

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

Our Ref: 0438
Your Ref: PP-14258209

Date: 22nd August 2025

Dear Jennifer,

Application to Partially Discharge Condition 15 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 partially discharge condition 15 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;
- Verification Report prepared by DEX Construction Group Limited;
- Technical Note prepared by EDGE; and,
- Drainage Maintenance Plan prepared by DEX Construction Group Limited.

Condition 15 – Sustainable drainage scheme details of the implementation, maintenance and management

Condition 15 is worded as follows:

“Prior to the first occupation of each phase of the development, details of the implementation, maintenance and management of the sustainable drainage scheme for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

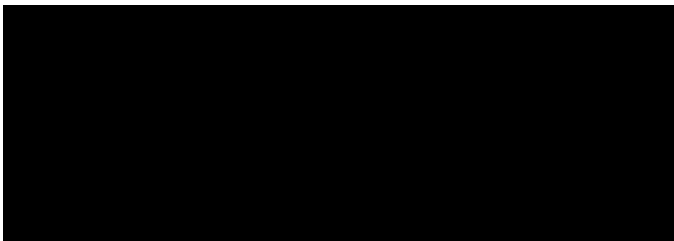
- Verification report providing photographic evidence of construction as per design drawings;*
- As built construction drawings if different from design construction drawings;*
- Management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.*
- The implementation of the management and maintenance plan shall be implemented in accordance with the timescales agreed and retained for as long as the development remains in use.”*

The following information is submitted to discharge condition 15 for Phases 1 to 4 (as shown on the approved Phasing Plan enclosed at **Appendix 1**):

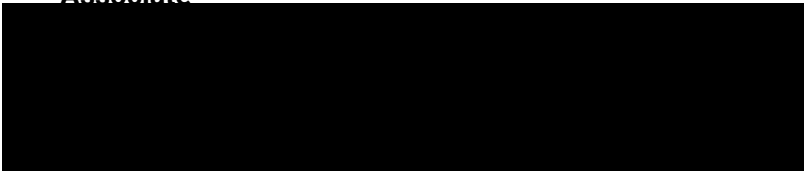
- Verification Report prepared by DEX Construction Group Limited;
- Technical Note prepared by EDGE; and,
- Drainage Maintenance Plan prepared by DEX Construction Group Limited.

A previous application was submitted to discharge condition 15 for Phases 1 to 4 (LPA reference: CDN/25/0497), as part of which the LLFA confirmed that the verification report and maintenance plan were acceptable. Therefore, this information has been resubmitted alongside this application. The Technical Note has been submitted to address the LLFA’s remaining comments.

The application fee of £383 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-14258209). 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.

