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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-15003971

Date: 11 June 2026

Dear Jennifer,

Application to Discharge Condition 51 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 51 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-construction TV/FM and DAB Reception Survey prepared by SCS.

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Condition 51 – Post-construction TV/FM and DAB Reception Survey

Condition 51 is worded as follows:

> *"Notwithstanding the TV Reception Survey, stamped as received by the City Council, as Local Planning Authority, on the 12 February 2021, within one month of the practical completion of each phase, and at any other time during the construction of the development if requested in writing by the City Council as Local Planning Authority, in response to identified television signal reception problems within the potential impact area a study to identify such measures necessary to maintain at least the pre-existing level and quality of signal reception identified in the survey carried out above for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The measures identified must be carried out either before each phase is first occupied or within one month of the study being submitted for approval in writing to the City Council as Local Planning Authority, whichever is the earlier."*

The following information is submitted to fully discharge condition 51:

- Post-construction TV/FM and DAB Reception Survey prepared by SCS.

The application fee of £400 (including VAT and Planning Portal service charge) has been paid via the Planning Portal (Ref: PP-15003971). 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

[redacted]

For and on behalf of Asteer Planning LLP

Appendix 1 – Plan showing location of Development Phases

Block / Plot References

22 August 2023 17:43

