

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

Our Ref: 0438
Your Ref: PP-14053632

Date: 28th May 2025

Dear Jennifer,

Application to Partially Discharge Conditions 8a), 15, and 40 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 conditions 8a), 15, and 40 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;
- Statement regarding condition 8a prepared by Edge Consulting Engineers;
- External Works Sheet 1 (Drawing reference: 221625-EDGE-XX-XX-DR-C-1020 P07);
- External Works Sheet 2 (Drawing reference: 221625-EDGE-XX-XX-DR-C-1021 P04);
- External Works Sheet 3 (Drawing reference: 221625-EDGE-XX-XX-DR-C-1022 P02);
- Plot Drainage Sheet 1 (Drawing reference: 221625-EDGE-XX-XX-DR-C-2010 C07);
- Plot Drainage Sheet 2 (Drawing reference: 221625-EDGE-XX-XX-DR-C-2011 C08);
- Plot Drainage Sheet 3 (Drawing reference: 221625-EDGE-XX-XX-DR-C-2012 C04); and,
- Drainage Maintenance Plan prepared by DEX Construction Group Limited.

Condition 8a) – Drainage of Surface Water

Condition 8a) is worded as follows:

“Notwithstanding the details outlined in Chapter 8 Drainage and Flood Risk of the ES and Appendix 8.1 Flood Risk Assessment of the ES stamped as received by the City Council, as Local Planning Authority, on the 12 February 2021 and Covering Letter from Avison Young, Hydraulic Model - plot A model results, Hydraulic Model - plot B, C, D and Northern Park model results, Drainage and Utility Layer Sheet 1 and South Collyhurst MH Card 5101 stamped as received by the City Council, as Local Planning Authority, on the 18 May 2021,

(a) a phase of the development shall not commence until a scheme for the drainage of surface water for that phase of the development has been submitted for approval in writing by the City Council as the Local Planning Authority. This shall include:

- Further details of outfalls, including confirmed locations of existing assets and invert levels, to ensure that the proposed system can drain via gravity.*
- Confirmation of how a discharge rate of 34l/s has been calculated for the discharge rate from catchments B, C and D;*
- Details of the proposed swale outfall.;*
- Evidence that the drainage system has been designed (unless an area is designated to hold and/or convey water as part of the design) so that flooding does not occur during a 1 in 100 year rainfall event with allowance for 40% climate change in any part of a building; pipe lengths and total drainage catchment areas to be illustrated on hydraulic model report;*
- Assessment of overland flow routes for extreme events that is diverted away from buildings (including basements). Overland flow routes need to be designed to convey the flood water in a safe manner in the event of a blockage or exceedance of the proposed drainage system capacity including inlet structures. A layout with overland flow routes needs to be presented with appreciation of these overland flow routes with regards to the properties on site and adjacent properties off site. This should include an assessment of finished floor levels and external elevations.*
- Email correspondence from the EA should be issued confirming that the EA have no issues with the proposed layout and that the risk of damage to the culverts structural integrity is appropriately mitigated;*
- Where surface water is connected to the public sewer, agreement in principle from United Utilities is required that there is adequate spare capacity in the existing system taking future development requirements into account. An email of acceptance of proposed flows and/or new connection will suffice;*
- For sites where proposed development would cause unusual pollution risk to surface water (large car park areas (>50 parking spaces) or industrial estates), evidence of pollution control measures (preferably through SuDS) is required;*
- Further information on construction details of SuDS elements; including any impermeable linings. Pond and swale details should also illustrate the maximum water level during the critical 1 in 100 year storm plus 40% climate change and*
- include top of bank and invert levels.”*

The following information is submitted to discharge condition 8a) for Phases 1 to 4 (as shown on the approved Phasing Plan enclosed at **Appendix 1**):

- Statement regarding condition 8a prepared by Edge Consulting Engineers;
- External Works Sheet 1 (Drawing reference: 221625-EDGE-XX-XX-DR-C-1020 P07);
- External Works Sheet 2 (Drawing reference: 221625-EDGE-XX-XX-DR-C-1021 P04);
- External Works Sheet 3 (Drawing reference: 221625-EDGE-XX-XX-DR-C-1022 P02);
- Plot Drainage Sheet 1 (Drawing reference: 221625-EDGE-XX-XX-DR-C-2010 C07);

- Plot Drainage Sheet 2 (Drawing reference: 221625-EDGE-XX-XX-DR-C-2011 C08); and,
- Plot Drainage Sheet 3 (Drawing reference: 221625-EDGE-XX-XX-DR-C-2012 C04).

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**):

- Drainage Maintenance Plan prepared by DEX Construction Group Limited.

Condition 40 – Drainage Scheme

Condition 40 is worded as follows:

“Prior to the installation of the proposed driveways and car parking areas hereby approved, a drainage scheme shall be submitted to and approved in writing by the City Council as Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained in situ thereafter.”

The following information is submitted to discharge condition 40 for Phases 1 to 4 (as shown on the approved Phasing Plan enclosed at **Appendix 1**). This condition is not relevant to Phase 5, as there are no driveways or car parking areas within the park:

- External Works Sheet 1 (Drawing reference: 221625-EDGE-XX-XX-DR-C-1020 P07);
- External Works Sheet 2 (Drawing reference: 221625-EDGE-XX-XX-DR-C-1021 P04);
- External Works Sheet 3 (Drawing reference: 221625-EDGE-XX-XX-DR-C-1022 P02);
- Plot Drainage Sheet 1 (Drawing reference: 221625-EDGE-XX-XX-DR-C-2010 C07);
- Plot Drainage Sheet 2 (Drawing reference: 221625-EDGE-XX-XX-DR-C-2011 C08);
- and,
- Plot Drainage Sheet 3 (Drawing reference: 221625-EDGE-XX-XX-DR-C-2012 C04).

