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FAO Jennifer Atkinson
Development Management
Manchester City Council
PO Box 532
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M60 2LA

Our Ref: 0438
Your Ref: PP-15240222

Date: 22 September 2026

Dear Jennifer,

Application to Discharge Conditions 39 and 46 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 conditions 39 and 46 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 39 (EV Charging) states:

> *"39) (a) Prior to the first occupation of the development, details, location and specification of 7 kw electric car charging points for 50% dwellinghouses together with the remaining spaces fitted with infrastructure for future electric car charging capability and 20% apartment car parking space shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall then be implemented and be in place prior to the first occupation of the development and thereafter retained and maintained in situ.*
>
> *(b) The number of fast charging electric car charging points shall be reviewed annually as part of the travel plan requirements of condition 46 of this planning permission*

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(commencing from the date of this permission). The survey shall be completed within 7 days of each annual review date and the results of the survey provided to the City Council within 7 days thereafter. Any additional charging points identified as part of this review shall be implemented within two months of approval of the annual agreement."

Condition 46 (Travel Plan Monitoring) states:

"46) The development hereby approved shall be carried out in accordance with the Interim Travel Plan stamped as received by the City Council, as Local Planning Authority, on the 12 February 2021.

In this condition a Travel Plan means a document which includes:

i) the measures proposed to be taken to reduce dependency on the private car by those living at the development;
ii) a commitment to surveying the travel patterns of residents during the first three months of the first use of the development and thereafter from time to time
iii) mechanisms for the implementation of the measures to reduce dependency on the private car
iv) measures for the delivery of specified travel plan services
v) measures to monitor and review the effectiveness of the Travel Plan in achieving the objective of reducing dependency on the private car

Within six months of the first occupation of the development, a Travel Plan which takes into account the information about travel patterns gathered pursuant to item (ii) above shall be submitted for approval in writing by the City Council as Local Planning Authority. Any Travel Plan which has been approved by the City Council as Local Planning Authority shall be implemented in full at all times when the development hereby approved is in use."

This application is accompanied by the following information:

- This Covering Letter prepared by Asteer Planning LLP;
- Application Form completed by Asteer Planning LLP;
- Full Travel Plan prepared by Civic Engineers.
- Year 1 Travel Plan Monitoring Report prepared by Civic Engineers.

The application fee 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 – Approved Phasing Plan

Block / Plot References

22 August 2023 17:43

