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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-14149629

Date: 4th July 2025

Dear Jennifer,

Application to Partially Discharge Condition 19b 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 19b 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,
- Post Completion Testing Acoustic Consultancy Report (ref: ADT 3447/PCT2) (dated 2nd July 2025).

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Condition 19b – Noise Verification Report

Part a) of condition 19 was discharged on 14th April 2023 under application reference CDN/23/0175. This application seeks to discharge part b) of condition 19 for Block D (as shown on the plan enclosed at **Appendix 1**) and, thus, approval is sought for the partial discharge of condition 19b on this basis.

Condition 19b is worded as follows:

> *"Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.*
>
> *Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ."*

The following information is submitted to discharge condition 19b for Block D:

- Post Completion Testing Acoustic Consultancy Report (ref: ADT 3447/PCT2) (dated 2nd July 2025).

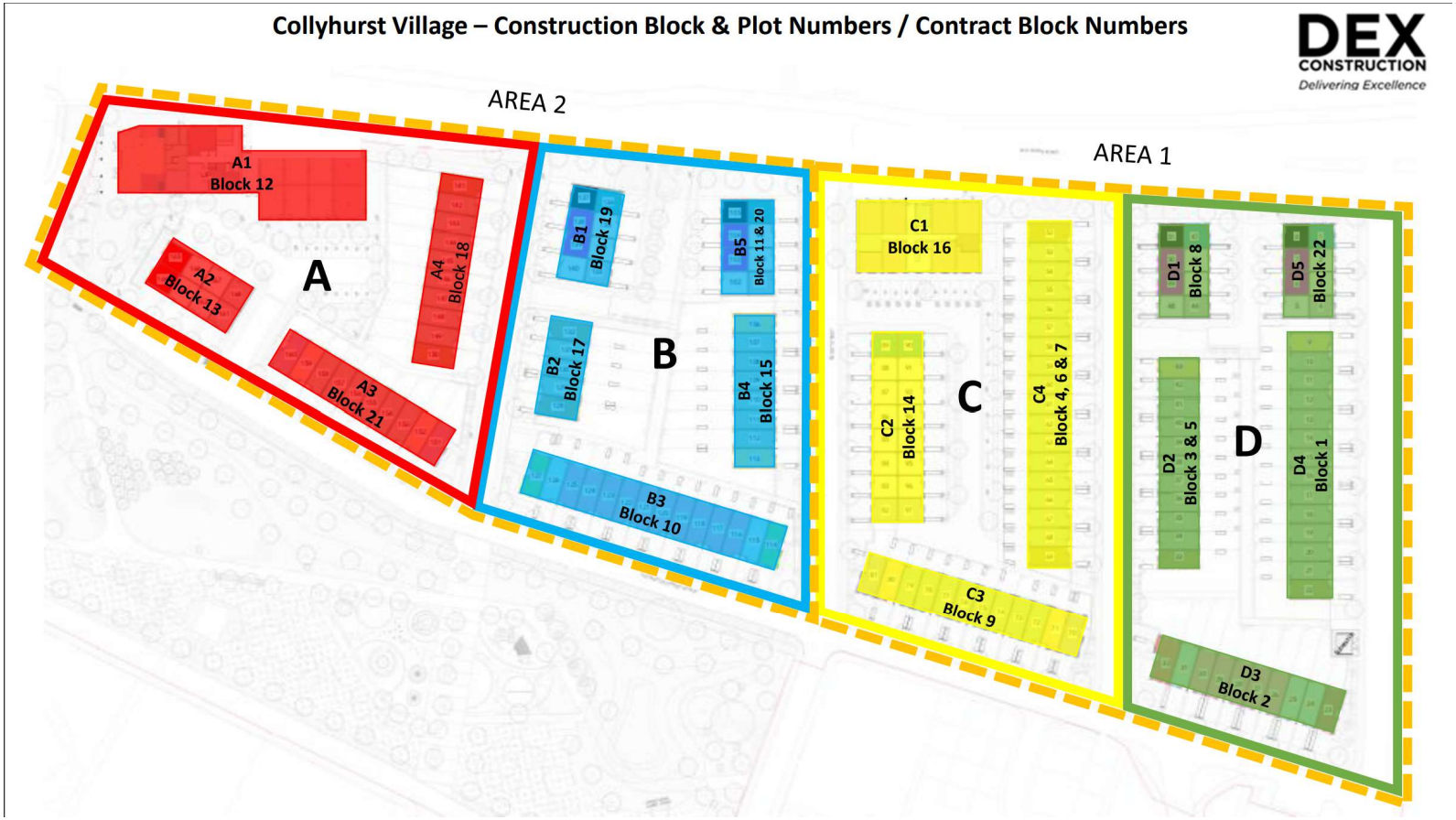
The application fee of £383 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-14149629). We trust that the submitted information is acceptable to you, and that this submission will enable the timely validation of the application. Should you have any queries relating to the above, please do not hesitate to contact me on my details below.

Yours Sincerely,

Georgina Blackburn
Associate
07305 393759
georgina.blackburn@asteerplanning.com

For and on behalf of Asteer Planning LLP

Appendix 1 – Plan showing location of Block D

Block / Plot References

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