The application fee of £383 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-14053632). 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,

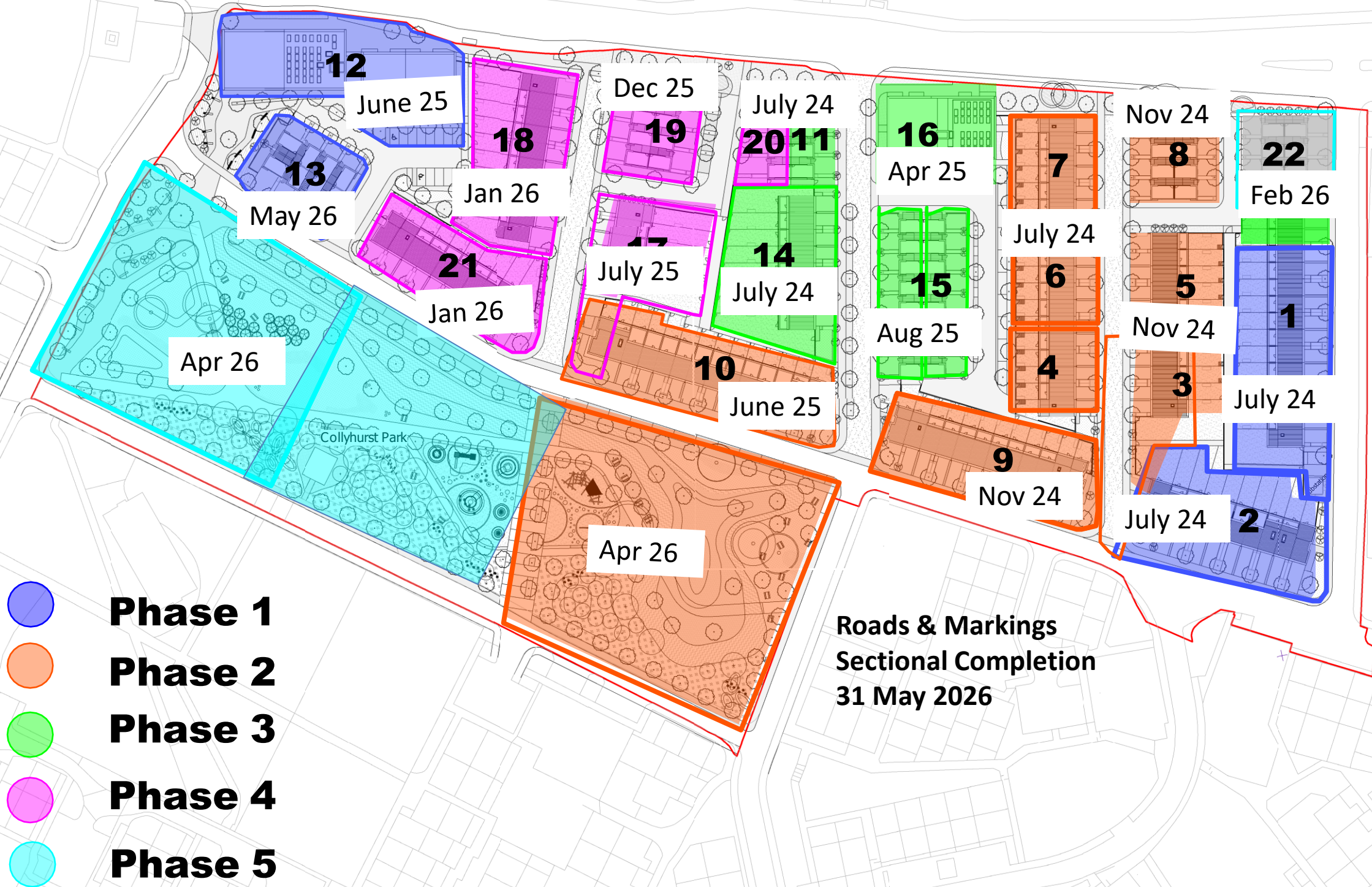


