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: 0444
Your Ref: PP-14906591

Date: 3 May 2026

Dear Jennifer,

Application to Discharge Condition 7 (Part b) (Ground Verification for Houses only) of Planning Permission Reference 130514/VO/2021 - Land Bound By Kingsfold Avenue, Whitley Road And Winscombe Drive, Manchester

On behalf of our client, DEX Construction Group Limited ("the Applicant"), please find enclosed an application to discharge conditions associated with planning permission '130514/VO/2021' on land bound By Kingsfold Avenue, Whitley Road And Winscombe Drive, Manchester ("the site"). The planning permission was granted on 18 August 2021 for the following development at the site:

> *"City Council Development for the erection of 14 three storey dwellinghouses (Use Class C3a) and a four storey building comprising 16 residential apartments (Use Class C3a); highways improvements, including the formation of a new road, extension of Kingsfold Avenue including the formation of on-street car parking spaces, formation of new pavements and re-surfacing of existing roads; and associated car parking; cycle and refuse storage; landscaping; public realm; and infrastructure."*

Conditions Proposed to be Discharged: 7 (Part b) (Ground Verification for Houses only) is worded as follows:

> *"(b) When the development commences, the development shall be carried out in accordance with the previously agreed Remediation Strategy and a Completion / Verification Report shall be submitted to and approved in writing by the City Council as local planning authority prior to the first occupation of the development.*
> *In the event that ground contamination, groundwater contamination and/or ground gas, not previously identified, are found to be present on the site at any time before the development is occupied, then development shall cease and/or the development shall not be occupied until, a report outlining what measures, if any, are required to remediate the land (the Revised Remediation Strategy) is submitted to and approved in writing by the City Council as local planning authority and the development shall be carried out in*

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

accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy."

The following documents have been submitted as part of this DOC application including:

Title	Author	Reference	Version
Post Completion Report	LK Group	LKC201673-D1-SCR-Collyhurst South Plots 1-14	-

The extent of land area proposed for discharge is shown on the attached plan at Appendix 1. The area coloured pink/red is associated with the apartments and will be discharged at a later date.

Summary of Conditions and Timing

The below table sets out a summary of each planning condition, its timing and a status update. This will be used as a 'live' tracker for all DOC applications going forward.

No.	Item	Timing	Status
1.	Three year commencement deadline.	-	No Further Action ("NFA")
2.	Compliance with approved plans.	-	NFA
3.	Programme of archaeological works	Pre-commencement	Discharged via CDN/23/0111 - NFA
4.	Vegetation clearance	Compliance	NFA
5.	5a – Local labour proposal	Pre-commencement	Discharged via CDN/23/0246 - NFA
	5b – Local labour outcome report	**Within one month of construction completion**	**To be discharged**
6.	**SUDS Strategy**	**Pre-commencement**	**To be discharged**
7.	7a – Site investigation and remediation strategy	**Pre-commencement**	Discharged via CDN/23/0105 - NFA
	7b – Remediation verification report	**Prior to occupation**	Discharge is sought for the houses via this application
8.	Construction management plan	**Pre-commencement**	Discharged via CDN/23/0145 - NFA
9.	**Material samples**	**Pre-commencement**	**To be discharged**
10.	Compliance with window reveals and soffit plans	Compliance	NFA
11.	Boundary treatments	Prior to above ground works	Discharged via CDN/26/0216 - NFA
12.	**Post construction environmental standards verification statement**	**Within a timescale agreed with MCC**	**To be discharged**
13.	**SUDS verification report**	**Prior to occupation**	**To be discharged**
14.	14a – Hard and soft landscaping	Prior to occupation	Discharged via CDN/26/0216 - NFA
	14b – Implementation of hard and soft landscaping	Compliance	NFA
15.	**15a – Plant and equipment details**	**Prior to occupation**	**To be discharged**
	15b – Plant verification report	**Prior to occupation**	**To be discharged**
16.	16a – Noise scheme details	Prior to occupation	Discharged via CDN/23/0244 - NFA
	16b – Noise verification report	Prior to occupation	Discharge is sought via PP-14906585
17.	Waste arrangements	Prior to above ground works	Discharged via CDN/23/0415 - NFA
18.	Lighting scheme	Prior to occupation	Discharged via CDN/26/0216 - NFA

No.	Item	Timing	Status
19.	Lighting glare compliance	Compliance	NFA
20.	**Secure by design accreditation**	**Prior to occupation**	**To be discharged**
21.	**Travel plan update**	**Within 6 months of occupation**	**To be discharged**
22.	Compliance with car parking layout plans and implement	Prior to occupation	NFA
23.	**Cycle store details**	**Prior to occupation**	**To be discharged**
24.	Highways works and public realm scheme	Prior to first use	Discharged via CDN/24/0729 - NFA
25.	Use class restriction	Compliance	NFA
26.	Use class restriction	Compliance	NFA
27.	**Apartment signage strategy**	**Prior to occupation**	**To be discharged**
28.	Bird and bat box scheme	Prior to occupation	Discharged via CDN/26/0216 - NFA
29.	Implementation of disabled access throughout the development	Compliance	NFA
30.	30a – EV charging point scheme	Prior to occupation	Discharged via CDN/24/0801 - NFA
	30b – Survey EV charging point usage	Reviewed annually / compliance	NFA
31.	**Solar panel scheme for apartments**	**Prior to first use**	**To be discharged**
32.	**Drainage scheme for driveways and car parking areas**	**Prior to installation of these areas**	**To be discharged**
33.	Removal of permitted development rights	Compliance	NFA
34.	Removal of permitted development rights	Compliance	NFA
35.	Removal of permitted development rights	Compliance	NFA