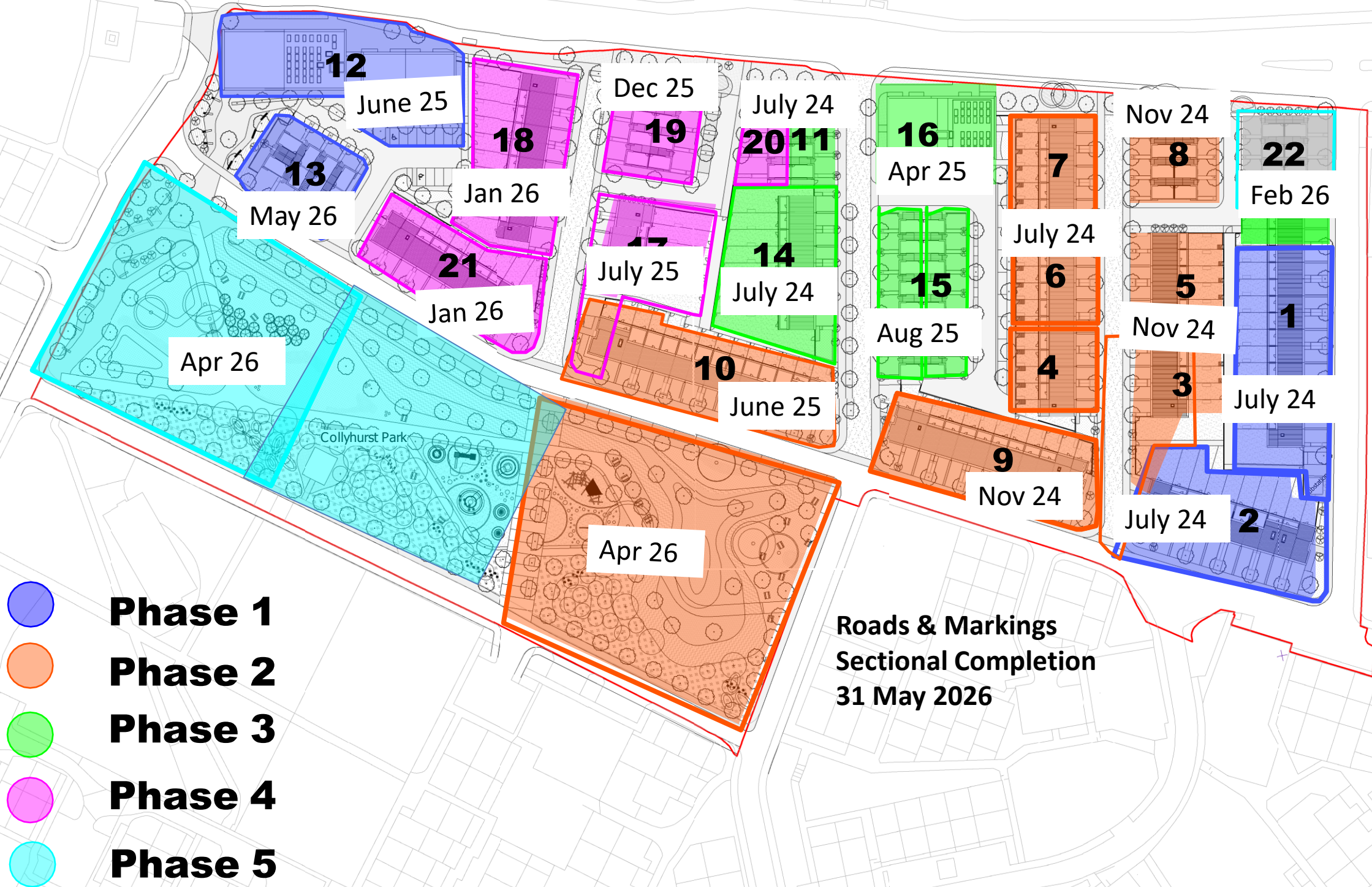


Associate



Appendix 1 – Approved Phasing Plan

Collyhurst Overall Build Route Rev G



Collyhurst South

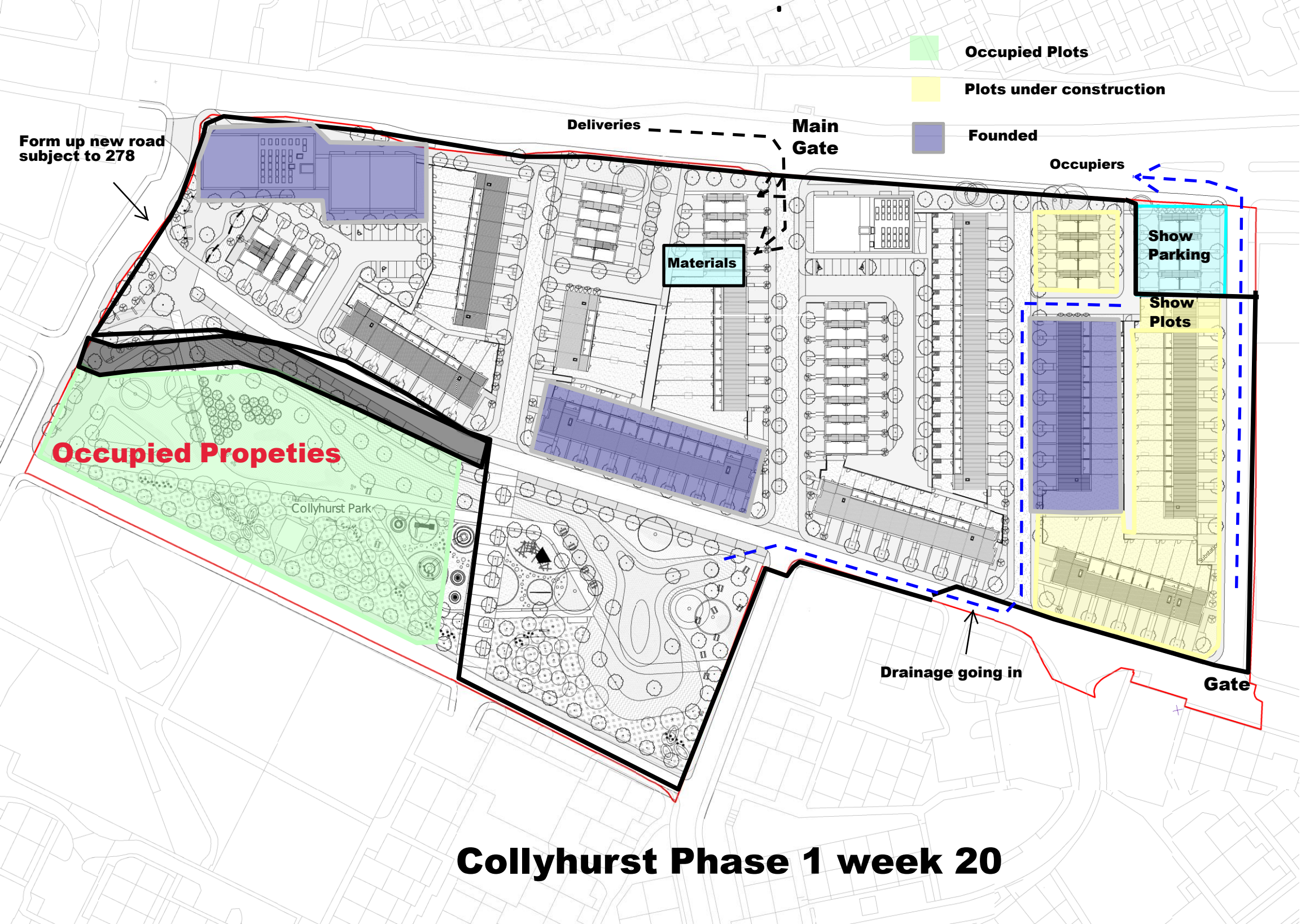


Commencement Ground
remediation January 2023

Sectional Completion
April 25



Block 1		01/07/2024
Block 2		01/07/2024
Block 8		19/11/2024
Block 5-3		19/11/2024
Block 9		19/11/2024
Block 16		14/04/2025
Block 4-7		15/02/2025
Block 12		16/06/2025
Block 14		28/06/2025
Block 11		11/06/2025
Block 10		16/06/2025
Block 17		12/07/2025
Block 15		23/08/2025
Block 19		06/12/2025
Block 18		21/01/2026
Block 21		31/01/2026
Block 13		05/05/2026
Block 22		10/02/2026
Park Area A		09/04/2026
Park Area B		09/04/2026
Collyhurst South		01/04/2025
Roads & Markings		31/05/2026