Georgina Blackburn
Associate



For and on behalf of Asteer Planning LLP

Collyhurst Overall Build Route Rev G



Collyhurst South

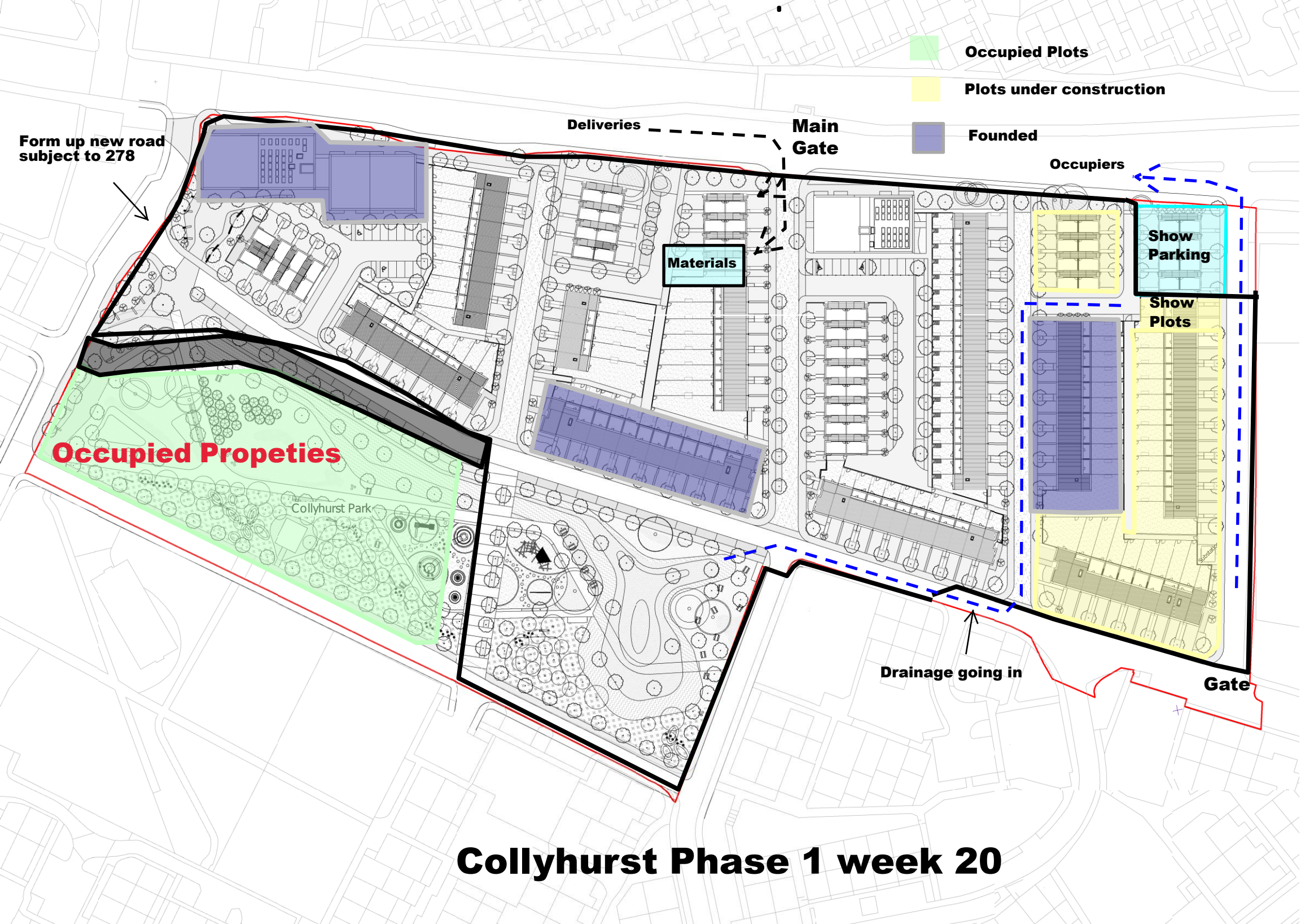


