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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-15015170

Date: 16 June 2026

Dear Jennifer,

Application to Discharge Condition 11 (Blocks A, B and C) 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 discharge condition 11 (Blocks A, B and C) 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,
- Elevation drawings for Blocks A, B and C.

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Condition 11– Material Samples and Specifications

Condition 11 is worded as follows:

> *"Prior to the commencement of each phase of the development (excluding site clearance, site investigations, remediation and ground works), samples and specifications of all material to be used on all external elevations of that phase of the development shall be submitted for approval in writing by the City Council, as Local Planning Authority. The specification shall include the agreement of a materials panel which shall include samples and specifications of all materials to be used on all external elevations of the development along with window reveals, jointing and fixing details, details of the drips to be used to prevent staining, ventilation/louvre details, air bricks and a strategy for quality control management.*
>
> *The approved materials used shall then be implemented as part the development."*

The following information is submitted to discharge condition 11 for Blocks A, B and C (as shown on the plan enclosed at **Appendix 1**):

Title	Author	Reference	Rev.
Plot A-Proposed Street Elevations	Buttress	8871-BA-PA-XX-DR-A- (05)001	PL1
Plot B-Proposed Street Elevations	Buttress	8871-BA-PB-XX-DR-A- (05)100	PL3
Plot C-Proposed Street Elevations	Buttress	8871-BA-PC-XX-DR-A- (05)200	PL1

Sample materials were made available for the Council to view on site between December 2023 and April 2024

Block D was discharged via application 'CDN/25/0343'. As such, this application will allow Condition 11 to be fully discharged if approved.

The application fee of £400 (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 – Development Phasing

Block / Plot References

22 August 2023 17:43

