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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-15035413

Date: 24 June 2026

Dear Jennifer,

Application to Partially Discharge Conditions 9b (Ground Verification, Block C4) and 32 (SBD, Blocks C3 and C4) 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 9b (Block C4) and 32 (Blocks C3 and C4) 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;
- Site Completion Report prepared by LK Group (Block C4);
- SBD Certificate (Block C3); and
- SBD Certificate (Block C4).

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Registered office, c/o Summit Chartered Accountants, M.01, Tomorrow, MediaCityUK, M50 2AB

Condition 9(b) – Ground Investigation and Verification (Block C4)

Condition 9 is worded as follows:

> *"9) Notwithstanding the LKC, Updated Preliminary Risk Assessment (PRA) report, Ref: LKC 20 1120, dated August 2020, LKC, Phase 2 Environmental Investigation, Risk Assessment and Outline Remediation Strategy, Ref: LKC 20 1120, dated January 2021 and LKC, Remediation Strategy, Ref: LKC 20 1120, dated October 2020 stamped as received by the City Council, as Local Planning Authority, on the 12 February 2021, (a) a phase of development shall not commence until the following information for that phase has been submitted for approval in writing by the City Council, as Local Planning Authority:*
> *- The results of the additional intrusive investigation in the SE together with an updated risk assessment and Remediation Strategy (RS);*
> *- An updated RS to include the minimum acceptable total depth for fill materials (including break layer) within private garden areas (front or rear) as 600mm;*
> *- An updated imported material sampling proposals;*
> *- An updated Human Health Risk Assessment for the SE of the site identified as Parkland and a community orchard to include this potential pathway.*
> *- An Asbestos Management Strategy*
> *- Confirmation should be provided of whether an MMP is required.*
> *(b) When a phase of the development commences, it 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 accordance with the Revised Remediation Strategy, which shall take precedence over any Remediation Strategy or earlier Revised Remediation Strategy."*

The following information is submitted to discharge condition 9b for Block C4:

- Site Completion Report prepared by LK Group (Block C4).

Condition 32 Secure by Design (Blocks C3 and C4)

Condition 32 is worded as follows:

> *"32) 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 9b for Block C4:

- SBD Certificate (Block C3); and
- SBD Certificate (Block C4).

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
[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

