P24-1740_L009v1_PL_MAN_JK

17 July 2026

FAO Sue Wills
Planning
Growth and Development
Manchester City Council
PO Box 532
Town Hall Extension
Manchester
M60 2LA

Sent via the Planning Portal only

Dear Sue,

Discharge of Conditions 10a and 10b relating to application 143085/FO/2025
Land at Hinchley Road, Manchester, M9 7FG

On behalf of our client, Miller Homes, we hereby submit information in pursuit of discharging Conditions 10a and 10b of planning permission 143085/FO/2025 which relates to:

'Erection of 106 no. residential dwellings (C3 Use Class) with associated access, landscaping, parking and other works'.

The application has been submitted via the Planning Portal (PP-15092449) and includes the following information:

- Application form
- Application fee
- Cover Letter (this letter)
- Condition 10 information:
    - Gas Zoning Plan (ref: 17-994-042 Rev A)
    - Cover System Requirements Plan (ref: 17-994-043 Rev A)
    - UURA
    - Ground Gas Addendum
    - E3P Peat Assessment (ref: 17-994-L3)

- E3E Peat Addendum (ref: 17-994-L4)
- Phase II GSA (ref: 17-994-R1-2)
- Remediation Strategy (ref: 17-994-R3-2)
- Preliminary Risk Assessment

Conditions

Condition 10 states:

'a) Before commencement of the development hereby approved, a report (the Preliminary Risk Assessment) to identify and evaluate all potential sources and impacts of any ground contamination, groundwater contamination and/or ground gas relevant to the site shall be submitted to and approved in writing by the City Council as local planning authority. The Preliminary Risk Assessment shall conform to the City Council's current guidance document (Planning Guidance in Relation to Ground Contamination).

In the event of the Preliminary Risk Assessment identifying risks which in the written opinion of the Local Planning Authority require further investigation, the development shall not commence until a scheme for the investigation of the site and the identification of remediation measures (the Site Investigation Proposal) has been submitted to and approved in writing by the City Council as local planning authority.

The measures for investigating the site identified in the Site Investigation Proposal shall be carried out before development commences and a report prepared outlining what measures, if any, are required to remediate the land (the Site Investigation Report and/or Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority. The development shall then be carried out in accordance with the approved Site Investigation Report and/or Remediation Strategy.

b) Before the development hereby approved commences, a report prepared outlining what measures, if any, are required to remediate the land (the Remediation Strategy) which shall be submitted to and approved in writing by the City Council as local planning authority.

c) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and prior to occupation a Completion/Verification Report shall be submitted to and approved in writing by the City Council as local planning authority. In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development in each phase is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in accordance with the Revised

Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy.

Reason - To ensure that the presence of or the potential for any contaminated land and/or groundwater is detected, and appropriate remedial action is taken in the interests of public safety, pursuant to policies EN18, SP1 and DM1 of the Manchester Core Strategy (2012).'

The previous refusal for Condition 10 stated the following:

'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 of 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.'

No Phase 1 report was produced by E3P, and their Phase 2 report is based of the Phase 1 report produced by Colliers, submitted as part of the previous application and again with this application. The IGE Phase 1 report referred to in the previous decision has not been used to inform the E3P Phase 2 report, it was only referenced in the summary of previous work and within the site history and is not relevant to the proposed development. As such, the reports requested are not relevant for the purposes of discharging this condition.

As seen on the submitted retained peat and gas zoning plans, it is the intention currently to retain peat in the places marked. As a result, the plots on the gas zoning plan marked in yellow will require mitigation measures. E3P will record these and the site engineer will record where peat is removed/retained through a detailed survey to ensure the final outcome matches these plans

In relation to peat deposits that are not to be excavated and remain, peat will be carefully managed, stored and reused across the site, ensuring some of the identified deposits are either retained or incorporated into gardens, landscaping and habitat creation areas. Section RE 8 of the submitted remediation and enabling works strategy provides a total breakdown of how peat on site will be handled.

Measures to mitigate risk associated with peat will be installed at build phase, evidence collected and validation certificates will be issued by e3p following this. It has been advised for plots where CS2 will be installed, they will have a gas resistant membrane fitted to the substructure, to be validated by a third party (E3P). Plots will also include a passively vented sub-floor void and telescopic vent bricks, as can be seen in the structural engineers foundation designs. E3P would inspect the fitment once completed on a plot-by-plot basis and the validation certificates would be available shortly after.

A gas zoning plan has been produced and submitted to demonstrate which properties require CS2 measures, for peat remaining in the ground of selected plots.

Furthermore, with regards to clean cover, Miller Homes have since confirmed they will be providing a full site wide clean cover system, as per the submitted cover system requirements plan.

Conclusion

It is our view that the information submitted fully addresses the requirements of Conditions 10a, and 10b. We propose partial discharges for Conditions 10a and 10b, with further information to follow in order to fully discharge these conditions.

I trust this information is sufficient and would appreciate if you could confirm receipt and validation of the application. Should you have any further questions, please contact me using the details provided below.

[redacted]

Joe Kirtley
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