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

Our Ref: 0438
Your Ref: PP-14282248

Date: 26th August 2025

Dear Jennifer,

Application to Partially Discharge Condition 13 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 13 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; and,
- Plot D3 – External Works, Detailed General Arrangement (Drawing reference: CH01-SY-00-GF-DR-L-(04)003 Rev C2).

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Condition 13 – Boundary Treatments

Condition 13 is worded as follows:

> *"Prior to any above ground works associated with a phase of the development, details of the siting, scale and appearance (and materials to be used) for the boundary treatment for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of each phase of the development and thereafter retained and maintained in situ thereafter.*
>
> *Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans."*

The following information is submitted to discharge condition 13 for Plot D3 (as shown on the plan enclosed at **Appendix 1**):

- Plot D3 – External Works, Detailed General Arrangement (Drawing reference: CH01-SY-00-GF-DR-L-(04)003 Rev C2).

The application fee of £383 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-14282248). 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,

[redacted]

Georgina Blackburn
Associate
[redacted]
For and on behalf of Asteer Planning LLP

Appendix 1 – Plan showing Plot D3

Block / Plot References

22 August 2023 17:43

