MANCHESTER CITY COUNCIL

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

Refusal of details reserved by condition

Part 1 – Particulars of the application

Proposal:

Discharge of Conditions 10a and 10b (Contaminated land) attached to Planning Permission referenced 143085/FO/2025.

Location:

Land At Hinchley Road Manchester M9 7FG

Application reference:

OTH-2026-001106

Applicant:

Miller Homes

Date of application:

21 July 2026

Part 2 – Particulars of decision

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

Condition 10 parts a and b (Contaminated land)

The content of the following reports has been reviewed:

- Preliminary Risk Assessment rev. A dated 27 March 2023
- Peat Management Plan ref: 17-994-L4 dated 13th October 2025
- CS2 Zoning Plan ref: 17-994-042 rev.A
- Synopsis of Peat report ref: 17-994-L3 dated 3rd September 2025
- Ground Gas Addendum ref:17-994-R1 dated 23rd May 2025
- Cover System Requirements plan ref: 17-994 - 043 rev.A

Received 21st July 2026

- Updated Conceptual Site Model – Hinchley Road ref: 17-994-L2-1 date 26th August 2026
- Risk Assessment for Water Pipes dated 25th August 2026
- Phase II Geoenvironmental Site Assessment ref: 17-994-R1-3 dated August 2026

Received 1st September 2026

Remediation and Enabling Works Strategy ref: 17-994-R3-4 dated 16th September 2026

Received 17th September 2026

Gas Protection Design Report ref: 17-994-R5-3 dated October 26

Received 6th October 2026

On the basis of the submitted information condition 10 parts a and b cannot be discharged at this time, due to insufficient information. The selected gas protection membrane provided in the Gas Protection Design Report ref: 17-994-R5-3 dated October 26 identifies a membrane with a methane Gas Transmission Rate of <40 ml/m²/day/atm as the relevant performance criterion, however the selected Visqueen membrane specification within Appendix V states a methane GTR of 213 ml/m²/day/atm. Clarification is therefore required and a formal comment to confirm that the selected product is suitable for the proposed CS2 gas protection measures and to explain how it complies with the overall gas protection strategy set out in the report. The low permeability membrane selected would be more suitable for low risk sites and maybe not suitable for this site where there is risk of gas generation from peat deposits.

Date: 08 October 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 decision relates 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 the application to approve detail reserved by condition, 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.