Commencement Ground
remediation January 2023

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

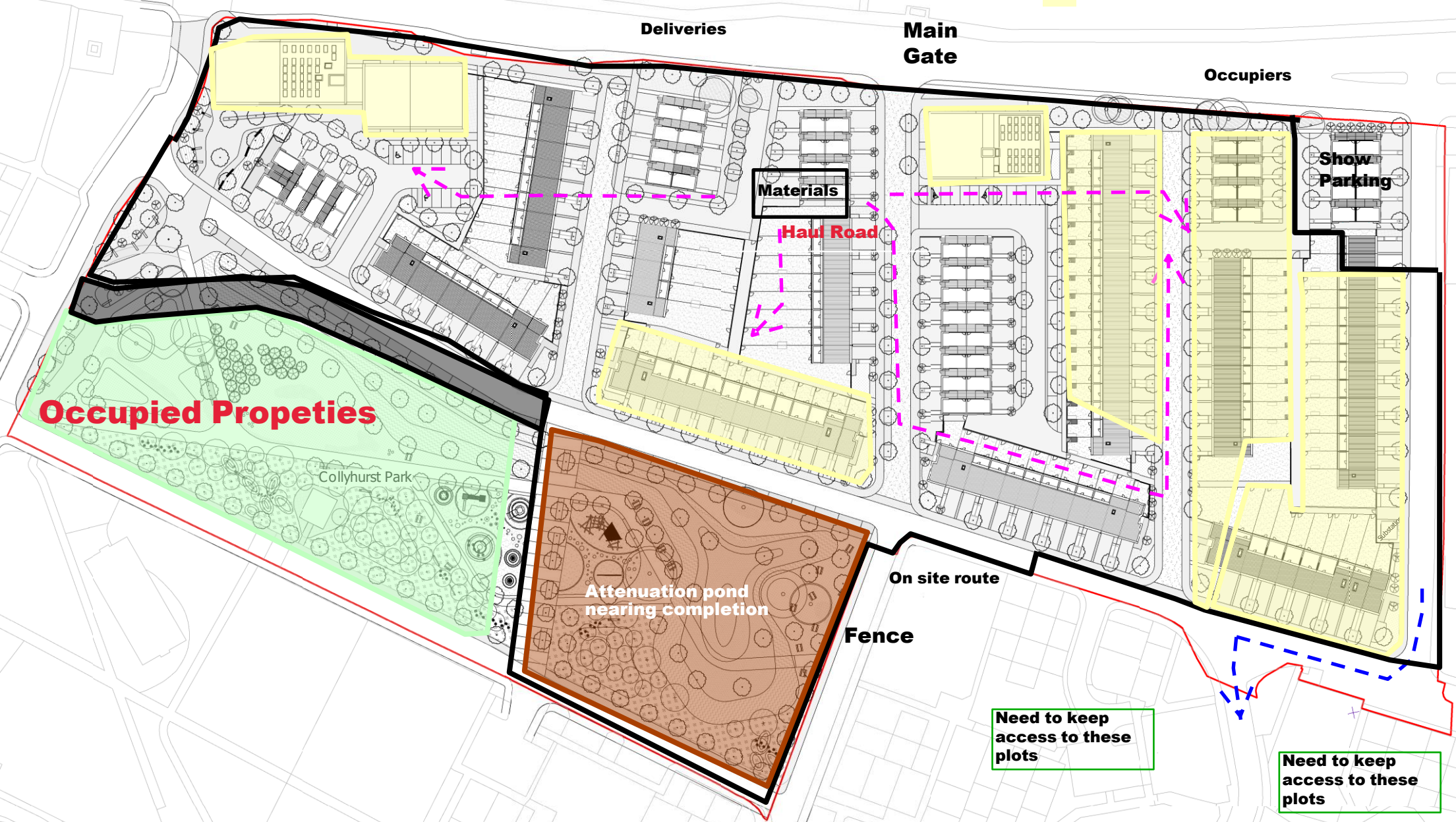




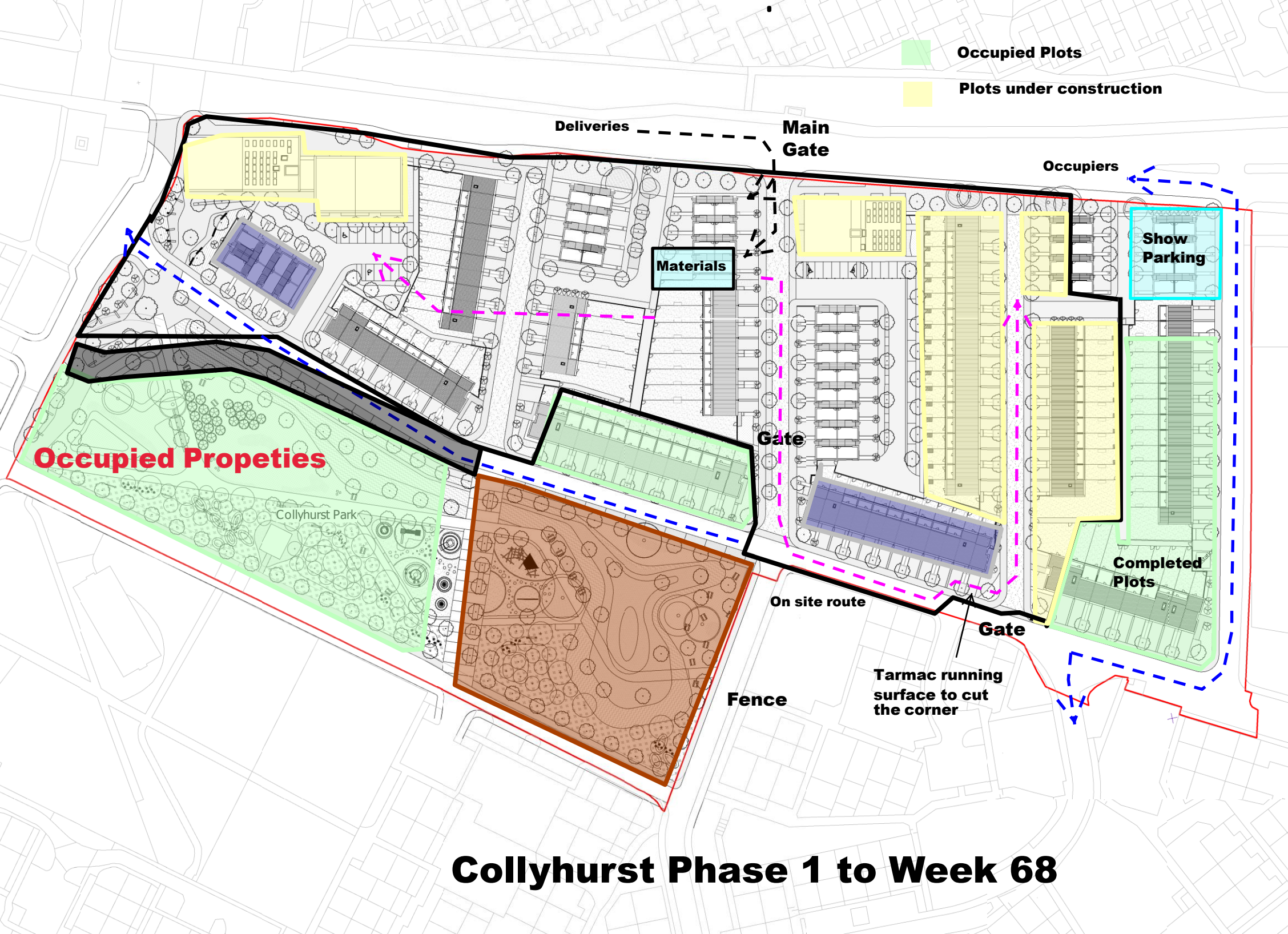
