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 Condition nos.13 parts a, b and c (Contaminated Land), 14 (Unforeseen Contamination) 15 (UXO) and 16 (Piling) attached to 142609/FO/2025.

Location:

Land Off Crabtree Lane Manchester

Application reference:

OTH-2026-000738

Applicant:

Ms Jess Ashworth Keepmoat Homes Limited

Date of application:

19 June 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.14 (Unforeseen Contamination)

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

- Validation Report for Demolition, Site Preparation & Earthworks Version 2 (Final) Project ref: BSH2258 dated 25th March 2026

- Remediation Measures Verification letter report ref: 25KMH022/JCS/RMV/L1 Rev0 dated 12th May 2026

- Discharge of Planning Conditions Letter reference 25KMH022/PC/JS/L1, dated 12 May 2026.

On the basis of the content of the reports and documents referenced above condition no.14 is discharged.

Condition no. 15 (UXO)

The content of the Stage 2 Detailed UXO Risk Assessment Report Ref: DRA-24-1690-KEEP06R Revision: 2 (Final) dated 30th April 2026 has been reviewed.

On the basis of the content of the report referenced above, and that the risk mitigation recommendations in the report are implemented in full, condition no.15 is discharged.

Condition no. 16 (Piling)

The content of the report regarding Piling Impact on Groundwater, Crabtree Lane, Openshaw report ref: 25KMH022/PRA/JS/L1 dated 17th March 2026 has been reviewed.

On the basis of the content of the report referenced above condition no.16 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. 13 parts a, b, and c (Contaminated Land)

The content of the following reports has been reviewed:

- Discharge of Planning Conditions Letter reference 25KMH022/PC/JS/L1, dated 12 May 2026.

- Validation Report for Demolition, Site Preparation & Earthworks Version 2 (Final) Project ref: BSH2258 dated 25th March 2026

- Ground Investigation Report ref: 25KMH022/GI dated April 2026

- Remediation Measures Verification letter report ref: 25KMH022/JCS/RMV/L1 Rev0 dated 12th May 2026

- Phase I and II Geoenvironmental Site Assessment, Ref: 17-548-R1 rev. R1-2 dated: April 2024

- Ground Investigation Report, Ref: 21CHE276/DSGI dated: September 2021

- Remediation Strategy & Enabling Works Report, Ref: BSH2258 Version 1.0 dated: 12th November 2025

It is considered that insufficient information has been submitted to enable the discharge of condition no. 13 parts a, b and c.

Clarification is required in respect of the April 2026 Ground Investigation Report addressing the previous matters raised in regard to the site investigations made on 2nd December 2025; why the Remediation Strategy has not been updated following those comments, and the basis for the statement that the Remediation Strategy was previously agreed with Manchester City Council.

In regard to condition no.13-part c , the letter suggests that the enabling works remediation and verification reports satisfy part c, however, this is not the case, and it is further noted that the letter then states that a separate construction phase remediation verification report will be submitted in due course. This report will be required before part C can be fully discharged.

Date: 22 September 2026

Signed: 

Julie Roscoe
Director of Planning, Building Control & Licensing

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