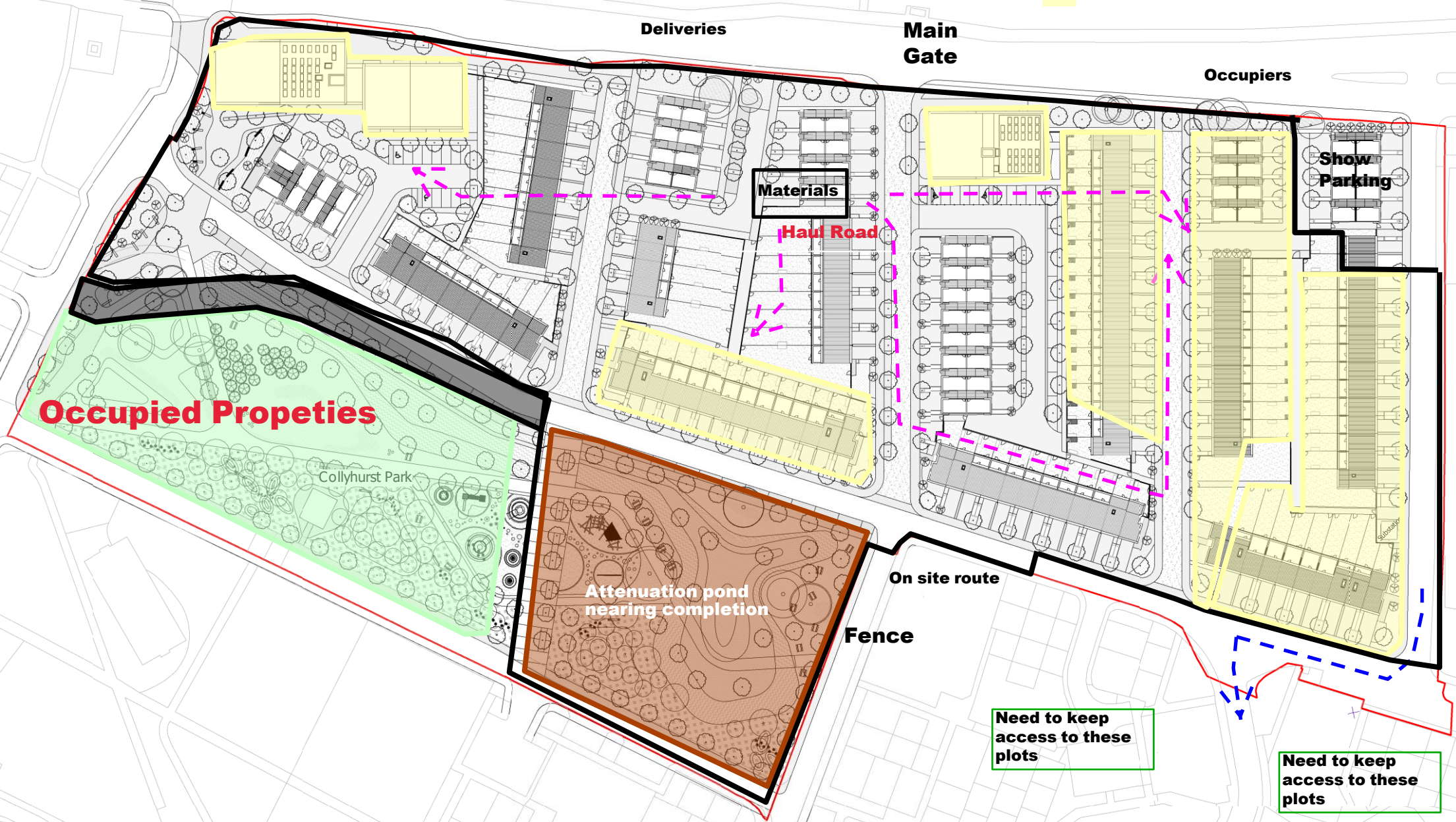




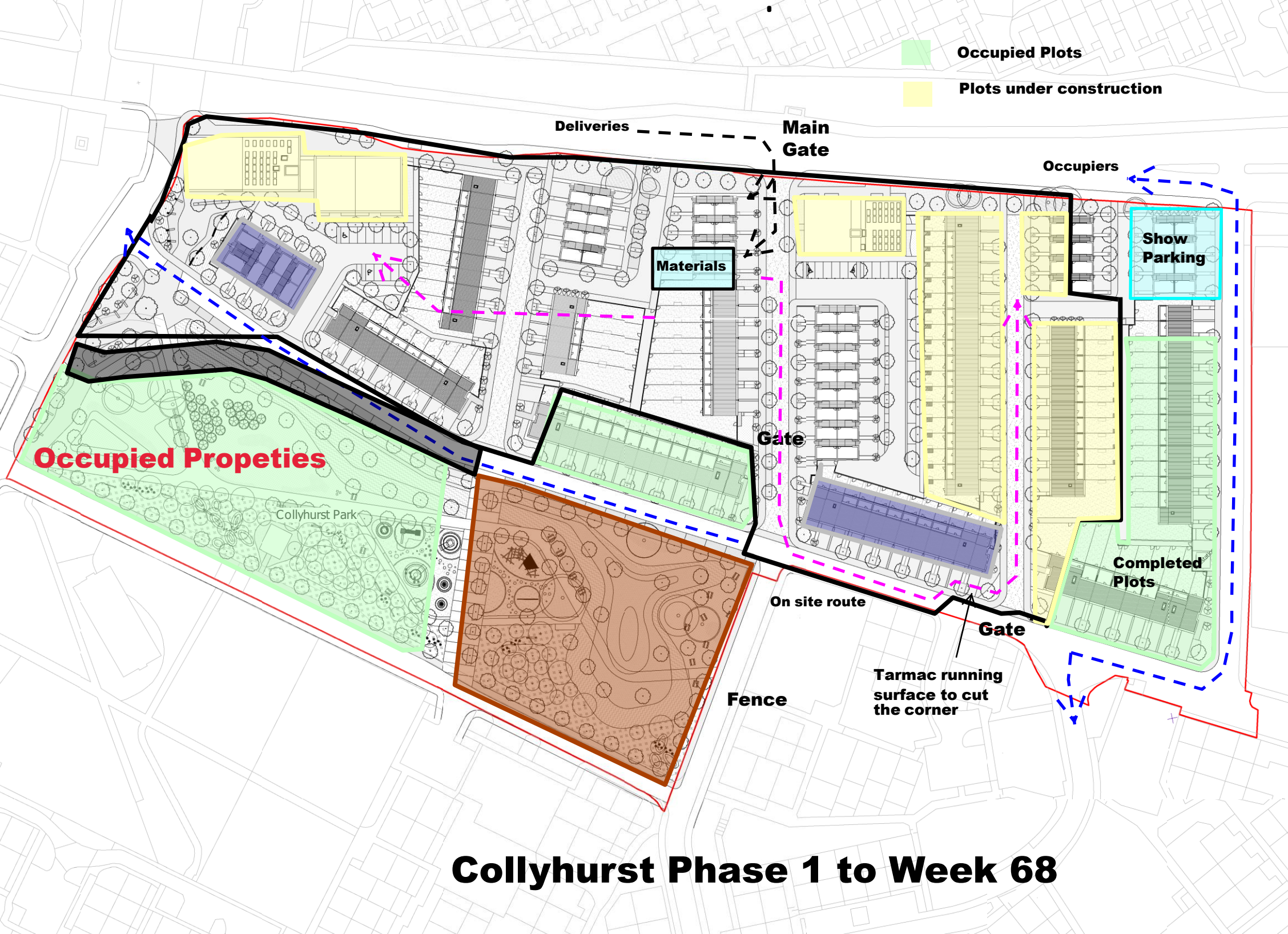
Occupied Plots



