Outlook

RE:CDN/25/0931- Condition 4

From Percival, Michael <mipercival@deloitte.co.uk>
Date Thu 09/04/2026 18:16
To Angela Leckie <angela.leckie@manchester.gov.uk>; Wyatt-Smith, Josh <jwyattsmith@deloitte.co.uk>
Cc Cummings, Michaela <miccummings@deloitte.co.uk>; Planning <Planning@manchester.gov.uk>

1 attachment (2 MB)
MAY101-WSL-EXT-GIL-DR-7060-0129-S4-01 Phasing Plan(1).pdf;

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Hello Angela

Thanks for coming back to us.

Attached is a copy of the approved phasing plan with the mark up of the areas (in orange) that we're seeking to agree via Condition 4. Effectively its Phase D (Baring Street), Phase B (London Road) and the TRO areas on Buxton, Berry and Travis Street.

I appreciate that the Mancunian Way slip road is included within Phase D on the currently approved Phasing Plan, but this will form the new private estate road now that's been adopted so doesn't need highways approval. This change to the phasing will be amended in the latest phasing plan submitted with the mobility hub S.73 application.

All areas included within the package of drawings, comprising those originally submitted and updated drawings to reflect the revised specification on Baring Street, are included here again for completeness: Highways Phase B and D.zip

To assist with writing up a decision, the plans that we're seeking to agree as part of this condition (with the updated set issued in March marked with an *) are:

- 0042912-BHE-XX-XX-DR-C-2450*
- 0042912-BHE-XX-XX-DR-C-2452
- 0042912-BHE-XX-XX-DR-C-2502*
- 0042912-BHE-XX-XX-DR-C-2503*
- 0042912-BHE-XX-XX-DR-C-2750*
- 0042912-BHE-XX-XX-DR-C-2751*
- 0042912-BHE-XX-XX-DR-C-2752*
- 0042912-BHE-XX-XX-DR-C-2800*
- 0042912-BHE-XX-XX-DR-C-2801*
- 0042912-BHE-XX-XX-DR-C-2850*
- 0042912-BHE-XX-XX-DR-C-2851
- 0042912-BHE-XX-XX-DR-C-2852
- 0042912-BHE-XX-XX-SK-C-2006*
- 0042912-BHE-XX-XX-DR-C-2052

- 0042912-BHE-XX-XX-DR-C-2053
- 0042912-BHE-XX-XX-DR-C-2054
- 0042912-BHE-XX-XX-DR-C-2055
- 0042912-BHE-XX-XX-DR-C-2056
- 0042912-BHE-XX-XX-DR-C-2057
- 0042912-BHE-XX-XX-DR-C-2102*
- 0042912-BHE-XX-XX-DR-C-2103*
- 0042912-BHE-XX-XX-DR-C-2104
- 0042912-BHE-XX-XX-DR-C-2202*
- 0042912-BHE-XX-XX-DR-C-2203*
- 0042912-BHE-XX-XX-DR-C-2204
- 0042912-BHE-XX-XX-DR-C-2205
- 0042912-BHE-XX-XX-DR-C-2240
- 0042912-BHE-XX-XX-DR-C-2302*
- 0042912-BHE-XX-XX-DR-C-2303*
- 0042912-BHE-XX-XX-DR-C-2304
- 0042912-BHE-XX-XX-DR-C-2402*
- 0042912-BHE-XX-XX-DR-C-2403*
- 0042912-BHE-XX-XX-DR-C-2404
- 0042912-BHE-XX-XX-DR-C-2405
- 0131_MAY-HLE-XX-SPC-75402 -Mayfield Threshold S278 Works-Rev02
- 0131_MAY-SFL-Z01-ZZ-DR-Y-000210
- 0131_MAY-SFL-Z01-ZZ-SH-Y-000010
- 0131_MAY-SFL-Z01-ZZ-SP-Y-000002
- 0424-SEW-ZZ-ZZ-DR-L-00510*
- 210289T-MCC-MD-DR-C-1200-001*
- 210289T-MCC-MD-DR-C-1200-002
- 210289T-MCC-MD-DR-C-1200-003
- 210289T-MCC-MD-DR-C-1200-004
- 210289T-MCC-MD-DR-C-1200-005
- DEVx42_1000
- DEVx42_250
- DEVx42_500
- TfGM Traffic Signal Installation Guide V2.1
- TR2_Rev C

I'm around tomorrow morning to talk it through. I've copied in the Planning Support Team to help you download the full pack if needed.

