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Planning Building Control and Licensing – Growth and
Development
Manchester City Council
Lloyd Street
Manchester
M60 2LA

PP-14822470
UK0042275.0970
31 March 2026

Dear Jen,

S73 Planning Application to vary condition 2 and 15 of planning permission 131708/FO/2021 at 87 Rochdale Road, Manchester, M4 4JD

WSP has been instructed by our client, McGoff Group Projects Ltd ('the applicant'), to submit an application under Section 73 of the Town and Country Planning Act (1990) to regularise matters by varying the wording on condition 2 and 15 of planning permission 131708/FO/2021 at 87 Rochdale Road, Manchester, M4 4JD ('the site')

Full planning permission (131708/FO/2021) was previously granted on 18th February 2022 for the following development at the site:

“Erection of a part 11, part 13 storey building to form residential apartments (Use Class C3a) together with the erection of two blocks of 3 storey duplexes (Use Class C3a) to form 237 residential homes in total with associated commercial floor (Use Class E) (132 sqm), basement car parking, landscaping and public realm, and associated engineering and infrastructure works following demolition of existing buildings and structures ”

Amendments Sought

McGoff Group Projects Ltd have submitted a full planning application on land at 85 Rochdale Road, which will form phase 2 of the overall Rochdale Road development. The proposals comprise of 153 apartments. The new build residential building of phase 2 is proposed to be located upon part of the currently consented landscaping area of phase 1 (87 Rochdale Road).

Consequently, the amendments which form part of this S73 seek to amend the currently consented landscaping of phase 1, to accommodate the phase 2 proposals.

Consequently, condition 2 is proposed to be amended to allow three scenarios.

1. A corridor of phase 1's landscaping to be approved and implemented prior to the occupation of phase 1



2. Phase 1's consented landscaping to the west of the development to be removed to accommodate the new build element of phase 2.
3. Phase 1's original landscaping to be built out as currently consented in the event that phase 2 is not commenced within 3 years of planning consent being granted on phase 2.

Landscaping condition 15 a) is proposed to be removed in its entirety, on the basis that the condition has already been discharged and the details of the hard and soft landscaping scheme is proposed to be included in the list of approved plans under condition 2 a).

The only revisions to the detailed plans discharged under condition 15a) on 24 July 2025 showing the Landscape general arrangement plan (23C002-PLA-XX-XX-DR-L-0002 D4 C04), hardworks (23C002-PLA-X X-X X-DR-L-1001 Rev C04); softworks (23C002-PLA-XX-XX-DR-L-2000 Rev C03) ; and levels (23C002-PLA-X X-X X-DR-L-3000 Rev C02) is the removal of 2 no. proposed street trees along Rochdale Road. This has been agreed with MCC through discussions due to the presence of utilities underneath the pavement. An updated revision of the Boundary Treatment Plan (23C002-PLA-XX-XX-DR-L-1002 D4 C03) has also been submitted as part of this S73 application. The only difference between revision C03 and the previously approved revision (C02) is that the fence and gate details have been updated and the removal of 2 no. proposed street trees along Rochdale Road.

Variation to condition wording

For avoidance of doubt, the proposed amendments to the wording are in red text below.

Condition 2

2a. The development hereby approved shall be carried out in accordance with the following drawings and documents.

136-JMA-B3-00-P-A-022300, 136-JMA-B3-N-E-A-042230, 136-JMA-B4-00-P-A-022240, 136-JMA-MP-01-P-A-022201, 136-JMA-MP-07-P-A-022207, 136-JMA-MP-09- P-A-022209, 136-JMA-MP-10-P-A-022210, 136-JMA-MP-11-P-A-022211, 136-JMA- MP-12-P-A-022212, 136-JMA-MP-13-P-A-022213 and 136-JMA-MP-LG-P-A-022199

stamped as received by the City Council, as Local Planning Authority 20 September 2021. 136-JMA-MP-XX-P-A-001005 Rev A and 136-JMA-MP-XX-P-A-022200 Rev A stamped as received by the City Council, as Local Planning Authority 6 November 2021

136-JMA-B1-00-E-A-104200 Rev B, 136-JMA-B2-00-E-A-104202 Rev B, 136-JMA-B2-10-E-A-104201 Rev C, 136-JMA-MP-AA-S-A-052200 Rev A, 136-JMA-MP-E-E-A-042201 Rev B, 136-JMA-MP-N-E-A-042202 Rev B, 136-JMA-MP-N-E-A-042205 Rev B, 136-JMA-MP-S-E-A-042200 Rev C, 136-JMA-MP-S-E-A-042204 Rev B and 136-JMA-MP-W-E-A-042203 Rev B stamped as received by the City Council, as Local Planning

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~~2624-PLA-XX-XX-DR-L-0002 REV P06, 2624-PLA-XX-XX-DR-L-1001 REV P03, 2624-PLA-XX-XX-DR-L-1002 REV P04, 2624-PLA-XX-XX-DR-L-2000 REV P04 and 2624-PLA-XX-XX-DR-L-3000 REV P06~~ stamped as received by the City Council, as Local

~~Planning Authority 6 December 2021.~~

~~23C002-PLA-XX-XX-DR-L-0002 D4 C07; 23C002-PLA-XX-XX-DR-L-1001 D4 C05; 23C002-PLA-XX-XX-DR-L-1002 D4 C04; 23C002-PLA-XX-XX-DR-L-2000 D4 C05; 23C002-PLA-XX-XX-DR-L-3000 D4 C03~~

2b) The consented development will be built out in accordance with the plans listed under condition 2a) unless development is commenced within 3 years of the date of permission being granted on a future phase 2 of the development.

