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

[redacted]
www.asteerplanning.com

FAO Jennifer Atkinson
Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester
M60 2LA

Our Ref: 0438
Your Ref: PP-14988873

Date: 4th June 2026

Submitted via the Planning Portal (Ref: PP-14988873)

Dear Jennifer,

Application to Discharge Condition 19b (Blocks C2, C3 and C4) of Planning Permission Reference 129393/VO/2021 – Land Bound by Rochdale Road, Shellard Road, Harrowby Drive, Johnny King Close, Thornton Street, 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 19b 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 ("the site").

Planning permission was granted on the 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;
- Completed Application Form;
- Relevant Application Fee of £400.00 (including VAT and Planning Portal administration fee) paid via the Planning Portal; and,
- Post-completion Testing Acoustic Consultancy Report prepared by Acoustic Design Technology (Document Reference: ADT3447/PCT3 Rev A).

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 19b (Noise Verification Report)

Part a) of condition 19 was discharged on 14th April 2023 under application reference CDN/23/0175. This application seeks to discharge part b) of condition 19 for Blocks C2, C3 and C4 (as shown on the plan enclosed at **Appendix 1**) and thus, approval is sought for the partial discharge of condition 19b on this basis.

Condition 19b is worded as follows:

> *"Prior to the first occupation of the development, a verification report will be required to validate that the work undertaken conforms to the recommendations and requirements approved as part of part (a) of this planning condition. The verification report shall include post completion testing to confirm the noise criteria has been met. In instances of non-conformity, these shall be detailed along with mitigation measures required to ensure compliance with the noise criteria. A verification report and measures shall be agreed until such a time as the development complies with part (a) of this planning condition.*
>
> *Any mitigation measures shall be implemented in accordance with a timescale to be agreed with the City Council, as Local Planning Authority, and thereafter retained and maintained in situ.*
>
> *Reason: To secure a reduction in noise from traffic or other sources in order to protect future residents from noise disturbance pursuant to policies SP1, H1 andDM1 of the Core Strategy (2007) and saved policy DC26 of the Unitary Development Plan for the City of Manchester (1995)."*

The following information has been submitted to discharge condition 19b on Land Bound By Rochdale Road, Shellard Road, Harrowby Drive, Johnny King Close, Thornton Street North, Stretton Close and Marston Street, Manchester (as shown on the plan enclosed at **Appendix 1**) approved by application 130514/VO/2021:

- Post-completion Testing Acoustic Consultancy Report prepared by Acoustic Design Technology (Document Reference: ADT3447/PCT3 Rev A).

I 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,

[redacted]

Jasmine Swanborough
Planner

[redacted]

Appendix 1 – Block / Plot References

Block / Plot References

22 August 2023 17:43