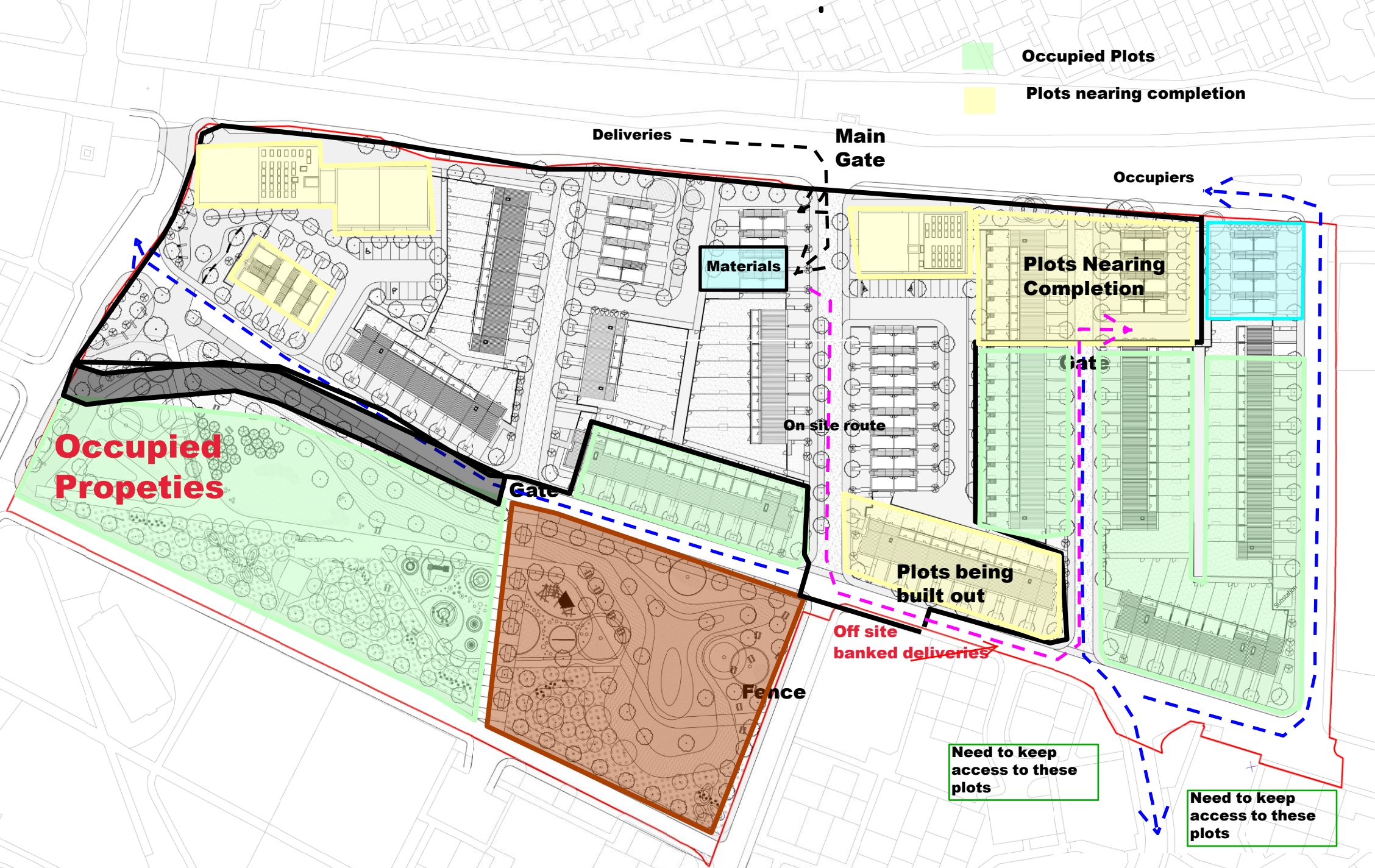
Plots under construction



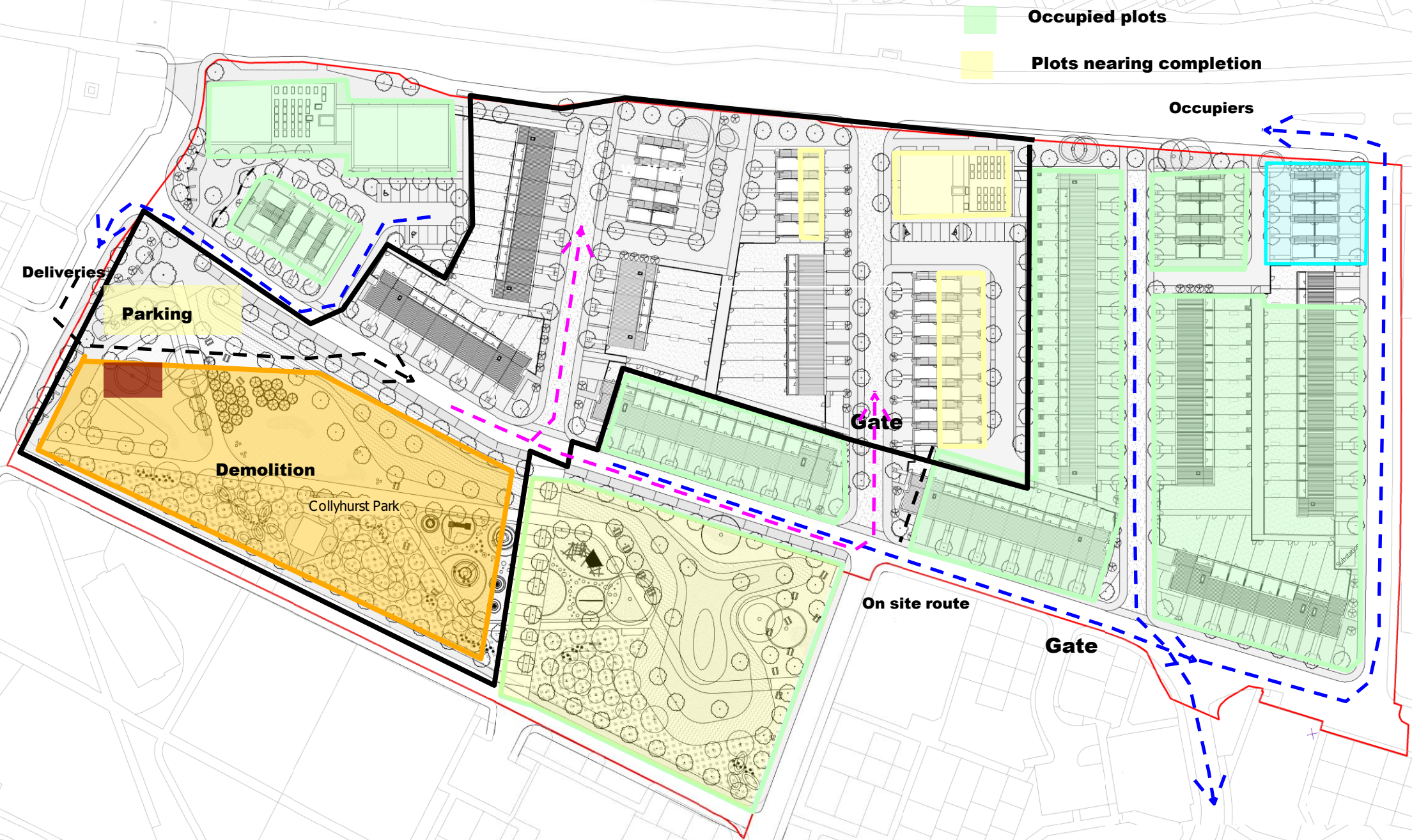
Collyhurst Phase 1 to week 45



