

FAO Jennifer Atkinson
Development Management
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Our Ref: 0438
Your Ref: PP-14369661

Date: 29th September 2025

Dear Jennifer,

Application to Discharge Condition 34 of Planning Permission Reference 129393/VO/2021 - Land Bound By Rochdale Road, Shellard Road, Harrowby Drive, Johnny King Close, Thornton Street North, Stretton Close and Marston Street, Manchester

On behalf of our client, DEX Construction Group Limited ("the Applicant"), please find enclosed an application to discharge condition 34 of planning permission reference 129393/VO/2021 at Land Bound By Rochdale Road, Shellard Road, Harrowby Drive, Johnny King Close, Thornton Street North, Stretton Close and Marston Street, Manchester ("the site"). The planning permission was granted on 21st June 2021 for the following development at the site:

"City Council Development for the erection of 168, three and four storey dwellinghouses (Use Class C3a) and two, five and six storey apartment buildings to form 76 residential apartments (Use Class C3a) with associated ground floor flexible commercial unit (162 sqm) (Use Class E); and the creation of a new public park; all with associated car and parking, refuse storage, landscaping, public realm and other associated works and infrastructure following demolition of 29 existing residential dwellinghouses, the Collyhurst Village Store and associated car parking."

This application is accompanied by the following information:

- This Covering Letter prepared by Asteer Planning LLP;
- Application Form completed by Asteer Planning LLP;
- Drainage Layout Sheet 1 (Reference: 221625-EDGE-XX-XX-DR-C-2001 Rev C05);
- Drainage Layout Sheet 2 (Reference: 221625-EDGE-XX-XX-DR-C-2002 Rev C05);
- Longitudinal Sections Sheet 1 (Reference: 221625-EDGE-XX-XX-DR-C-2111 Rev P05);
- Longitudinal Sections Sheet 2 (Reference: 221625-EDGE-XX-XX-DR-C-2112 Rev P07);
- Longitudinal Sections Sheet 3 (Reference: 221625-EDGE-XX-XX-DR-C-2117 Rev C02);
- Road Setting Out Sheet 1 (Reference: 221625-EDGE-XX-XX-DR-C-3001 Rev P04);
- Road Setting Out Sheet 2 (Reference: 221625-EDGE-XX-XX-DR-C-3002 Rev P06);
- Road Setting Out Sheet 3 (Reference: 221625-EDGE-XX-XX-DR-C-3003 Rev P03);

- Road Setting Out Sheet 4 (Reference: 221625-EDGE-XX-XX-DR-C-3005 Rev P01);
- Kerb and Surfacing (Reference: 221625-EDGE-XX-XX-DR-C-3004 Rev P02);
- S38 Adoption Plan (Reference: 221625-EDGE-XX-XX-DR-C-3006 Rev P01); and,
- Construction Details (Reference: 221625-EDGE-XX-XX-DR-C-3201 Rev P03).

Condition 34 – Scheme of highway works and details of footpaths reinstatement/public realm

Condition 34 is worded as follows:

“Prior to the occupation of a phase of the development hereby approved, a scheme of highway works and details of footpaths reinstatement/public realm for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include the following:-

- *Scheme for the adoption of new roads;*
- *Details of the alteration to the existing highway including creation of the vehicular accesses, dropped kerbs, resurfacing and tactile paving at pedestrian crossing points on Thornton Street North, Rochdale Road, Paget Street, Marston Street, Churnet Street;*
- *Creation of a prescribed left turn only arrangement at the junction of Rochdale Road/Marston Street;*
- *Traffic calming measures along Thornton Street North and along other areas of adopted highway;*
- *A Road Safety Audit for areas of shared surfaces; and*
- *Parking controls in the form of Traffic Regulations Order (TROs) for the streets within and around the development site.*

The approved scheme shall be implemented and be in place prior to the first occupation of the relevant phase of the development hereby approved and thereafter retained and maintained in situ for as long as the development remains in use.”

The following information is submitted to discharge condition 34:

- Drainage Layout Sheet 1 (Reference: 221625-EDGE-XX-XX-DR-C-2001 Rev C05);
- Drainage Layout Sheet 2 (Reference: 221625-EDGE-XX-XX-DR-C-2002 Rev C05);
- Longitudinal Sections Sheet 1 (Reference: 221625-EDGE-XX-XX-DR-C-2111 Rev P05);
- Longitudinal Sections Sheet 2 (Reference: 221625-EDGE-XX-XX-DR-C-2112 Rev P07);
- Longitudinal Sections Sheet 3 (Reference: 221625-EDGE-XX-XX-DR-C-2117 Rev C02);
- Road Setting Out Sheet 1 (Reference: 221625-EDGE-XX-XX-DR-C-3001 Rev P04);
- Road Setting Out Sheet 2 (Reference: 221625-EDGE-XX-XX-DR-C-3002 Rev P06);
- Road Setting Out Sheet 3 (Reference: 221625-EDGE-XX-XX-DR-C-3003 Rev P03);
- Road Setting Out Sheet 4 (Reference: 221625-EDGE-XX-XX-DR-C-3005 Rev P01);
- Kerb and Surfacing (Reference: 221625-EDGE-XX-XX-DR-C-3004 Rev P02);
- S38 Adoption Plan (Reference: 221625-EDGE-XX-XX-DR-C-3006 Rev P01); and,
- Construction Details (Reference: 221625-EDGE-XX-XX-DR-C-3201 Rev P03).

The application fee of £383 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-14369661). We trust that the submitted information is acceptable to you, and that this submission will enable the timely validation of the application. Should you have any queries relating to the above, please do not hesitate to contact me on my details below.

Yours Sincerely,

A handwritten signature in grey ink that reads "Blackburn". The signature is written in a cursive style with a large, stylized 'B'.

Georgina Blackburn

Associate

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For and on behalf of Asteer Planning LLP