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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-15076602

Date: 10 July 2026

Dear Jennifer,

Application to Partially Discharge Condition 13 (Blocks C1, C2, C3, C4, D1 and D2) 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 13 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."*

Condition 13 – Boundary Treatments (Block C1, C2, C3, C4, D1 and D2)

Condition 13 is worded as follows:

> *"Prior to any above ground works associated with a phase of the development, details of the siting, scale and appearance (and materials to be used) for the boundary treatment for that phase shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be implemented prior to the first occupation of each phase of the development and thereafter retained and maintained in situ thereafter.*

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Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking or re-enacting that Order with or without modification) no boundary treatment shall be erected on site, other than that shown on the approved plans."

The following information is submitted to discharge condition 13 for Blocks C1, C2, C3, C4, D1 and D2 (as shown on the plan enclosed at **Appendix 1**):

- Plot C1 - External Works Detailed General Arrangement (ref. CH01-SY-00-GF-DR-L-(03)001 C2)
- Plot C2 - External Works Detailed General Arrangement (ref. CH01-SY-00-GF-DR-L-(03)002 C2)
- Plot C3 - External Works Detailed General Arrangement (ref. CH01-SY-00-GF-DR-L-(03)003 C2)
- Plot C4 - External Works Detailed General Arrangement (ref. CH01-SY-00-GF-DR-L-(03)004 C2)
- Plot D1 - External Works Detailed General Arrangement (ref. CH01-SY-00-GF-DR-L-(04)001 C1)
- Plot D2 - External Works Detailed General Arrangement (ref. CH01-SY-00-GF-DR-L-(04)002 C1)

The application fee has been paid via the Planning Portal (Ref: PP-15076602). 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 plot layouts

Block / Plot References

22 August 2023 17:43

