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Our reference: 135857/FO/2022 – Section 106 Agreement

Your reference:

Date 9th March 2025

Dear Stephen Lythgoe,

**Section 106 Agreement relating to Land Bounded By Ardwick Green North,
Cotter Street & Niven Street Manchester dated 27th March 2024**

**135857/FO/2022- Erection of 16 x 3 storey townhouses (Class C3) with
associated parking, landscaping and boundary treatment and new vehicular
access from Cotter Street and associated works.**

I can advise you that the content of the Late-Stage review report dated September 2025 was independently assessed by Cushman & Wakefield in the context of the requirements set out in the Section 106 Agreement, section 19 – Clawback.

Cushman & Wakefield have produced a financial viability review report and this has been reviewed by appropriate officers who have confirmed that they are satisfied with the professional advice provided and the overall conclusions of the report.

I can therefore confirm that the City Council as local planning authority accepts the Clawback Valuation, and that no Clawback is payable.

Yours sincerely,



Jennifer Connor

Area Team Group Manager

Planning