Kind regards

Michael Percival
Pronouns: he / him / his
Assistant Director | Deloitte LLP
D: 01614556672

From: Angela Leckie angela.leckie@manchester.gov.uk
Sent: 09 April 2026 16:56
To: Percival, Michael <mipercival@deloitte.co.uk>; Wyatt-Smith, Josh <jwyattsmith@deloitte.co.uk>
Cc: Cummings, Michaela <miccummings@deloitte.co.uk>
Subject: [EXT] Re: RE:CDN/25/0931- Condition 4

Hi Mikey

I have been reviewing this again and the comments that I have received from Highways. On reflection I am not sure that all of the condition sections would be applicable to all of the highways works being carried out at this

stage. Can you confirm which phases within the approved phasing plan that you are seeking to be discharged at this stage. A mark up of the plan would be useful

Once I have that I will pursue this further with Highways.

Best Wishes

Angela

Angela Leckie
Principal Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

Tel (External) 0161 234 4651
Tel (Internal) 34651
email angela.leckie@manchester.gov.uk
www.manchester.gov.uk

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Upcoming Leave

From: Percival, Michael <mipercival@deloitte.co.uk>
Sent: 09 April 2026 15:37
To: Angela Leckie <angela.leckie@manchester.gov.uk>; Wyatt-Smith, Josh <jwyattsmith@deloitte.co.uk>
Cc: Cummings, Michaela <miccummings@deloitte.co.uk>
Subject: RE:CDN/25/0931- Condition 4

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Hello Angela

We've checked in with the team on this and they are trying to get in contact with Paul Sant to discuss.

The pack of information shared on the 17th of March is consistent with the information we sent over to you to allow discharge of the condition, and they haven't had a response from Paul yet, so are currently unsure what the outstanding agreements are.

If you could let me know then I can pass onto the team. I've asked them to continue to follow up with Paul direct too.

Kind regards

Michael Percival
Pronouns: he / him / his
Assistant Director | Deloitte LLP
D: 01614556672

From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 02 April 2026 10:58
To: Wyatt-Smith, Josh <jwyattsmith@deloitte.co.uk>; Percival, Michael <mipercival@deloitte.co.uk>
Cc: Cummings, Michaela <miccummings@deloitte.co.uk>
Subject: [EXT] Re: RE:CDN/25/0931- Condition 4

Hi Josh

I am still trying to finalise Highways sign off. I think there are still some outstanding agreements - perhaps check with Tim about any dwgs etc that need to be submitted to Highways. I will also need a set of the updated dwgs that reflect current agreements/ submission from yourself.

Best Wishes

Angela

Angela Leckie
Principal Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

Tel (External) 0161 234 4651
Tel (Internal) 34651
email angela.leckie@manchester.gov.uk
www.manchester.gov.uk

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Upcoming Leave

From: Wyatt-Smith, Josh <jwyattsmith@deloitte.co.uk>
Sent: 02 April 2026 10:26
To: Angela Leckie <angela.leckie@manchester.gov.uk>; Percival, Michael <mipercival@deloitte.co.uk>
Cc: Cummings, Michaela <miccummings@deloitte.co.uk>
Subject: RE:CDN/25/0931- Condition 4

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HI Angela,

Hope you are well.

Further to the below, please could you provide an update as to when we can expect to receive a DN for cdn app CDN/25/0931?

Kind Regards

Josh Wyatt-Smith
Pronouns: he / him / his
Assistant Manager | Deloitte LLP

From: Wyatt-Smith, Josh
Sent: 26 February 2026 13:28
To: Angela Leckie <angela.leckie@manchester.gov.uk>; Percival, Michael <mipercival@deloitte.co.uk>
Cc: Cummings, Michaela <miccummings@deloitte.co.uk>
Subject: RE: [EXT] Re: RE:CDN/25/0931- Condition 4

Hi Angela,

Please see a link to the updated suite of drawings relating to CDN/25/0931 - https://we.tl/t-bTq7or02xH -unfortunately, due to file size, it is not possible to attach them to the email.

Please let me know if any issues accessing or downloading.

Kind Regards

Josh Wyatt-Smith
Pronouns: he / him / his
Assistant Manager | Deloitte LLP

From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 21 January 2026 07:23
To: Percival, Michael <mipercival@deloitte.co.uk>
Cc: Wyatt-Smith, Josh <jwyattsmith@deloitte.co.uk>; Cummings, Michaela <miccummings@deloitte.co.uk>
Subject: [EXT] Re: RE:CDN/25/0931- Condition 4

Hi Mikey

Any update on where this is up to applicant side please - not least as this condition has been referenced in the response to Highway comments on 144737/FO/2025.