2c) Prior to first occupation of the residential element of planning approval 131708/FO/2021, the landscaping scheme shown on plans 23C002-PLA-XX-XX-DR-L-0002 D4 C08; 23C002-PLA-XX-XX-DR-L-1001 D4 C06; 23C002-PLA-XX-XX-DR-L-1002 D4 C05; 23C002-PLA-XX-XX-DR-L-2000 D4 C06; 23C002-PLA-XX-XX-DR-L-3000 D4 C04 will be implemented.

Condition 15

~~15) Notwithstanding drawings 2624-PLA-XX-XX-DR-L-0002 REV P06, 2624-PLA-XXXX-DR-L-1001 REV P03, 2624-PLA-XX-XX-DR-L-1002 REV P04, 2624-PLA-XX-XX-DR-L-2000 REV P04 and 2624-PLA-XX-XX-DR-L-3000 REV P06 stamped as received by the City Council, as Local Planning Authority, on the 6 December 2021 (suggest we delete the list of drawing references underlined here), (a) Prior to any works commencing on the hard and soft landscaping scheme (including appropriate materials, specifications) details shall be submitted for approval in writing by the City Council as Local Planning Authority.~~

- (b) ~~The scheme shall be implemented prior to the first occupation of the residential element of the development.~~ If within a period of 5 years from the date of the planting of any tree or shrub forming part of permission 131708/FO/2021, that tree or shrub or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local Planning Authority, seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place.

The submission

The following plans are being submitted in support of this S73 application. Some of these are updated revisions of previously approved discharge of conditions plans which now supersede the originally consented plans under planning application 131708/FO/2021.

131708/FO/2021 condition 2 drawing reference and title	S73 Replacement drawing reference and title
2624-PLA-XX-XX-DR-L-0002 REV P06 (Landscape General Arrangement)	23C002-PLA-XX-XX-DR-L-0002 D4 C07
2624-PLA-XX-XX-DR-L-1001 REV P03 (Hardworks)	23C002-PLA-XX-XX-DR-L-1001 D4 C05
2624-PLA-XX-XX-DR-L-1002 REV P04 (Boundary Treatment Plan)	23C002-PLA-XX-XX-DR-L-1002 D4 C04
2624-PLA-XX-XX-DR-L-2000 REV P04 (Softworks)	23C002-PLA-XX-XX-DR-L-2000 D4 C05
2624-PLA-XX-XX-DR-L-3000 REV P06 (Levels Plan)	23C002-PLA-XX-XX-DR-L-3000 D4 C03
N/A	23C002-PLA-XX-XX-DR-L-0002 D4 C08 – General Arrangement with proposed phase 1 hoarding line
N/A	23C002-PLA-XX-XX-DR-L-1001 D4 C06 - Hardworks with proposed phase 1 hoarding line
N/A	23C002-PLA-XX-XX-DR-L-1002 D4 C05 – Boundary Treatment Plan with proposed phase 1 hoarding line
N/A	23C002-PLA-XX-XX-DR-L-2000 D4 C06 – Planting Plan with proposed phase 1 hoarding line
N/A	23C002-PLA-XX-XX-DR-L-3000 D4 C04 – Levels plan with proposed phase 1 hoarding line

As well as the plans listed above, the following documents have been submitted in support of the S73:

- Landscape Maintenance and Management Plan

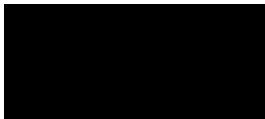
We have also submitted an illustrative landscape plan (ref. 23C002-PLA-XX-XX-DR-L-0004 S3 P02) which demonstrates how the phase 1 landscaping will interlink with the proposed phase 2 landscaping. This plan is however not for approval and is for context only.

Application Submission Documents and Fee

This S73 application has been submitted electronically via the Planning Portal (reference PP-14822470). A payment of £2,085 has been made to the planning portal.

I trust that the above details are sufficient to validate the application to allow you to progress it towards determination at your earliest convenience. Should you have any queries, please do not hesitate to contact me.

Yours sincerely,

A black rectangular box redacting the signature of Vanessa Rowell.

Vanessa Rowell
Associate – Planning Consultancy

A black rectangular box redacting the contact information of Vanessa Rowell.