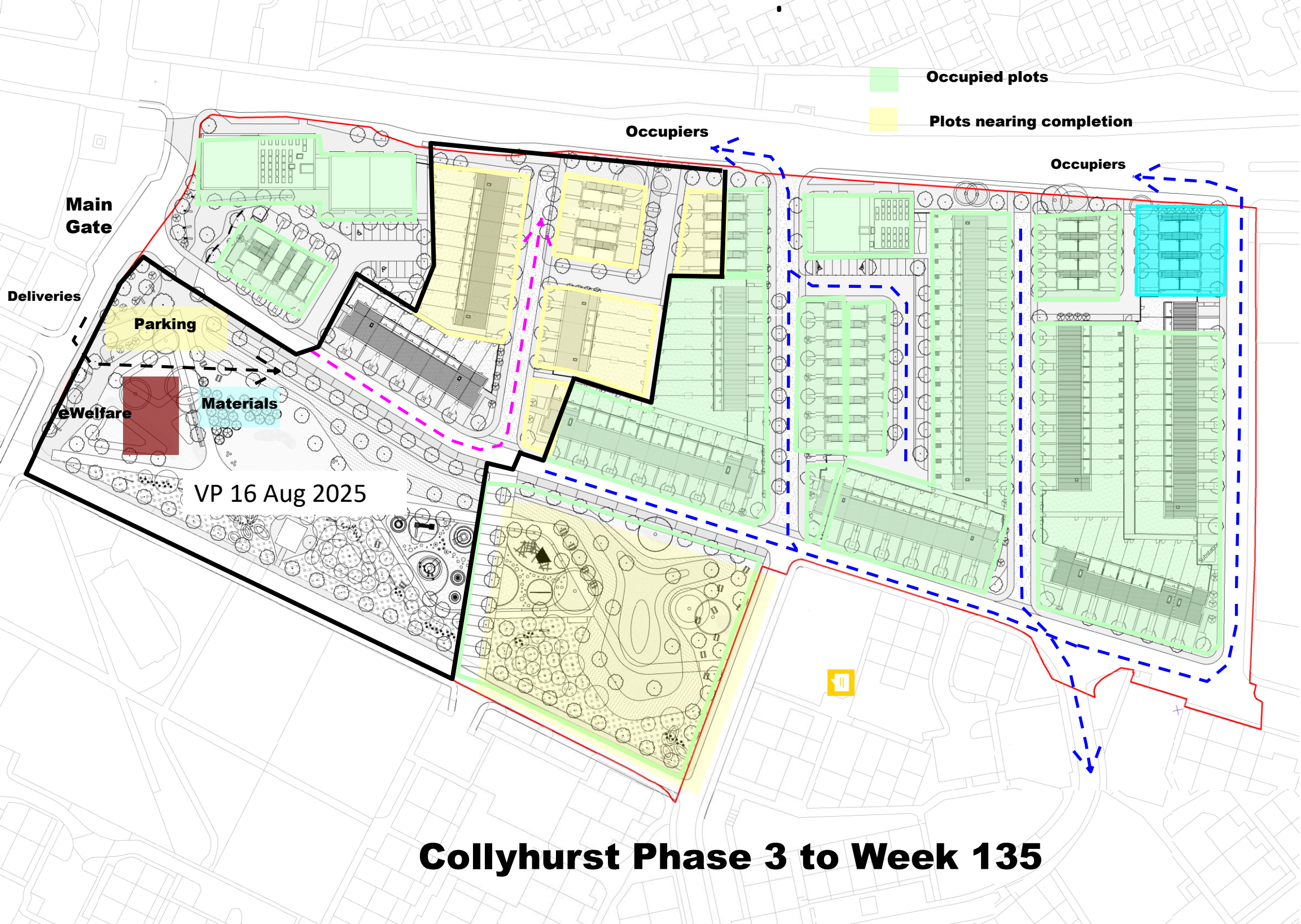
Collyhurst Phase 1 to Week 68

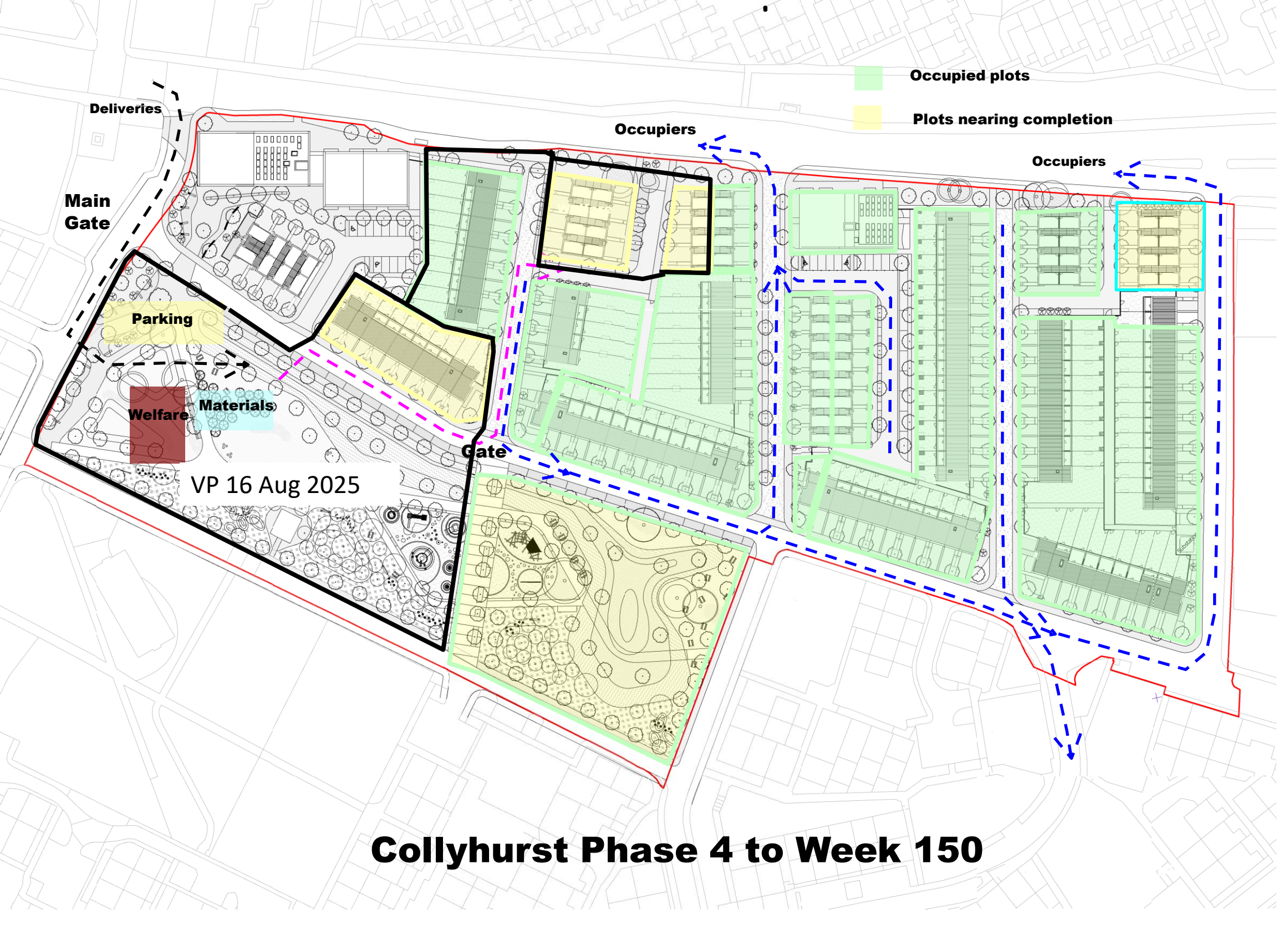