Occupied Plots



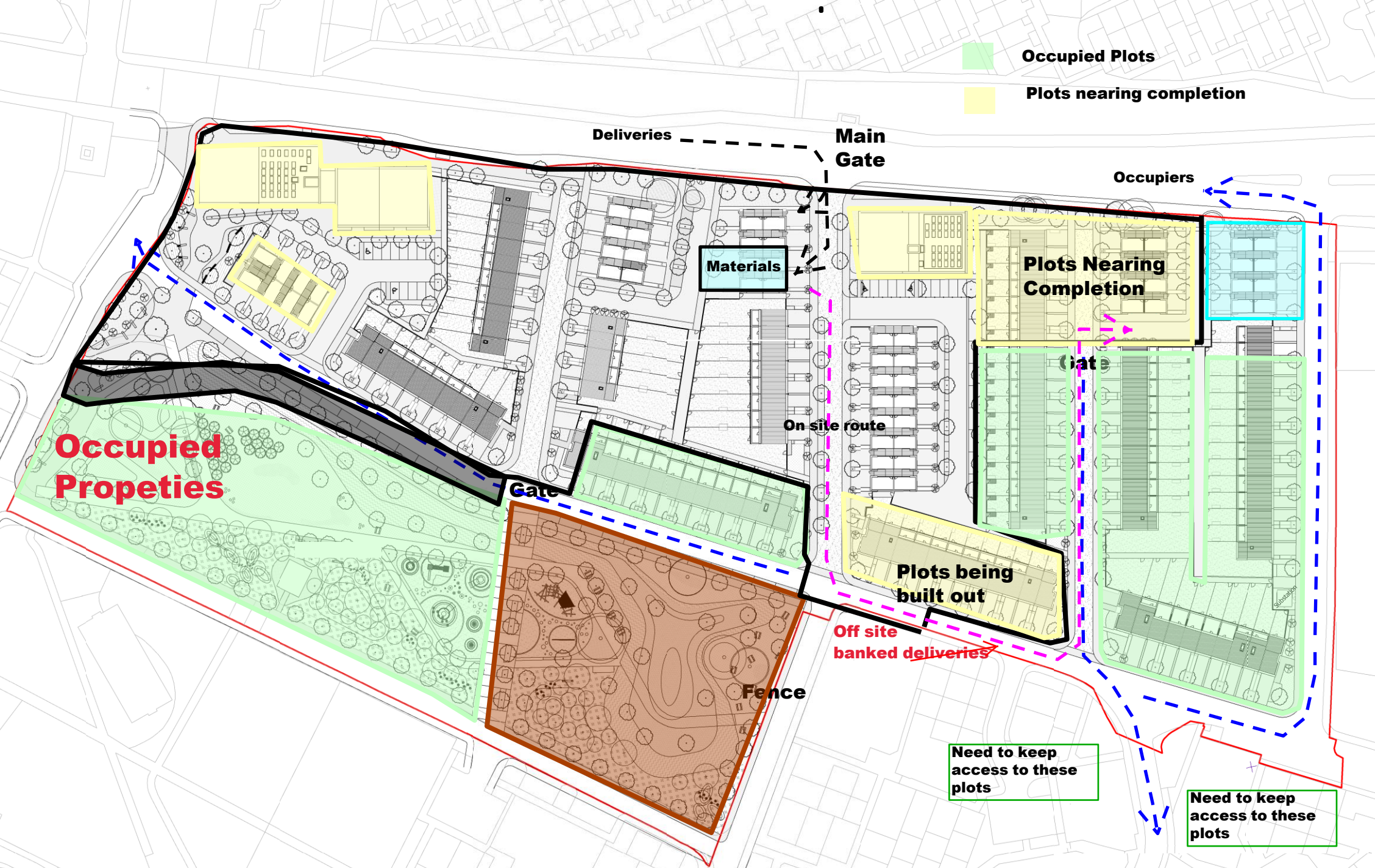
Plots under construction



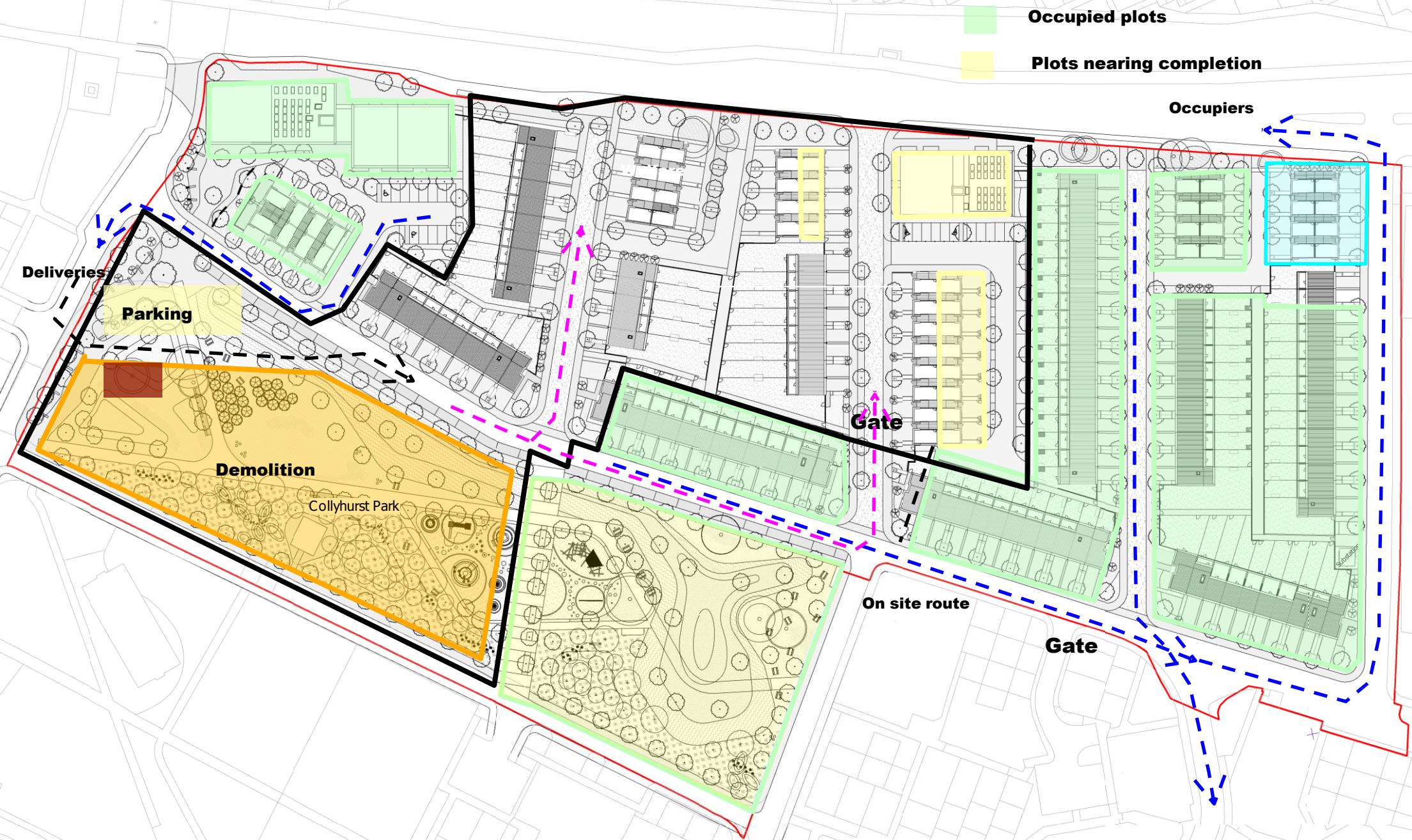
Collyhurst Phase 1 to week 45