Best Wishes

Angela

Angela Leckie
Principal Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

Tel (External) 0161 234 4651
Tel (Internal) 34651
email angela.leckie@manchester.gov.uk
www.manchester.gov.uk

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Upcoming Leave
3rd Feb to 17th Feb PM

From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 08 January 2026 12:14

To: Percival, Michael <mipercival@deloitte.co.uk>
Subject: Re: RE:CDN/25/0931- Condition 4

Hi Mikey

I have had confirmation from Highways that they have still not received the final updated drawing suite for the Mayfield Phase 2 works, so they are unable to agree to the discharge of the relevant highway condition at this stage. Paul Sant has discussed this with Tim Chetwood and he confirmed that this will now be prioritised. Can you chase this too and I will need a copy of any updated dwgs (and details of any superseeded) for the file.

Best Wishes

Angela

Angela Leckie
Principal Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

Tel (External) 0161 234 4651
Tel (Internal) 34651
email angela.leckie@manchester.gov.uk
www.manchester.gov.uk

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Upcoming Leave
3rd Feb to 17th Feb PM

From: Percival, Michael <mipercival@deloitte.co.uk>
Sent: 06 January 2026 12:38
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Subject: RE:CDN/25/0931- Condition 4

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Hello Angela

Happy New Year – hope you had a nice break too.

Thanks for this and as per the below Landsec will not be requesting the fee to be returned. Hopefully this is resolved now?

Kind regards
Mikey

Michael Percival
Pronouns: he / him / his
Assistant Director | Deloitte LLP
D: 01614556672

From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 29 December 2025 09:25
To: Percival, Michael <mipercival@deloitte.co.uk>
Subject: [EXT] Re: RE:CDN/25/0931- Condition 4

Hi Mikey

Hope that you have had a lovely festive break - we have now passed the fee return date on this so can I just have confirmation that Landsec will not be requesting for the fee to be returned on this and I will press Highways for further comments

Best Wishes

Angela

Angela Leckie
Principal Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

Tel (External) 0161 234 4651
Tel (Internal) 34651
email angela.leckie@manchester.gov.uk
www.manchester.gov.uk

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Upcoming Leave

From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 19 December 2025 09:43
To: Percival, Michael <mipercival@deloitte.co.uk>
Subject: Re: RE:CDN/25/0931- Condition 4

Hi Mikey

I was assuming that things might have moved on since these comments were made which is why I was seeking an update. If you can check about the bond too that would be useful

Best Wishes

Angela

Angela Leckie
Principal Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

Tel (External) 0161 234 4651
Tel (Internal) 34651
email angela.leckie@manchester.gov.uk
www.manchester.gov.uk

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Upcoming Leave

From: Percival, Michael <mipercival@deloitte.co.uk>
Sent: 19 December 2025 08:51
To: Angela Leckie <angela.leckie@manchester.gov.uk>
Subject: RE:CDN/25/0931- Condition 4

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Hello Angela

Thank you for flagging this and not a problem.

I can confirm that the applicant will not be seeking the return of the fee if there is no decision by the 23rd.

Do Landsec need to pay / sort the bond or is that being actioned? I can chase if needs be.

Kind regards
Mikey

Michael Percival
Pronouns: he / him / his
Assistant Director | Deloitte LLP
D: 01614556672

From: Angela Leckie <angela.leckie@manchester.gov.uk>
Sent: 19 December 2025 08:21
To: Percival, Michael <mipercival@deloitte.co.uk>
Subject: [EXT] CDN/25/0931- Condition 4

Hi Mikey

When I was writing this up for an approval last week I noted that I had missed from the Highways comments:

In regard to Condition 4 (Highways Works) MCCs Statutory Approvals Team were consulted and state that they are in the process of reviewing the submitted information. Currently it is advised that the Condition cannot be discharged as no bond has been received. Additionally, it is requested that confirmation of an Agreement in Principle with MCCs TRO Team in relation to the Pay and Display relocation/payment of lost bays.

I have been chasing an update on this as was hoping to get this signed off this week before the fee return date on 23/12/25 - Given the Strategic nature of these works we are prepared to let this one go past the Fee Return Date if necessary so just in case I do no get confirmation today that this can be signed off can you confirm that the applicant will **not** be seeking return of the fee if there is no decision on or by the 23rd.

Best Wishes

Angela

Angela Leckie
Principal Planner
Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council,

Tel (External) 0161 234 4651
Tel (Internal) 34651
email angela.leckie@manchester.gov.uk
www.manchester.gov.uk

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Upcoming Leave

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