Collyhurst Phase 2 to week 80

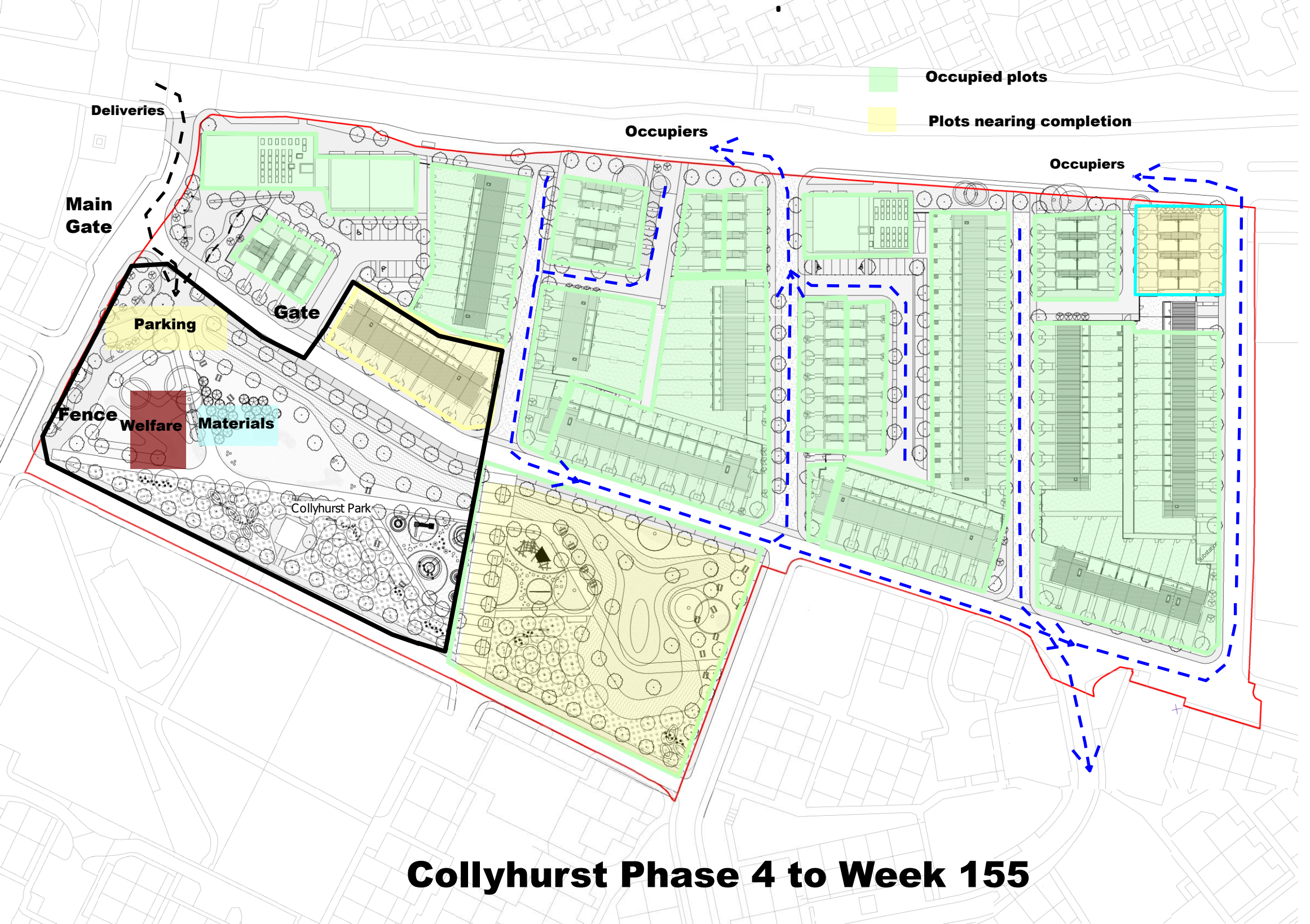


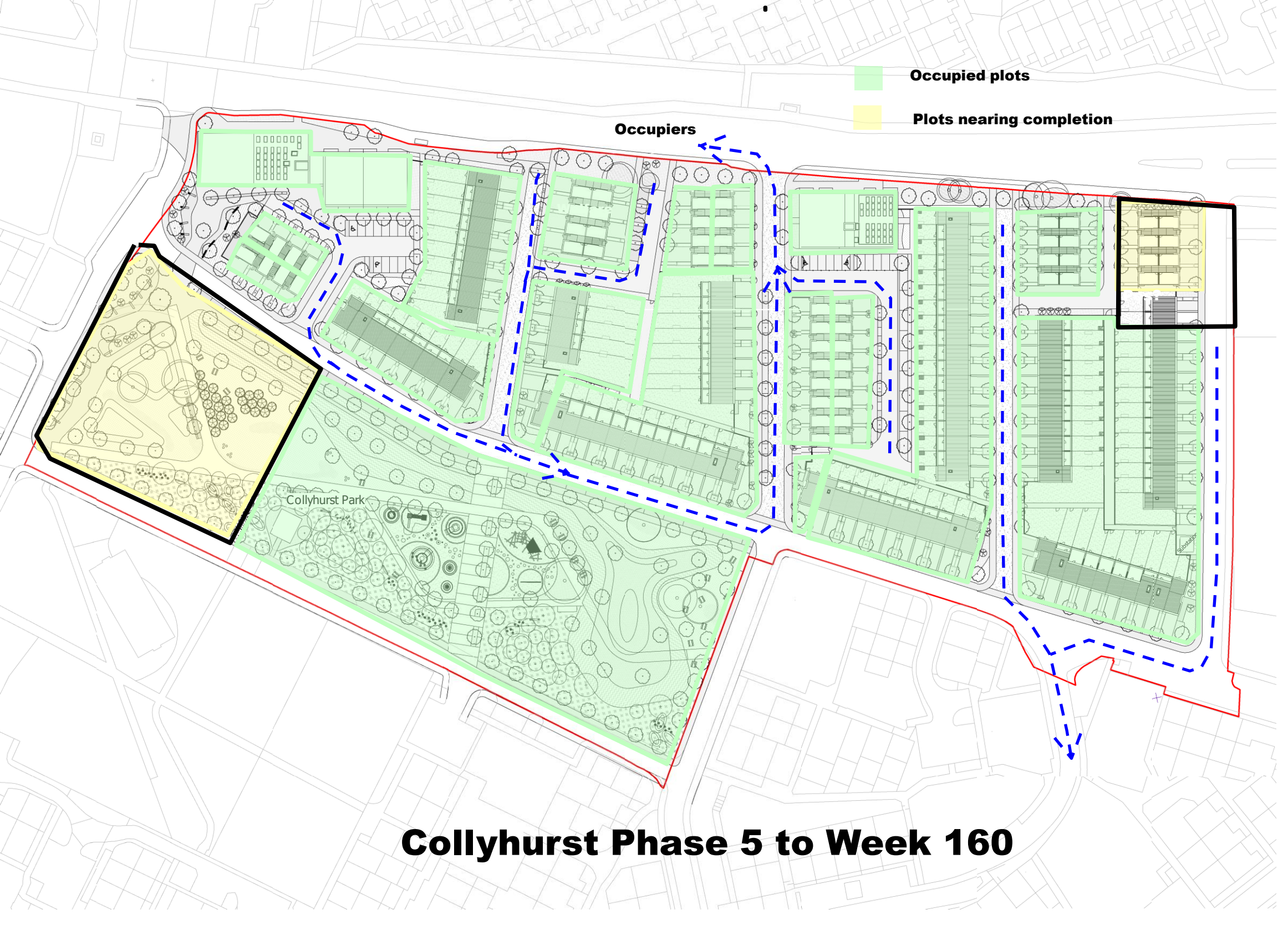
Collyhurst Phase 2 to week 90





Collyhurst Phase 4 to Week 150





- Occupied plots
- Plots nearing completion

Occupiers

Collyhurst Phase 5 to Week 160

■ Occupied plots

Occupiers

Collyhurst Park

Collyhurst Phase 5 to Week 169