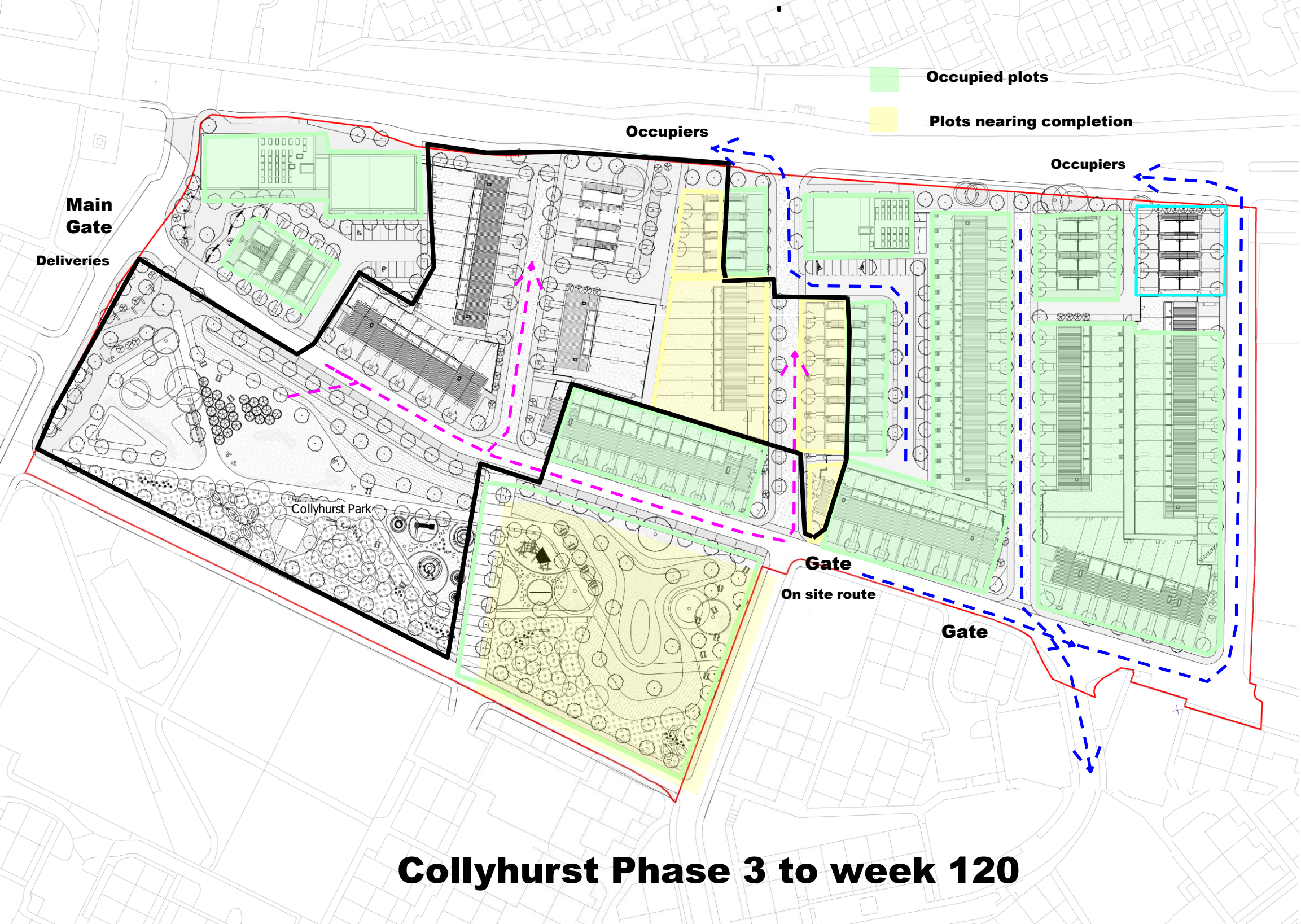
Collyhurst Phase 1 to Week 68

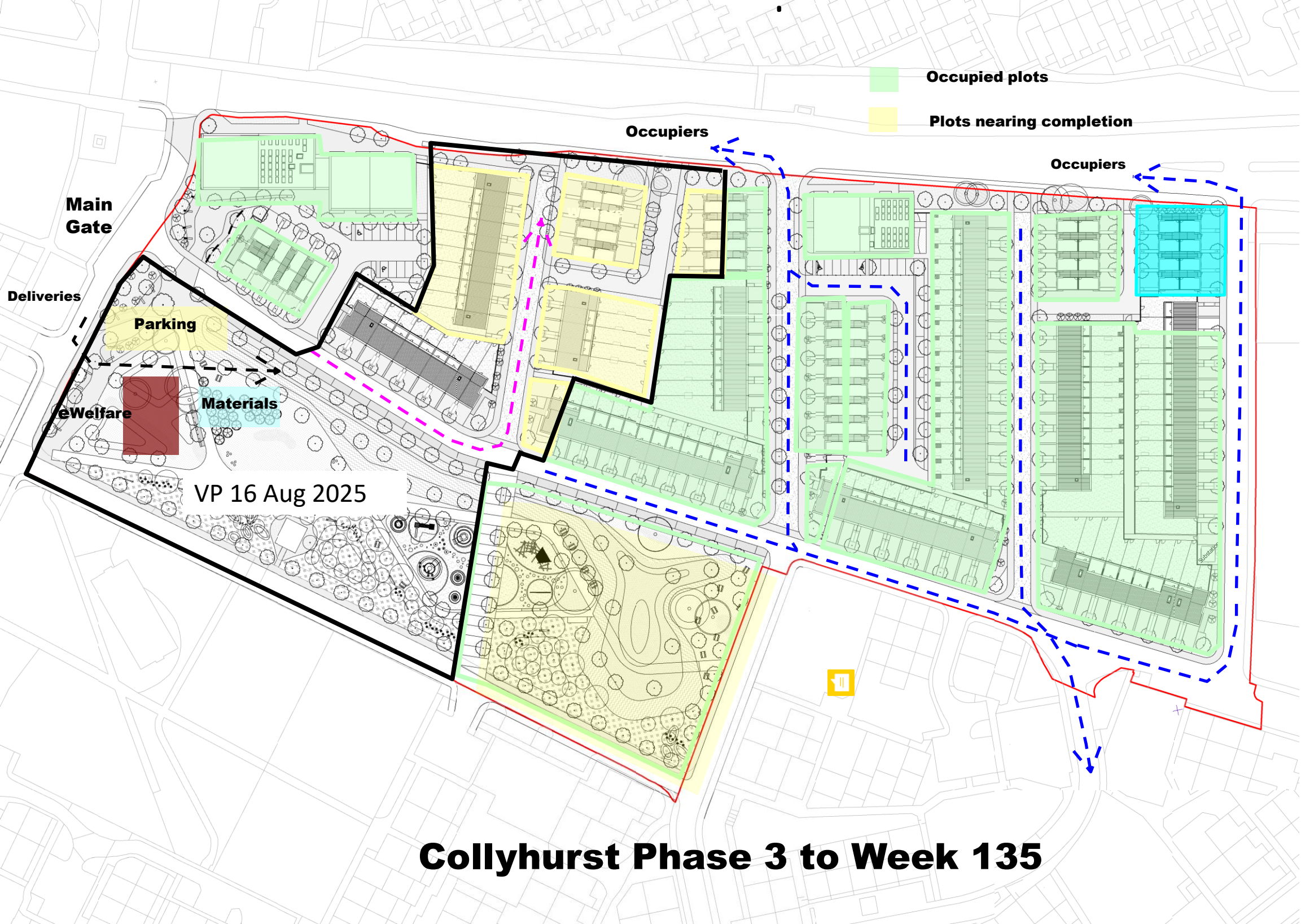


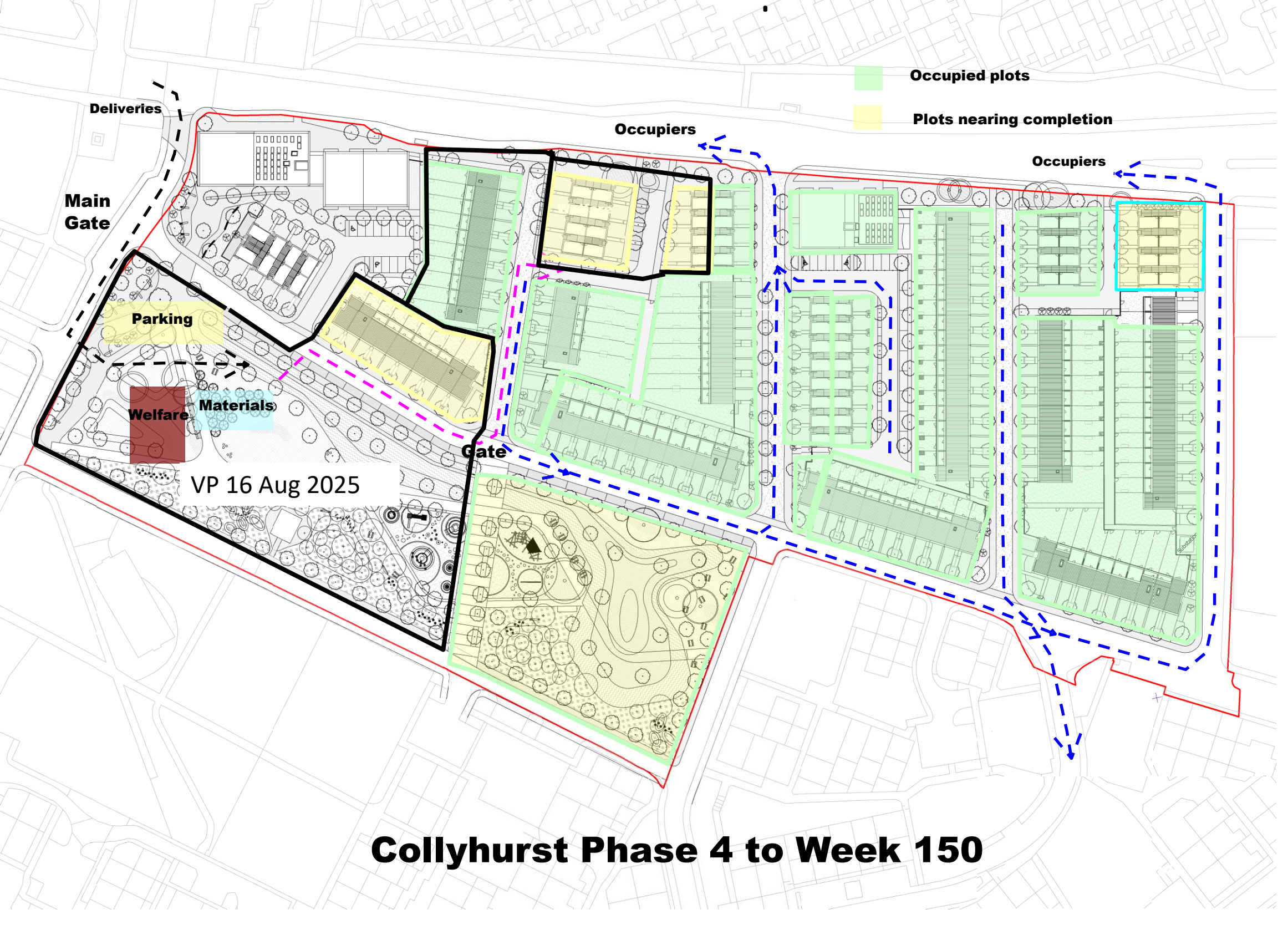
Collyhurst Phase 2 to week 80



