ASTEER PLANNING
3rd Floor Calico
53-55 Mosley Street
Manchester
M2 3HQ

T +44 (0)7305 393759
E georgina.blackburn@asteerplanning.com
www.asteerplanning.com

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

Our Ref: 0438
Your Ref: PP-14523845

Date: 28th November 2025

Dear Jennifer,

Application to Partially Discharge Condition 32 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 32 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,
- Secured by Design Certificate (dated 27th November 2025).

Asteer Planning. Copyright 2021. Registered in England and Wales number OC436575.
Registered office, c/o Summit Chartered Accountants, M.01, Tomorrow, MediaCityUK, M50 2AB

Condition 32 – Secured By Design Accreditation

Condition 32 is worded as follows:

> *"The development hereby approved shall be carried out in accordance with the Crime Impact Statement prepared by Design for Security at Greater Manchester Police stamped as received by the City Council, as Local Planning Authority, on the 12 February 2021. The development shall only be carried out in accordance with these approved details. A phase of the development hereby approved shall not be occupied or used until the Council as local planning authority has acknowledged in writing that it has received written confirmation of a Secured by Design accreditation."*

The following information is submitted to discharge condition 32 for Plot D2 (as shown on the plan enclosed at **Appendix 1**):

- Secured by Design Certificate (dated 27th November 2025).

The application fee of £383 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-14523845). 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,

Appendix 1 – Plan showing Plots D3 and D4