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

Jamie Lynch
Consultant
07906 889511
jamie.lynch@asteerplanning.com
For and on behalf of Asteer Planning LLP

Appendix 1: Extent of Land Area Proposed for Discharge

N

0m 5m 10m 15m 20m 25m

SCALE 1:250



BELOW GROUND ELEMENTS

EXTENT OF BELOW GROUND TREE PITS
REFER TO TREE PIT DETAIL DRAWINGS AND SECTIONS
ELEMENTS TO BE INSTALLED TO SUPPLIERS DETAILS

KERBS/CHANNELS/EDGES

PK — PROPOSED PCC SQUARE PIN KERB
50MM WIDE X 150MM
CONTRACTOR TO CONTROL HAUNCH WITH SHUTTERING

HARD LANDSCAPE SURFACING

PROPOSED VEHICULAR GRADE ASPHALT
TO ENGINEERS SPECIFICATION

PROPOSED PEDESTRIAN GRADE ASPHALT
TO ENGINEERS SPECIFICATION

PROPOSED CONCRETE BLOCK PAVING
'FUSHION' BLOCK PAVING SUPPLIED BY TOBERMORE OSA
LAID STRETCHER BOND ROAD KERB TO PIN KERB IN A LACERTA
PATTERN. BLOCK SIZE - 200MM X 100MM X 80MM
COLOURS - SILVER GREY AND MID GREY LAID 'LACERTA PATTERN'

PROPOSED CONCRETE FLAG PAVING
'TEXTURED FLAG' SUPPLIED BY TOBERMORE OSA
COLOUR NATURAL 600MM X 600MM X 40MM

TP1 — PROPOSED BLISTER TACTILE PAVING
COLOUR BUFF - SUPPLIED BY TOBERMORE OSA

HARD LANDSCAPE ELEMENTS

LP — PROPOSED STREET LIGHT LOCATION
TO ENGINEERS SPECIFICATION

BOUNDARY TREATMENTS

BT1A — PROPOSED BOUNDARY TREATMENT TYPE 1A
TIMBER GRAVEL BOARD FENCE 1.8M HIGH
SUPPLIED BY 'JACKSON' OR SIMILAR APPROVED

GT1 — PROPOSED GATE TYPE 1 - SINGLE LEAF TIMBER
GATE TO MATCH BT1 - FEATHERBOARD FENCING

ANCILLARY BUILDINGS:

BIN/BIKE STORE VARIOUS TYPES/COMBINATIONS
DESIGNED BY OTHERS
REFER TO ARCHITECTS DETAILS

SHED — PROPOSED TIMBER GARDEN SHED
4FT X 6FT 'OVERLORD' MODULAR SHED
SUPPLIED BY 'DUNSTER' HOUSE OR SIMILAR APPROVED
CONCRETE BASE TO SUPPLIERS RECOMMENDED DETAIL

SOFT LANDSCAPING

PROPOSED SPECIMEN TREE
REFER TO SOFT LANDSCAPE PLANS FOR SPECIES AND SIZES
REFER TO TREE PIT DETAILS FOR INSTALLATION

PROPOSED SPECIMEN SMALL TREE
REFER TO SOFT LANDSCAPE PLANS FOR SPECIES AND SIZES
REFER TO TREE PIT DETAILS FOR INSTALLATION

PROPOSED LIGUSTRUM OVALIFOLIUM HEDGE
PLANTED AT 3 PLANTS/LIN M IN A 10L POT

PROPOSED AMENITY SHRUB PLANTING
HATCHES DENOTE SPECIES SEPARATION

PROPOSED LAWN AREASTO BE TURFED
CLIENT MAY OPT TO SEED LARGER AREAS

7B – GROUND VERIFICATION REPORT
TO BE COMPLETE SEPTEMBER 2026

YD2 LTD.
Landscape Architecture

Email - studio@yd2.co.uk
Web - www.yd2.co.uk
Tel - 07514 281 452

Address:
Suite 10 - Hardman Business Centre,
New Hall Hey Road,
Rossendale

GENERAL NOTES:

1. DIMENSIONS GOVERN
2. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE ON THE DRAWINGS
3. ALL DIMENSIONS SHALL BE VERIFIED ON SITE PRIOR TO ANY CONSTRUCTION
4. YD2 SHALL BE NOTIFIED OF ANY DISCREPANCIES

DRAWING NOTES:

REV	DESCRIPTION	DRAWN	CHECKED	DATE
D1	DRAFT ISSUE - FOR TENDER REVIEW	MG	AV	10/11/2025

PROJECT TITLE
COLLYHURST VILLAGE
ROCHDALE ROAD
MANCHESTER

DRAWING TITLE
COLLYHURST SOUTH
GENERAL ARRANGEMENT

SCALE @ A1
1:200

DATE
NOV 2025

PROJECT NUMBER
8871

DRAWING No.
CH01-SY-00-GF-DR-L-(10)-300

REVISION
D1