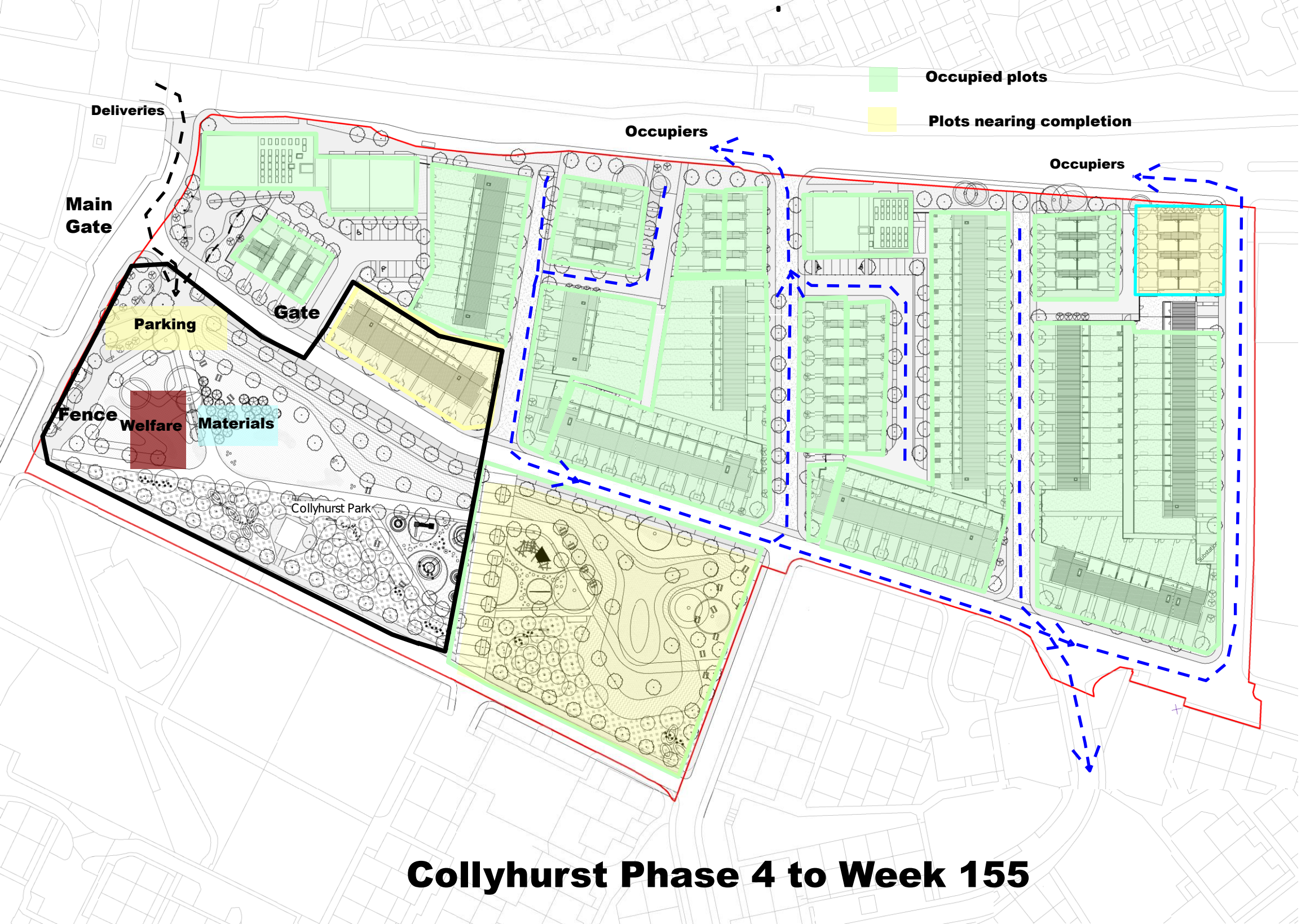
Collyhurst Phase 2 to week 90



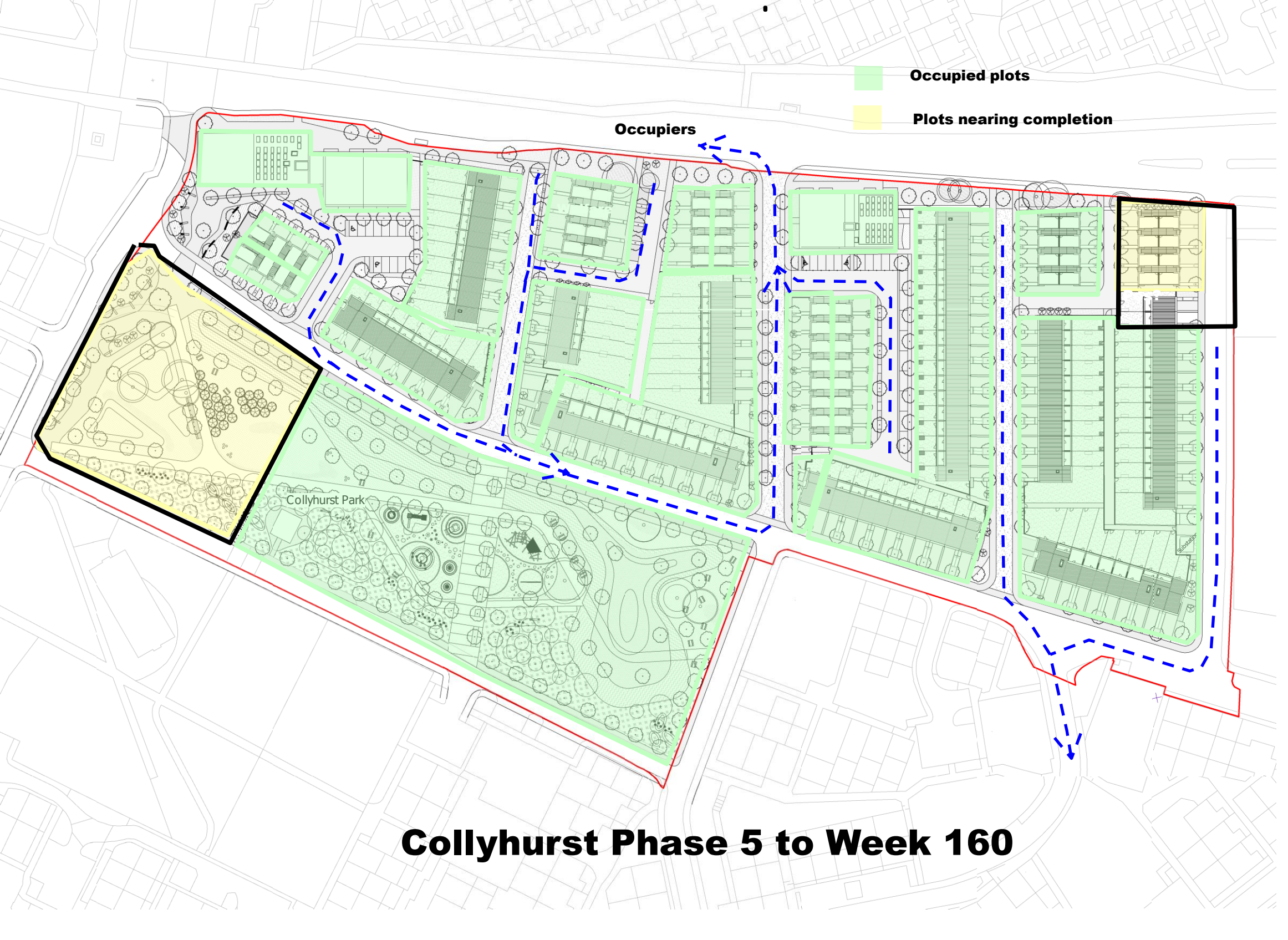




Collyhurst Phase 4 to Week 150



Collyhurst Phase 4 to Week 155



- Occupied plots
- Plots nearing completion

Occupiers

Collyhurst Park

Collyhurst Phase 5 to Week 160

■ Occupied plots

Occupiers

Collyhurst Park

Collyhurst Phase 5 to Week 169

