MANCHESTER CITY COUNCIL

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

Approval of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Application to Discharge Condition 10b (Contaminated Land) attached to Planning Permission 112059/FO/2016.

Location:

Daisy Bank Mill Terence Street Manchester M40 1GD

Application reference:

OTH-2026-000474

Applicant:

Mr Carl Garrity Splash Developments Ltd

Date of application:

26 May 2026

Part 2 – Particulars of decision

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

Condition no.10b Contaminated land verification

The content of the following documentation has been reviewed.

- Daisy Bank Mill – Borehole ref: WS02 images

- Daisy Bank Mill –Top soil depth images for plot nos, 1,2,3 4, 5, 6, 7,8,9, 10, 14,16, 17, 18

- Verification and Technical Justification report dated 20.05.2026

- Damplas damp proof membrane specification sheet

Received 26th May 2026

- Emails re: lead water pipe location and response to matters raised dated 16th June 2026

- Waste transfer notes received 17th June 2026

- Additional skip ticket for lead soils 23rd June 2026

- Waste transfer notes received 24th June 2026

- Waste transfer notes received 25th June 2026

- Waste transfer note received 26th June 2026

- Top soil analysis correspondence and photographic images received 25th June 2026

- Waste transfer note received 29th June 2026

- Email dated 3rd August 2026 confirming the installation of a capping layer a membrane

- Email from sub soil supplier dated 4th August 2026 confirming that the subsoil and topsoil deliveries to the site have been tested in accordance with BS3882 and BS8601

- Soil sampling data dated 17th March 2026

- Top soil sampling data dated 17th March 2026

- Sub soil sampling data dated 17th March 2026

Received 4th August 2026

As updated by Top Soil and sub soil testing results ref: 26/12465 dated 6th August 2026 and Final report ref: Test Report 26/12465 Batch 1 received 13th August 2026 .

On the basis of the content of the documentation referenced above, condition no.10b is discharged.

Date: 18 August 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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

Notes

1. This permission refers only to that required under the Town and Country Planning Act 1990 (as amended) or Planning (Listed Building & Conservation Area) Act 1990 (as amended) does not include any consent or approval under any other enactment, byelaw, order or regulation.

2. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990 or sections 20 and 21 of the Planning (Listed Building & Conservation Area) Act 1990 within six months of the date of the notice of the decision.

   The Planning Inspectorate have introduced an online appeals service that can be used to make appeals online. This service is available through the gov.uk website – www.gov.uk/appeal-planning-decision. The Inspectorate will publish details of your appeal on the internet.

   Alternatively, appeals can be made on a form which is obtainable from Planning Inspectorate, Customer Support Unit, Room 3/15, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 or by telephone 0117 372 6372.

   The Secretary of State has power to allow a longer period for the giving of a notice of appeal but they will not normally be prepared to exercise this power unless there are special circumstances that excuse the delay in giving notice of appeal.

3. The statutory requirements are those set out in Section 79(6) of the Town and Country Planning Act 1990, namely Sections 70(1) and 72(1) of the Act.