to meet CS2 criteria recommended in the remediation strategy for those properties will need to be provided. Furthermore, a diagram identifying which properties require CS2 measures if peat is remaining within the ground of some of properties is also needed.

Also, where peat is to remain off site, there is the potential for gas migration so a diagram should be provided to confirm the location of off site peat sources in relation to the new

build properties and which properties could be affected and require CS2 measures to protect against potential migration.

Matters in respect of clean cover to gardens also needs to be addressed.

Condition no. 14a (External Plant)

The content of the Spreadsheet for the Miller Homes Byron View Development identifying which Vaillant aroTHERM product would be installed in each property type and Vaillant aroTHERM Plus Datasheet received 12th March 2026 has been reviewed.

It is considered that insufficient information has been provided for consideration to enable condition no.14a to be discharged. The acoustic report submitted relates only to internal noise levels for the dwellings, which is not considered to be sufficient to enable the discharge condition 14.

Date: 04 June 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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